

SARATOGA ASSOCIATES

Landscape Architects, Architects,
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In association with

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ASSOCIATES

Architecture, Engineering & Landscape Architecture, P.C.

St. Lawrence University Facilities Master Plan



Planning Sustainable Strategies

Board of Trustees Meeting
October 19, 2012





Agenda

- > Planning Process
- > Comprehensive Planning Goals
- > Facilities Assessment
- > Space Analysis
- > Planning Concepts
- > Implementation Plan



Key Findings

> Modest Growth

6% more space needed. Half of this is vacant space to be developed and half is new space.

> Significant Facility Renewal

Maximize use of existing space for academic and support needs.

> 21st Century Spaces for Learning

Develop the right size classrooms and study spaces in the best locations.

> Campus Infill

Reinforce the campus core and open space with key academic and residential buildings.

> Sustainability

Integrate green concepts in the renewal of existing and new buildings and the campus landscape.

“Launch a new master facilities plan to protect, develop, and enrich our learning and living environment and enhance our vision.”



Comprehensive Planning

> The Strategic Map



Master Plan Key Objectives

- > Develop and implement a new facilities master plan to direct campus evolution and use to align support for evolving needs in teaching, learning, and campus life.
- > Outline facilities priorities for comprehensive fundraising campaign, including maintenance plans and endowments.
- > Develop planning in the context of the University's dedication to sustainability.



Planning Process

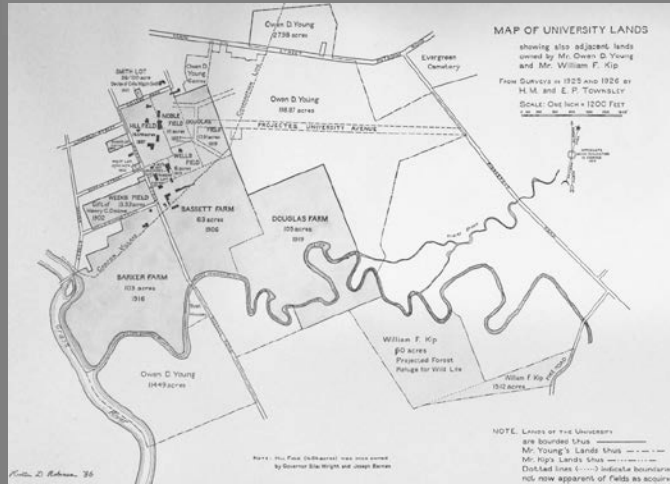
- > Space Assessment
- > Facility Assessment
- > Concept Phase
- > Planning Options
- > Implementation

Listening & Learning from the St. Lawrence Community

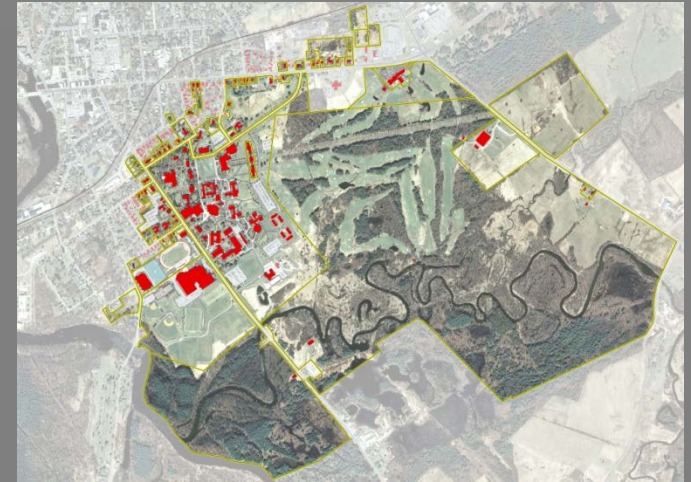
- > Campus Planning Charrette
- > Space & Sustainability Workshops
- > Interviews with Academic Department Heads, Functional Area Heads, Senior Staff, and Students
- > Alumni & Trustees



Learning From History



1925 26 Campus Map



2012 Campus Map



1900's Entrance



Current Entrance

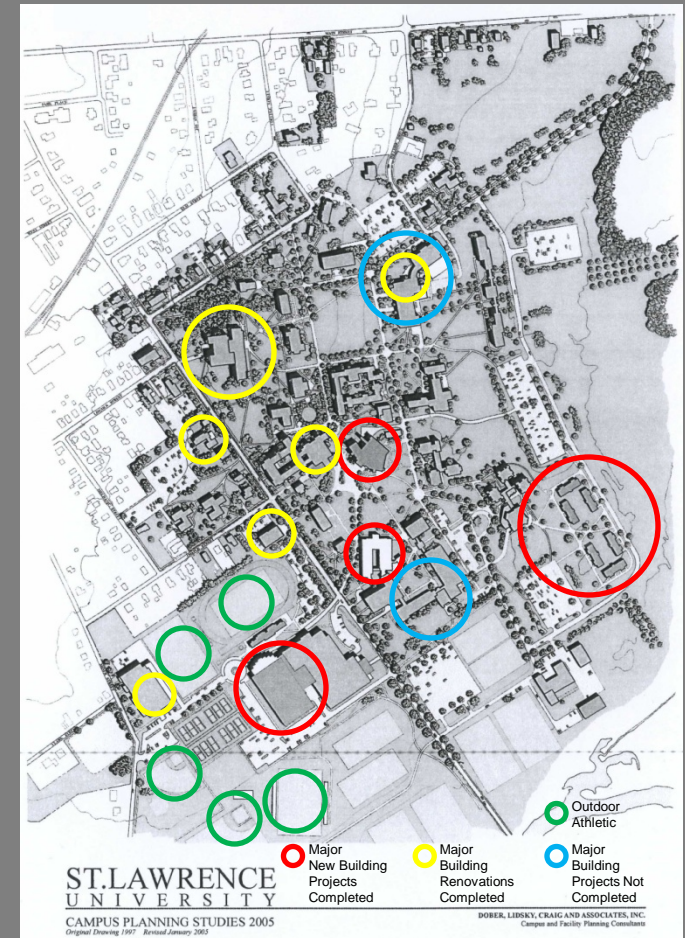
Images provided by the St. Lawrence University Libraries Vance University Archives and the Digital Collections Team <http://digitalcollections.stlawu.edu/collections/slu-photographs>

Learning From Previous Master Plans

Campus Plan 1997



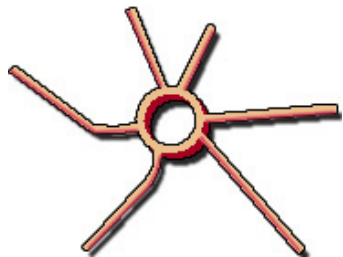
Campus Plan 2005



1997-2007 Capital Expenditure est. \$178.0 million

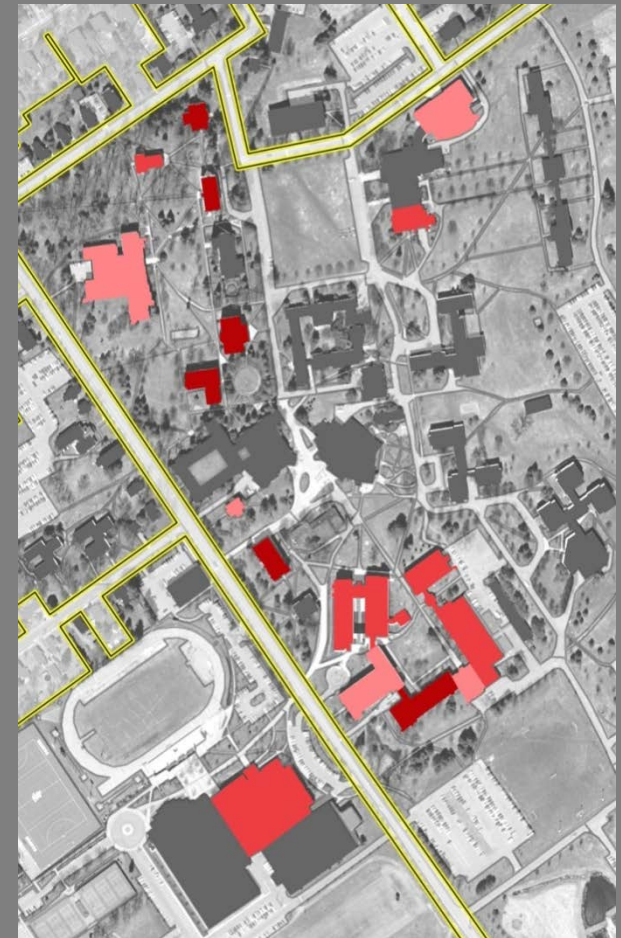
Academic	\$47.2M
Athletics	\$35.3M
Student Life – Student Support	\$37.4M
Other Capital	\$58.1M

Facility Assessment



Facility Assessment

Facility Assessment Top 25 Analysis		
Building Type and Name	Sq. Ft.	Institutional Function
Academic Buildings		
Atwood Hall	14,804	Academic
Bewkes	58,035	Academic
Brown	28,977	Academic
Carnegie Hall	30,908	Academic
Flint Hall	10,004	Academic
Hepburn Hall	24,612	Academic
Memorial Hall	5,100	Academic
Piskor	19,100	Academic
Richardson Hall	24,416	Academic
Valentine	24,369	Academic
Sub Total	240,325	
Residence Halls		
Dean-Eaton	94,969	Residence Hall
East Hall/Gaines	14,578	Residence Hall
Group House I - Reiff	14,578	Residence Hall
Group House II - Priest	14,578	Residence Hall
Hulett Hall	22,140	Residence Hall
Jencks Hall	22,140	Residence Hall
Lee Hall	76,466	Residence Hall
Rebert Hall	58,240	Residence Hall
Sykes/Dana	87,502	Residence Hall
Whitman Hall	57,570	Residence Hall
Sub Total	462,761	
Support Services		
Vilas	38,000	Administration
Augsbury/Leithead Field House	140,840	Athletic
Dana Dining Center	22,000	Dining
Madill Hall	31,204	Lib/Support
ODY - Owen D. Young Lib,	93,674	Library
Sub Total	325,718	
Total Area	1,028,804	



- > 10 Academic Buildings
- > 10 Residence Halls
- > 5 Support Buildings

Facility Assessment

> Residence Hall Needs Ranking example



Renovation Levels

Very Low Intensity

Low Intensity

Moderate Intensity

High Intensity

Scope Definition

Repairs to selected deficiencies only, building in excellent condition

Upgrades to most finishes and replacement of selected systems

Floorplan alterations and major system replacements

Gut Renovation with replacement to all major elements except structure

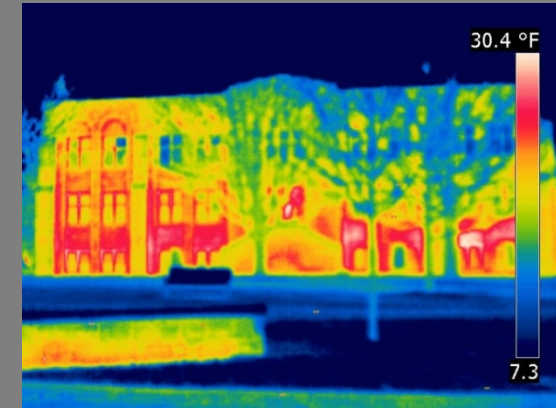
Residence Halls

Building Name	Area (GSF)	Year Built	Renovation Level
Sykes	109,524	1930	Very Low Intensity
East Hall/Gaines College	14,578	1975	Low Intensity
Group House I / Reiff College	14,578	1968	Low Intensity
Group House II / Priest College	14,578	1968	Low Intensity
Hulett Hall	22,140	1953	Low Intensity
Jencks Hall	22,140	1953	Low Intensity
Lee Hall	74,490	1967	Moderate Intensity
Rebert Hall	58,240	1963	Moderate Intensity
Whitman Hall	57,570	1958	Moderate Intensity
Dean-Eaton	94,850	1926	High Intensity

Energy Reduction Through Conservation

Future renovations to include:

- > Insulate building envelope & reduce infiltration
- > Replace windows w/High “R” units
- > Provide ERV’s (Energy Recovery Ventilating Equipment)
- > Provide energy efficient systems (Lighting, HVAC. Energy Mngt. System)
- > Analyze on site renewable energy sources for heating and cooling (Geothermal, Photovoltaics, Biomass, Solar)

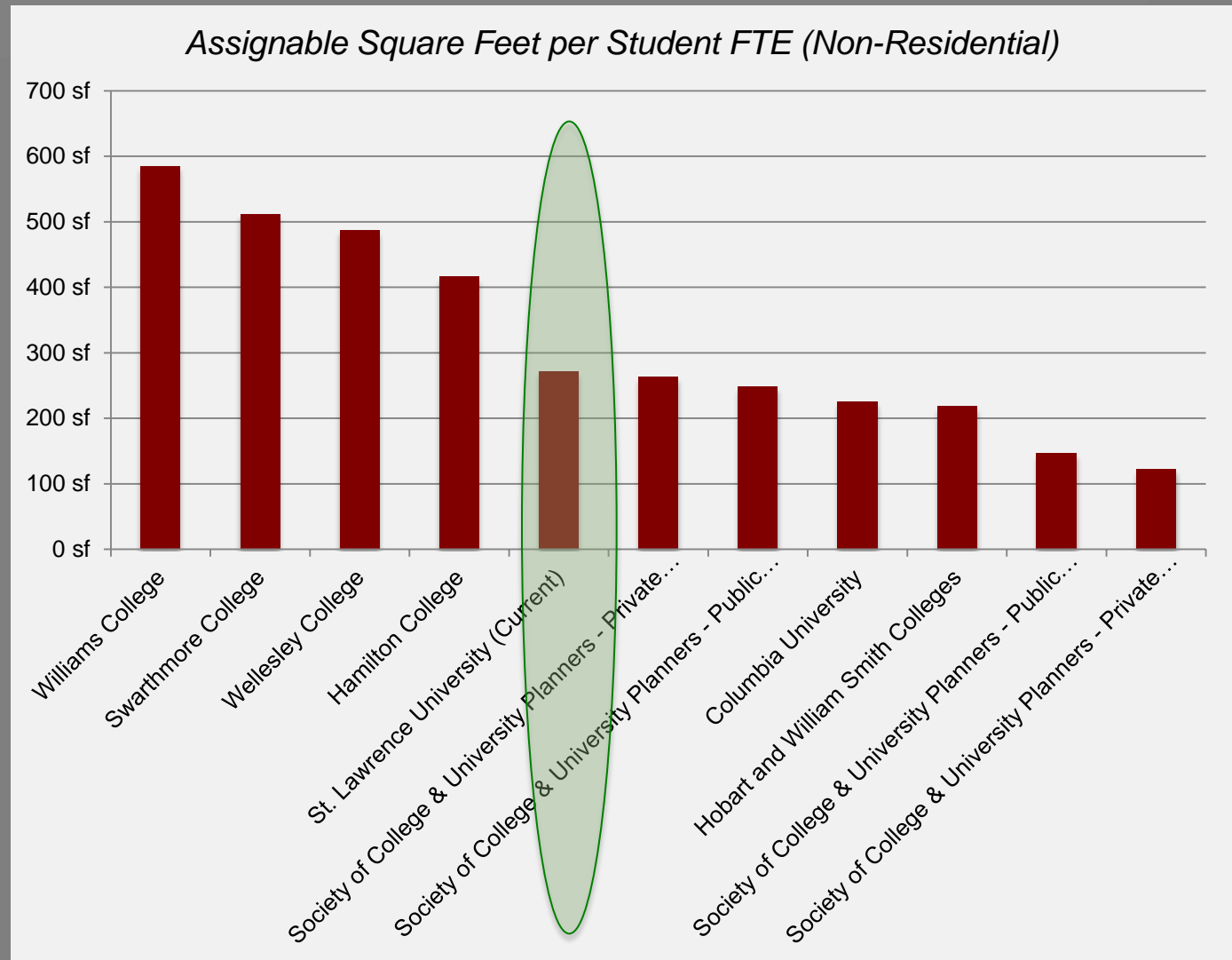


Academic & Support Assessment



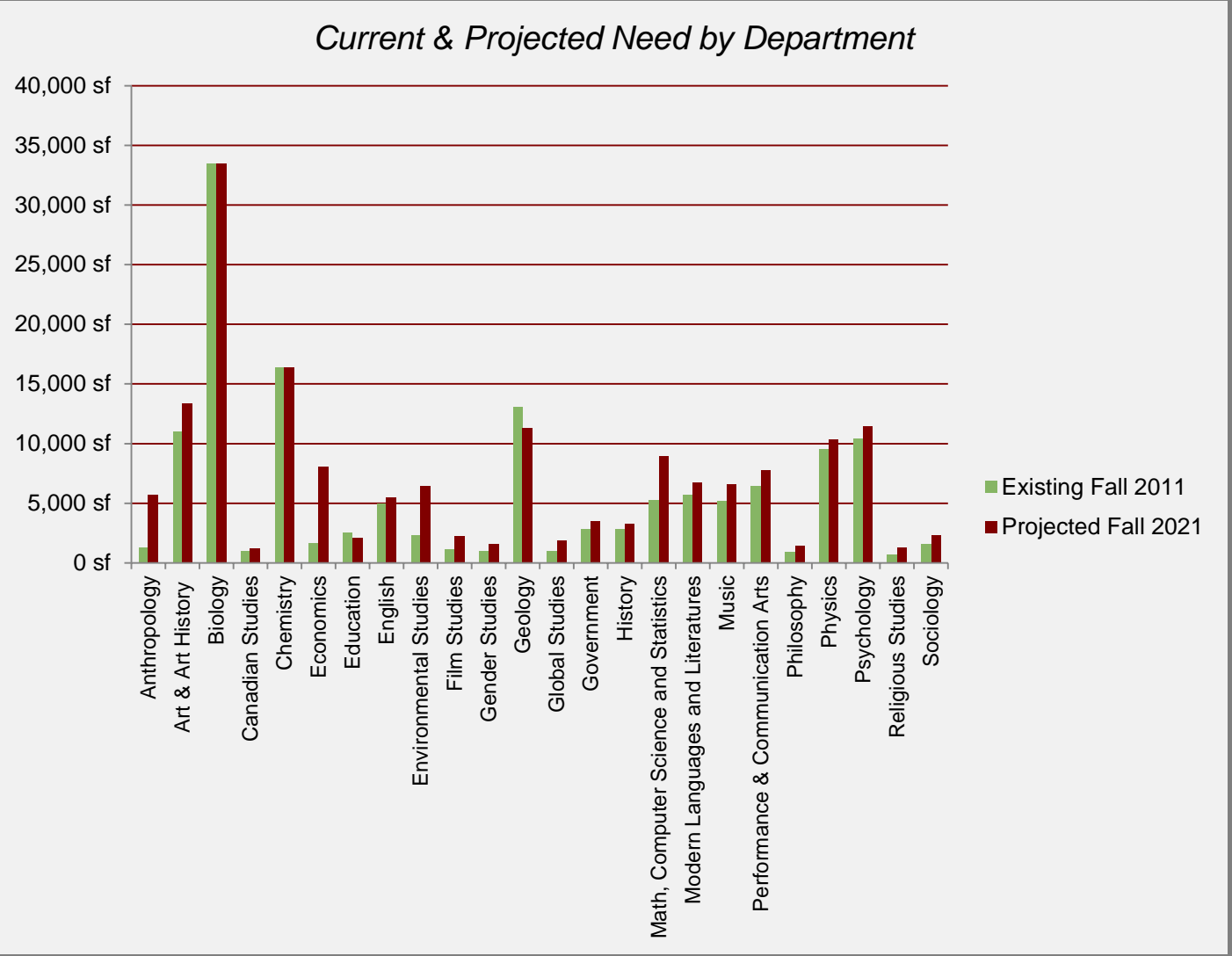
Comparative Analysis

Benchmarking



Academic Analysis

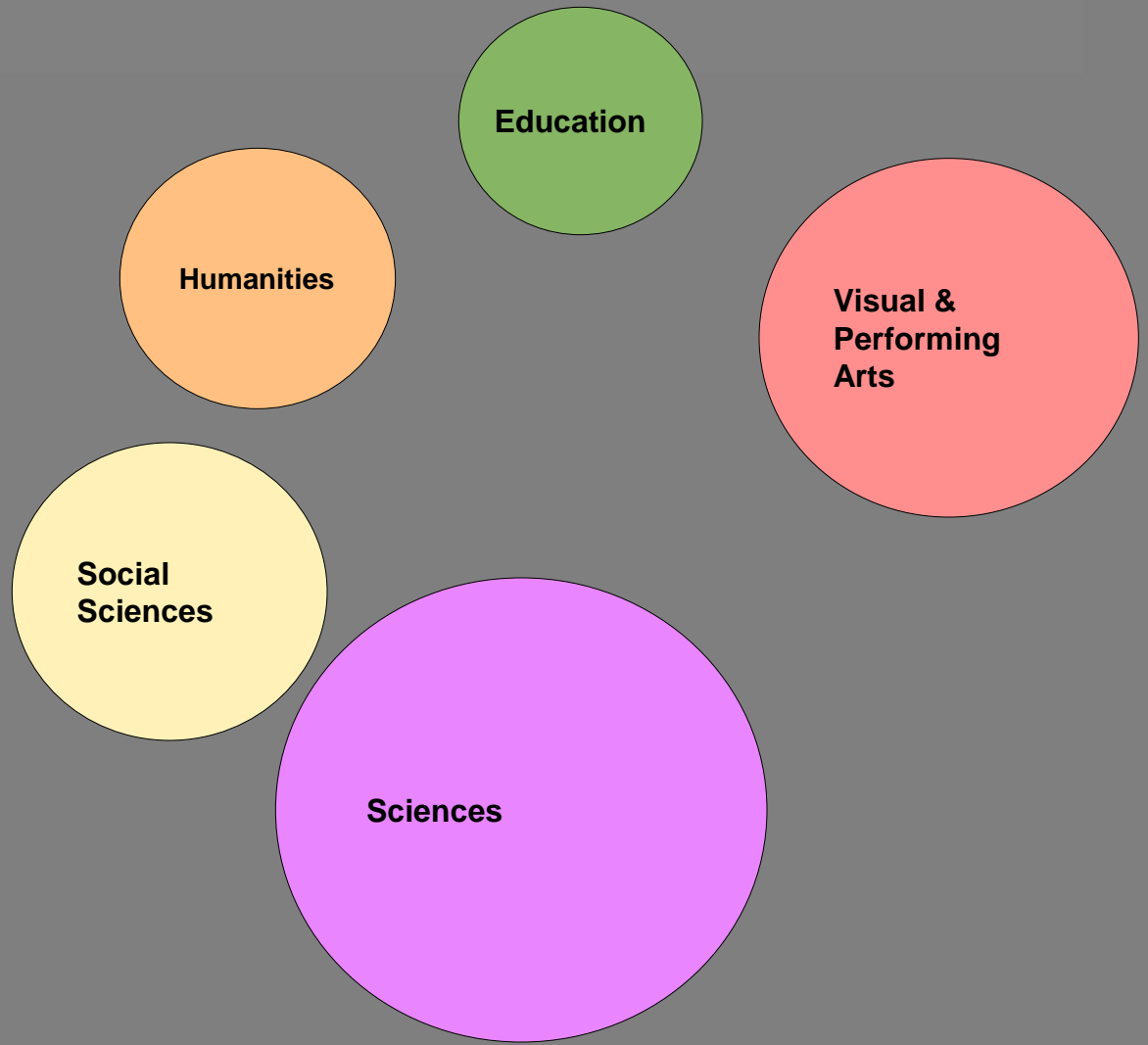
Academic Departmental Analysis



Academic Analysis based on:

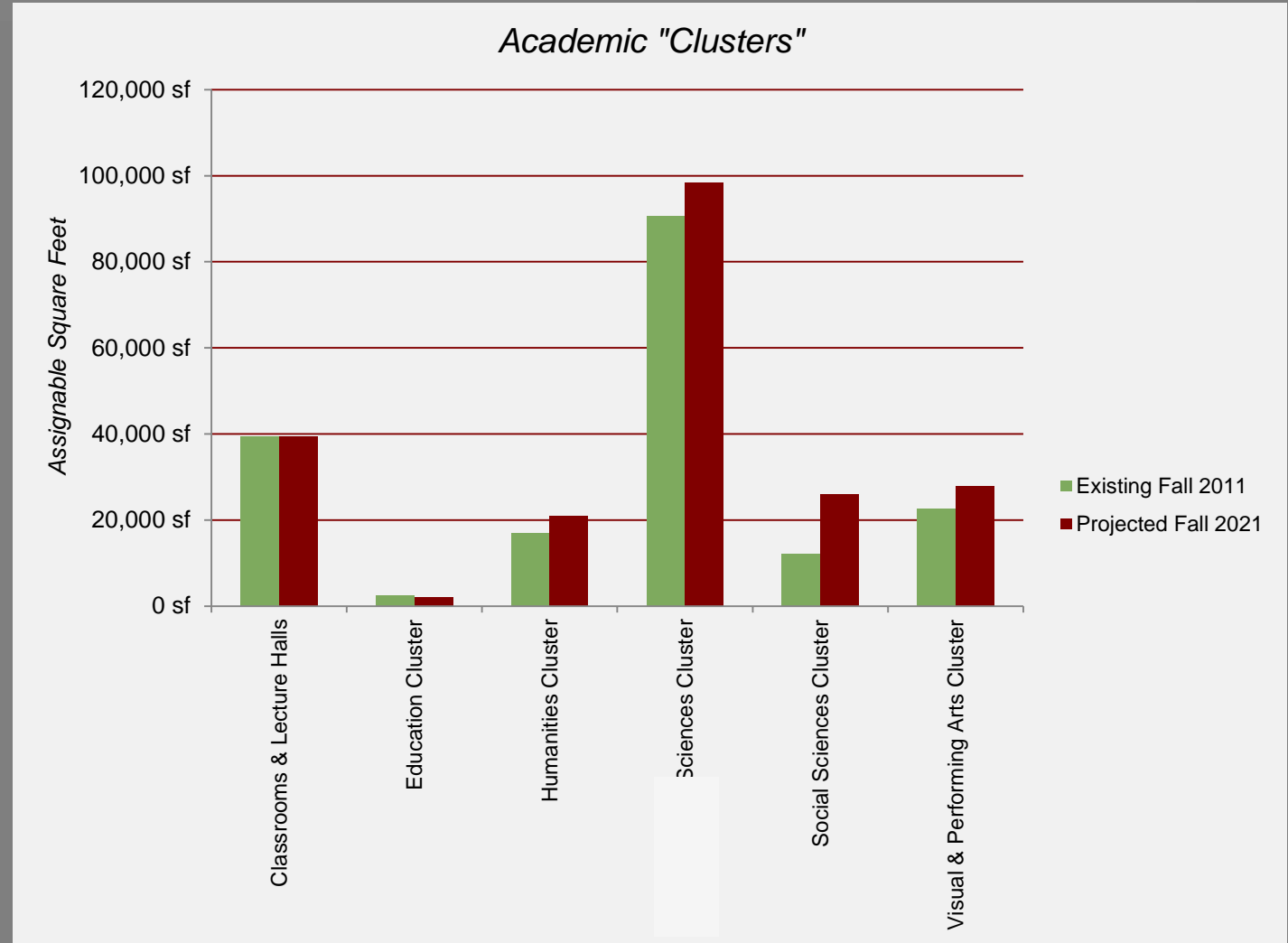
- > Current and anticipated majors/minors
- > Current and anticipated FTEs or units
- > Current and anticipated faculty hires
- > Current and anticipated lab teaching
- > Current and projected research requirements

Academic Clusters

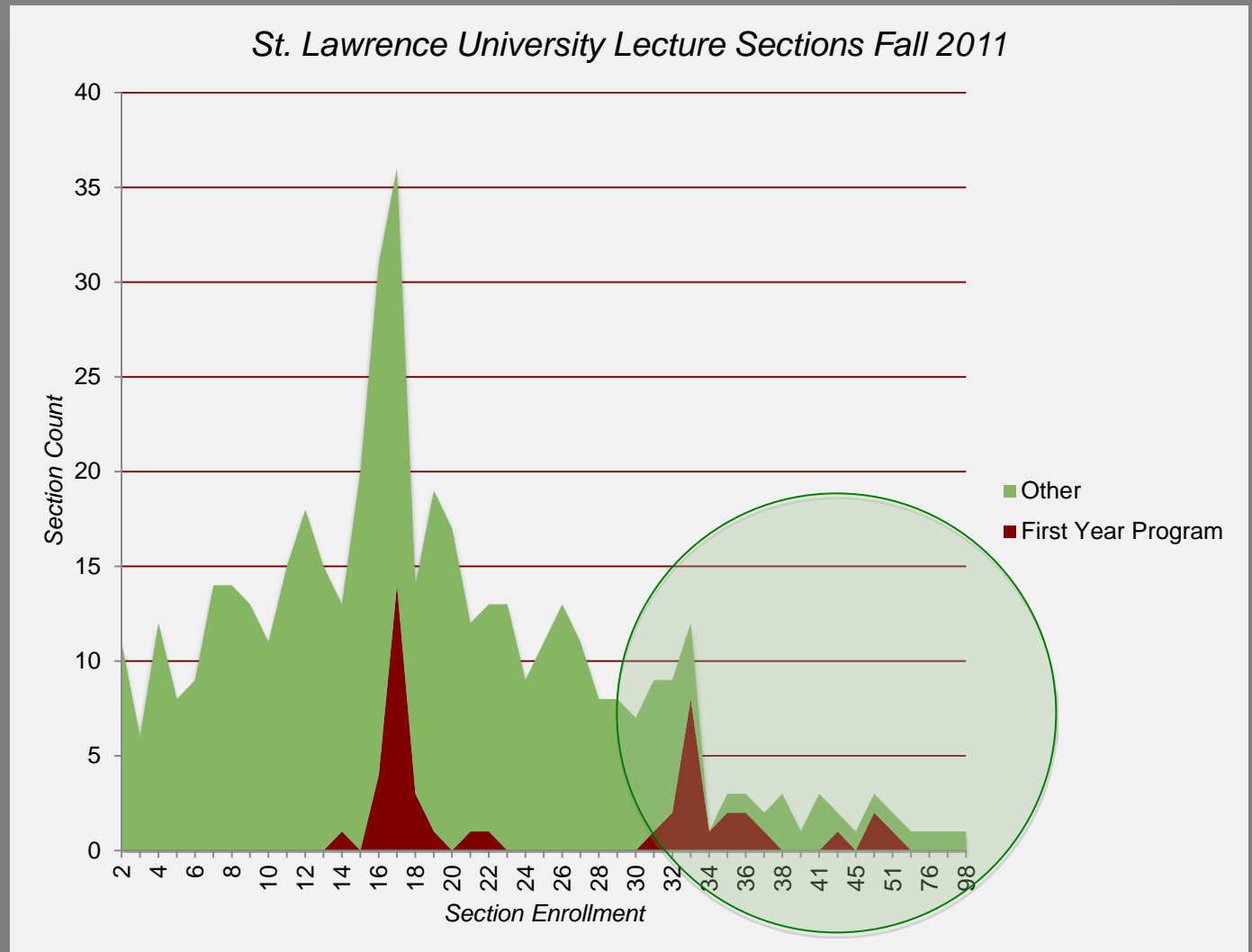


Academic Analysis (By Cluster)

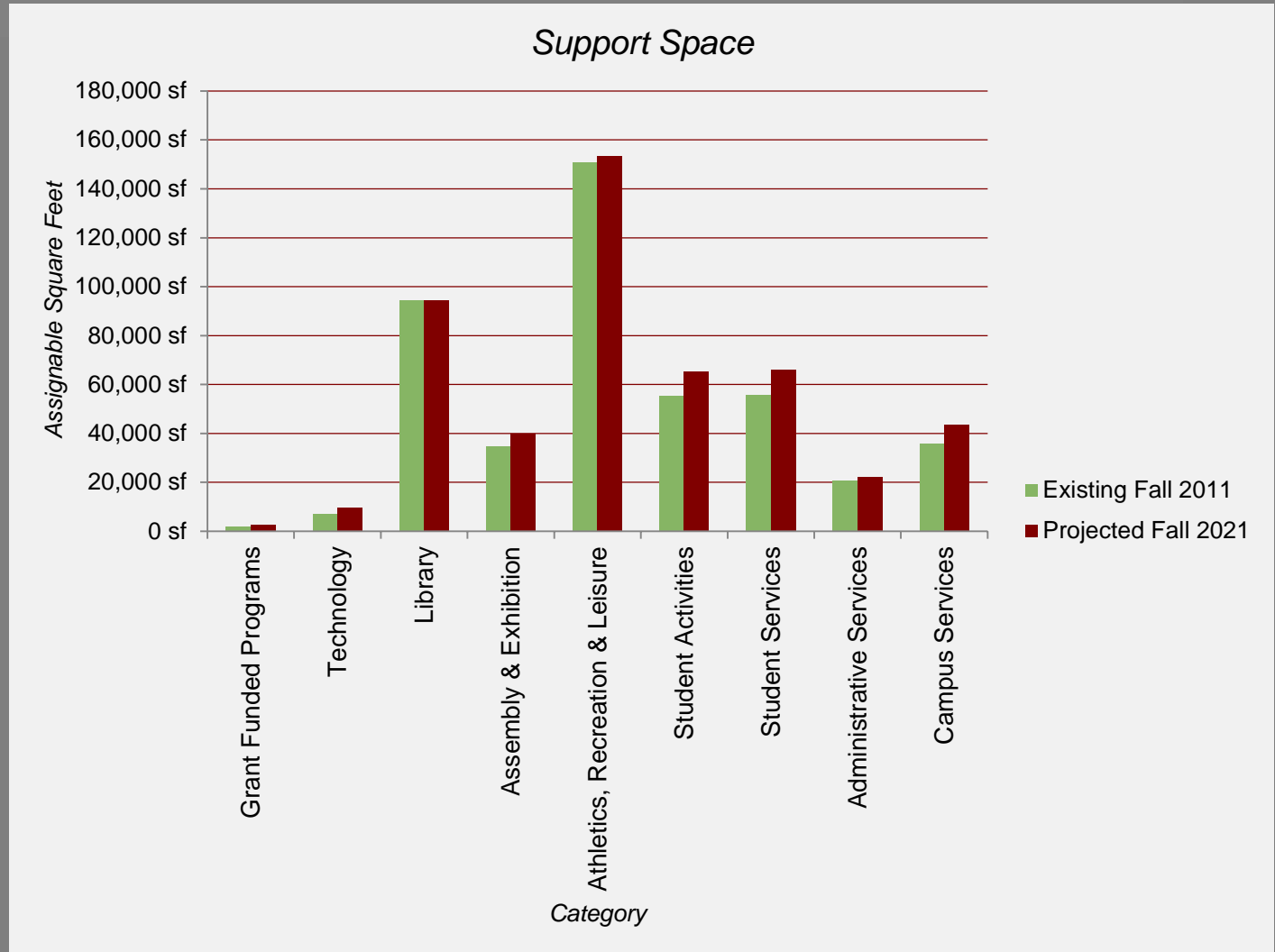
Space
Assessment
Reorganized
Into Clusters



Classroom Analysis

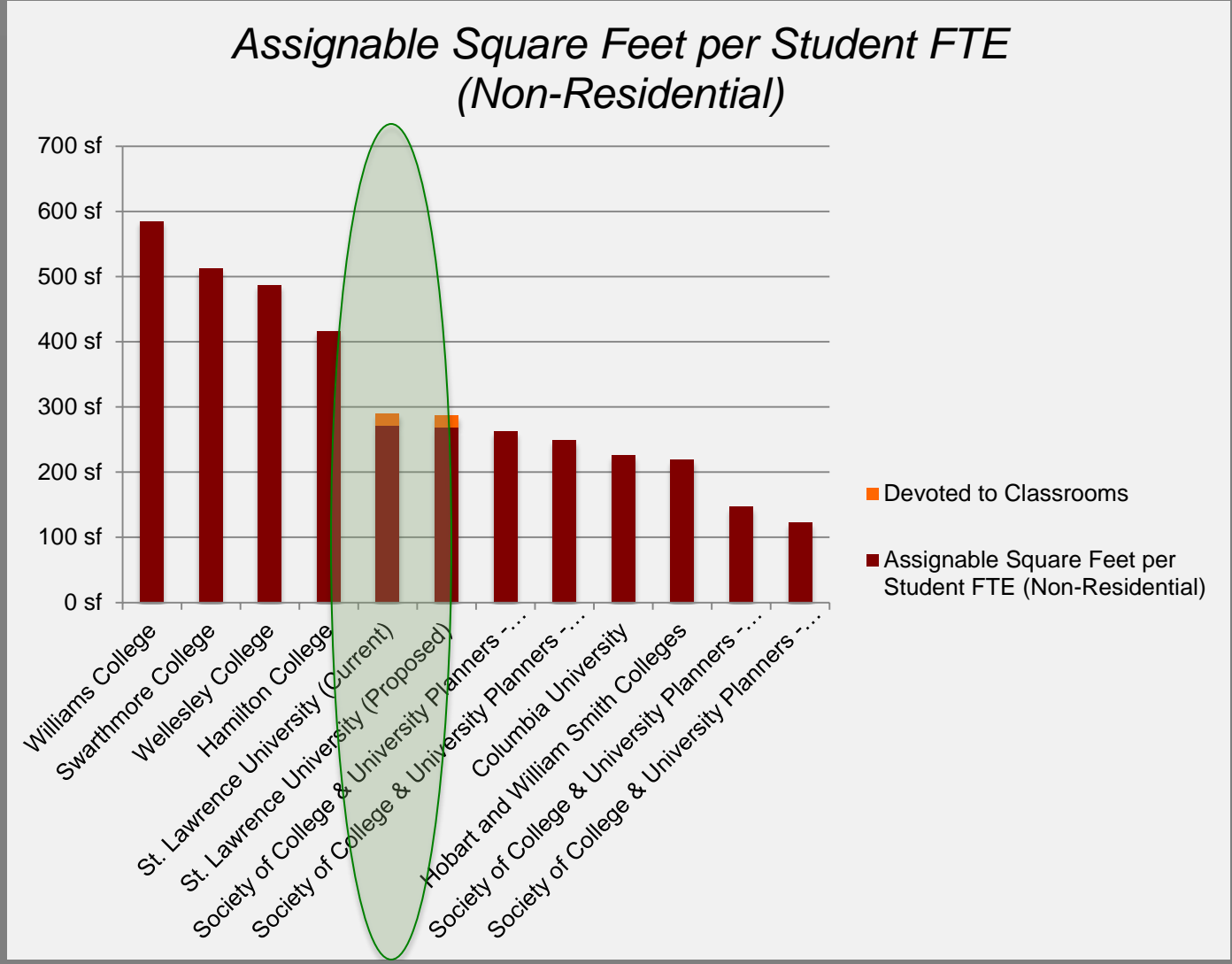


Support Analysis



Comparative Analysis

Becoming
More Efficient



Total Non-Residential Needs Analysis

- > Overall need - both academic and support - equals an additional 72,000 ASF or 124,000 GSF
- > Roughly half is resolved by currently vacated space, i.e., Bewkes Hall
- > Roughly half requires new construction, or 5.8% more space
- > This new space, unlike the vacated portions of Bewkes Hall, can be for many uses

That represents the “quantity”
analysis

Facilities Analysis/Opportunities



Permanent structures of historic significance



Obsolescence and vacancy represent opportunity



Permanent contemporary buildings



Temporary building

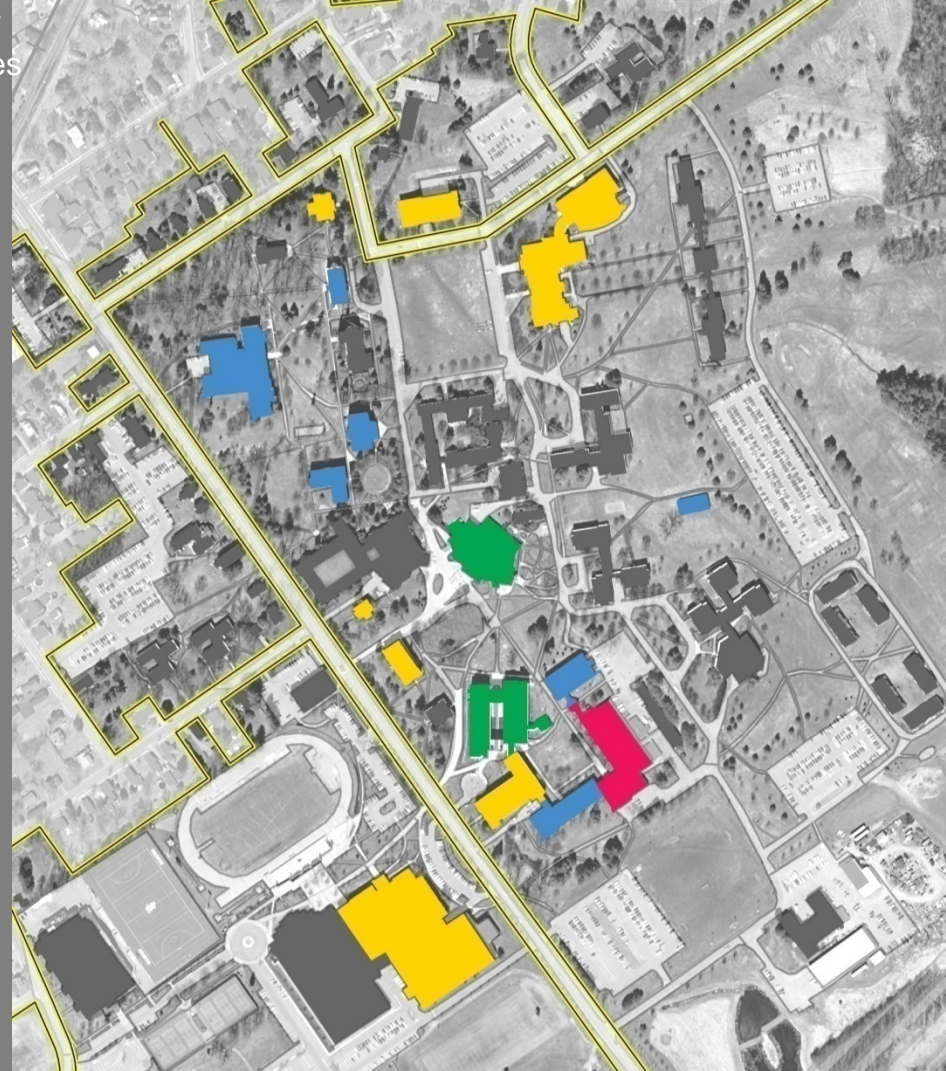
Non-Residential Matrix

Obsolescence
Represents
Opportunity

Condition - structure/ systems review
Permanence – lasting/historic qualities
Functionality – use of existing space
Vacancy - partially unoccupied

Building Name	Condition	Permanence	Functionality	Vacancy	Total
Johnson*	1	1	1	0	3
Student Center*	1	1	1	0	3
Carnegie	1	2	1	0	4
ODY	2	1	1	0	4
Madill	1	2	2	0	5
Hepburn	3	1	2	0	6
Richardson	2	1	3	0	6
Valentine	2	2	2	0	6
Whitman Annex*	1	4	1	0	6
Griffiths/Noble*	2	2	1	2	7
Vilas	3	2	3	0	8
Memorial	3	1	4	0	8
Augsbury/Leithhead	4	2	2	0	8
Atwood	3	1	3	2	9
Bewkes	3	2	2	2	9
Piskor	2	1	4	2	9
Flint	2	3	3	2	10
Brown	4	3	3	0	10
	1-Excellent	1-High	1-Excellent	0-Occupied	
	2-Good	2-Some	2-Good	2-Vacancy	
	3-Fair	3-Low	3-Fair		
	4-Poor	4-None	4-Poor		

* Buildings not surveyed by Beardsley Associates



Concept Phase

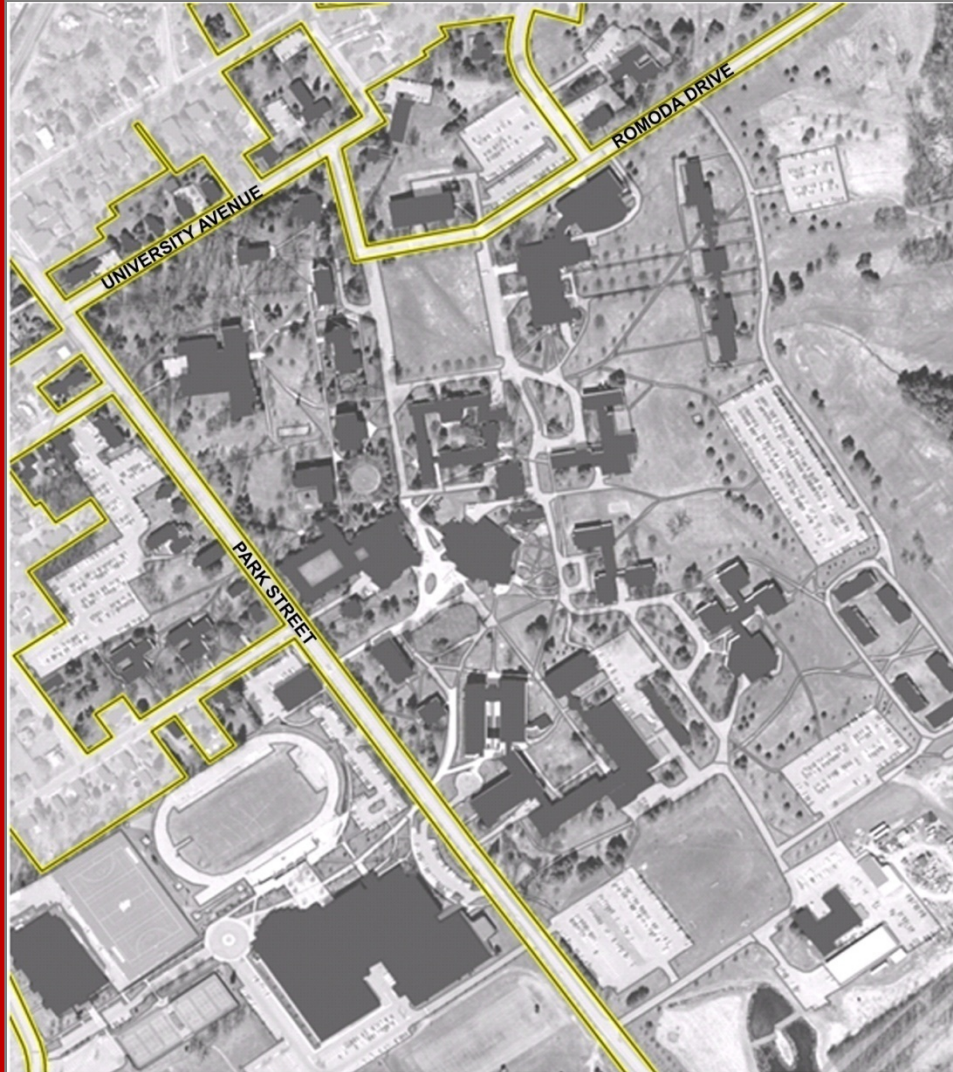




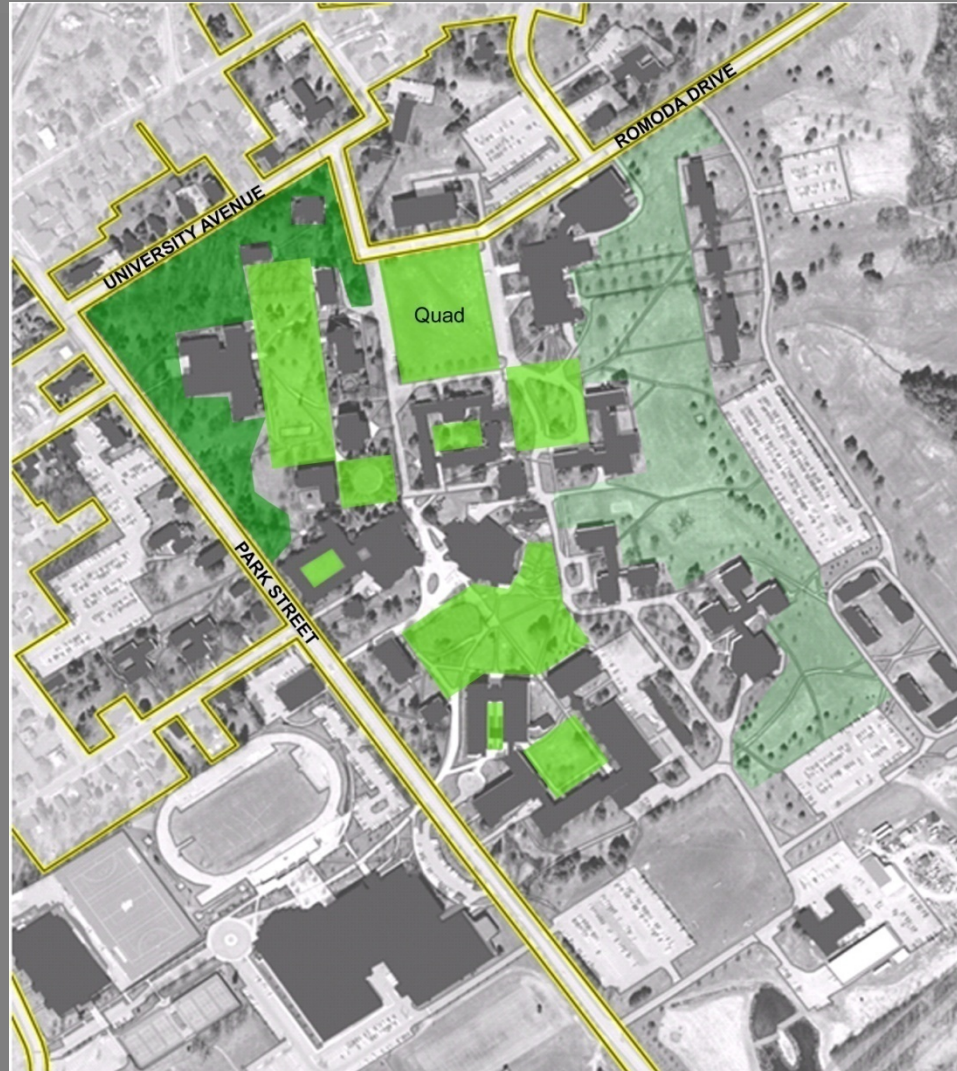
Guiding Principles for Planning

- > Reinforce the **Climate Action Plan** and sustainability goals
- > Enhance and preserve campus **open space**
- > Infill the campus with new building vs. directing growth outward
- > Promote a **pedestrian** oriented campus

Planning Framework



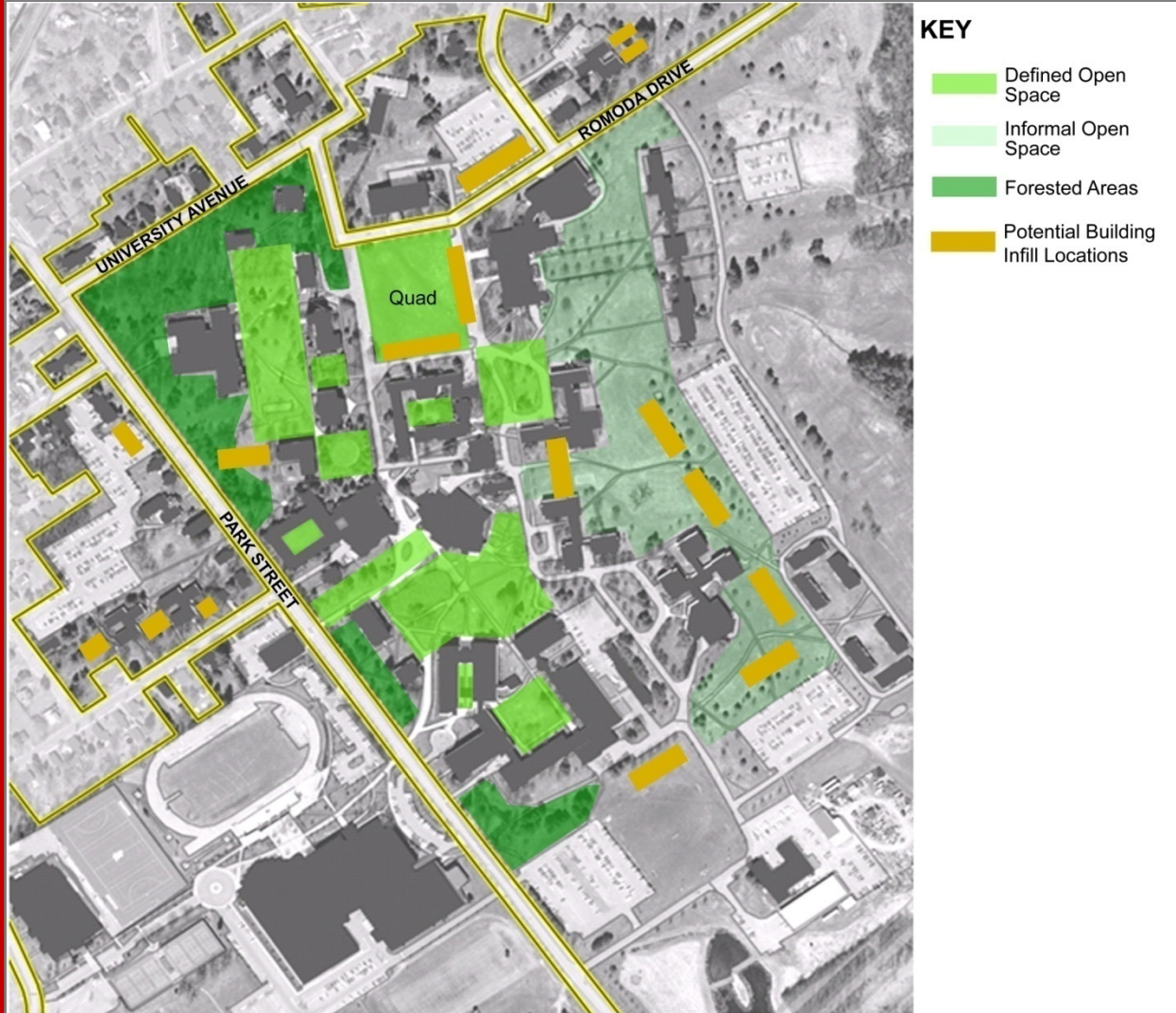
Open Space & Landscape



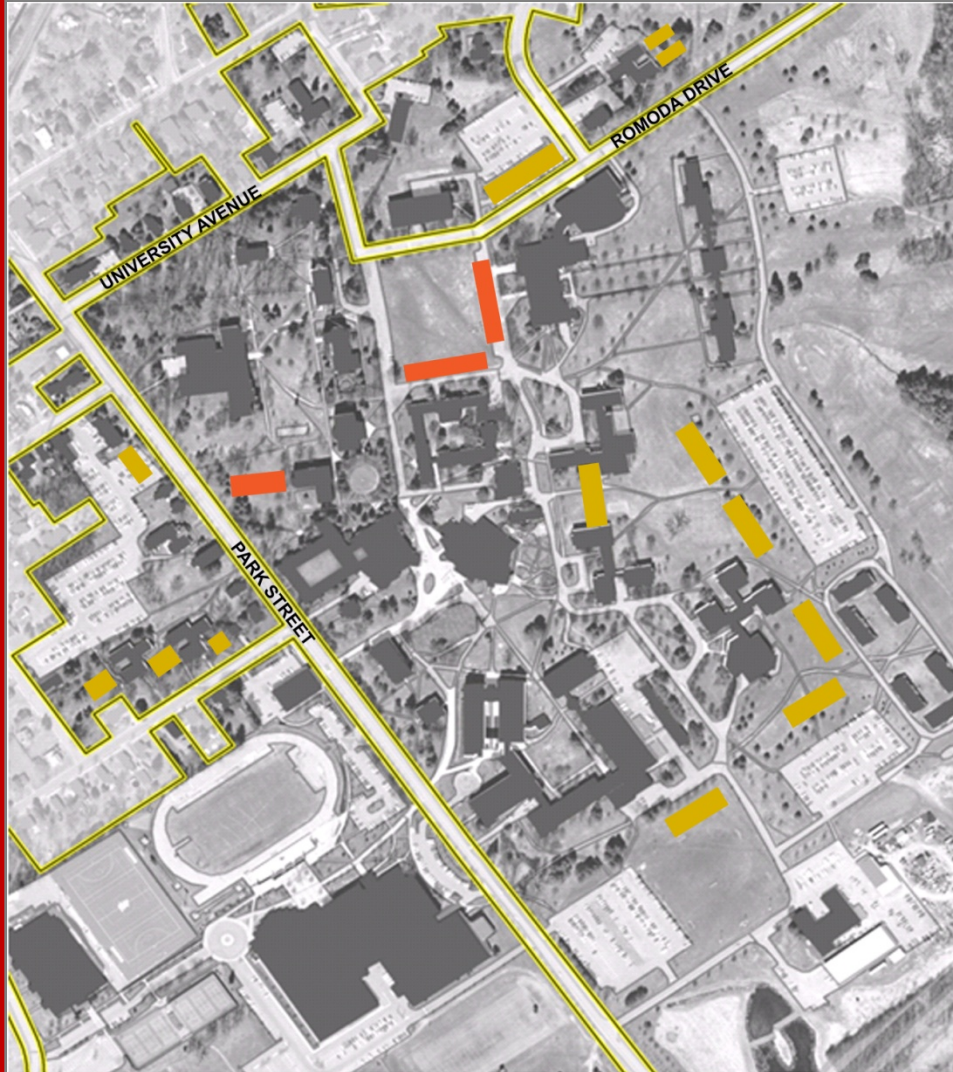
KEY

- Defined Open Space
- Informal Open Space
- Forested Areas

Planning Framework: Defining Open Space



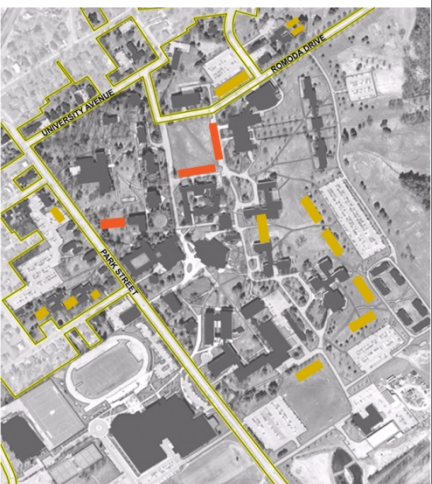
Planning Framework: Building Infill



KEY

-  Potential Building Infill Locations
-  Primary Building Infill Locations

Planning Framework: Building Infill



KEY

- Potential Building Infill Locations
- Primary Building Infill Locations



Park Street Site



South Quad Site



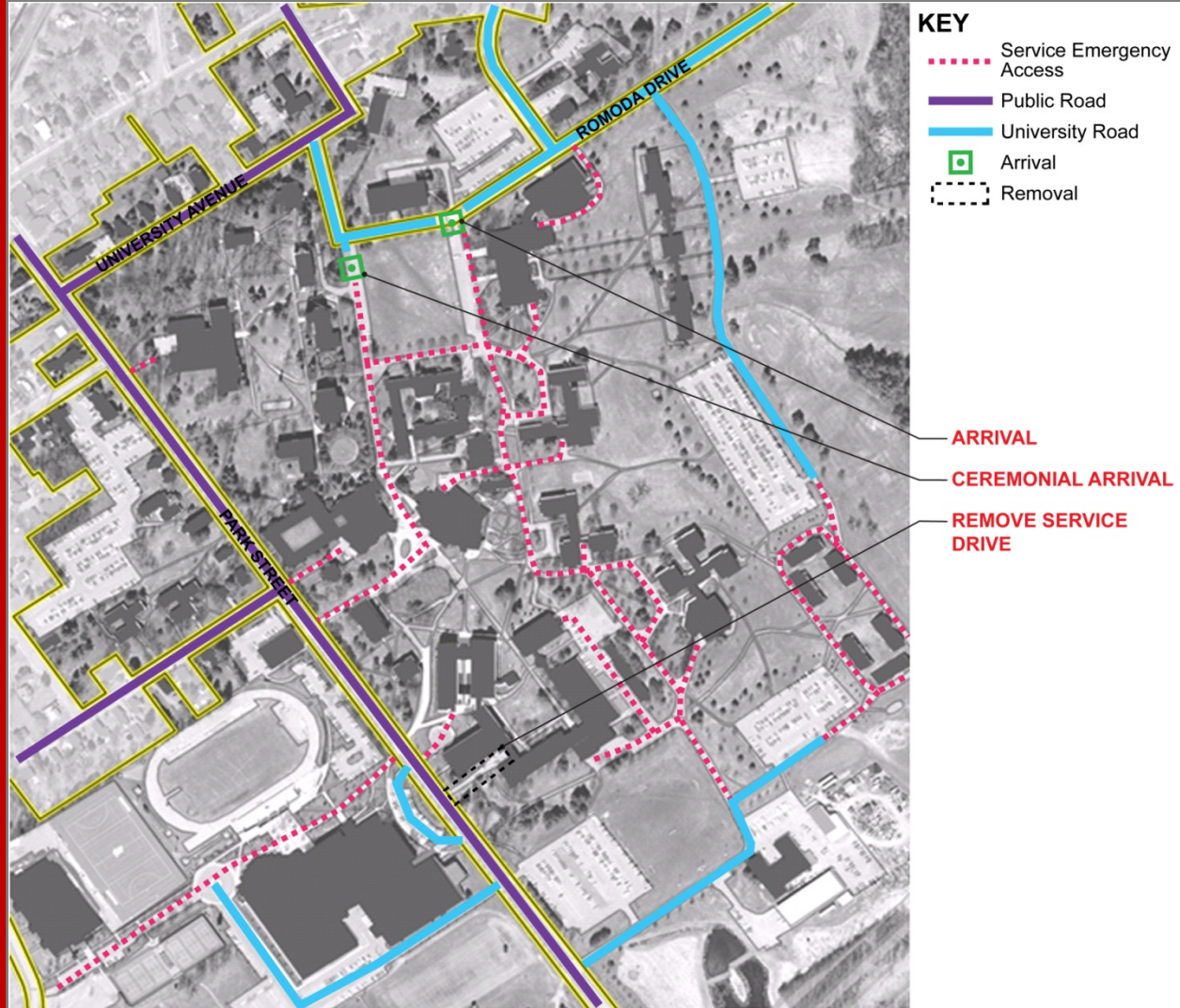
Parking/Road Site
East Side of Quad

Arrival & Circulation

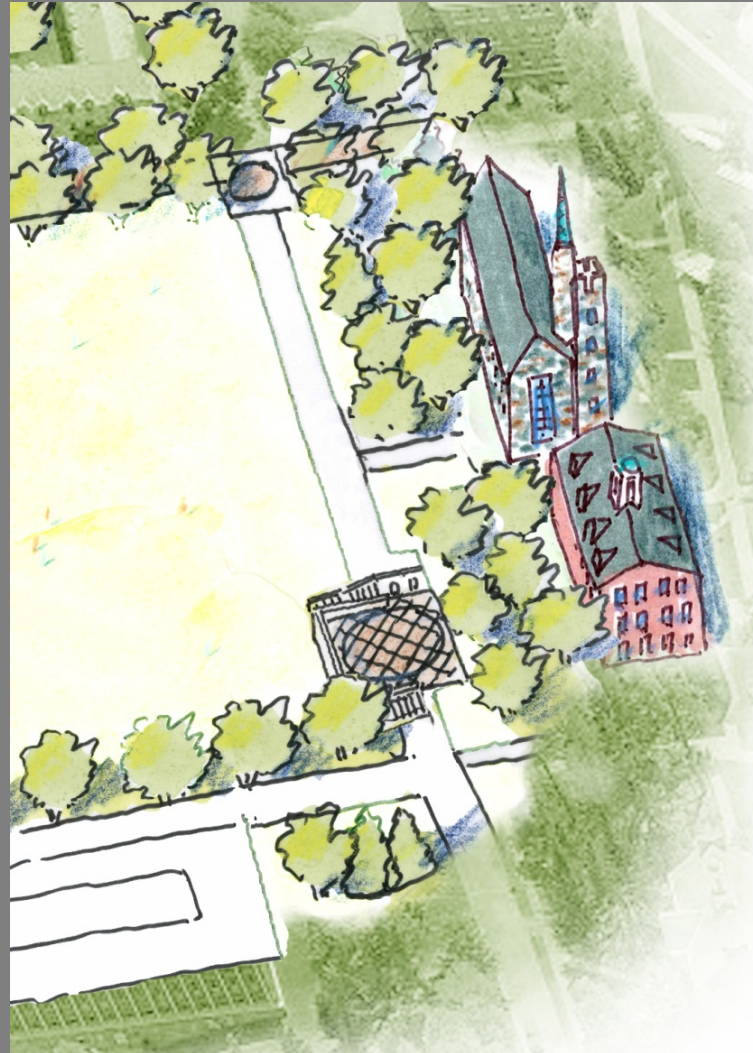


- > Arrival Zone
- > Gateways
- > Park Street corridor
- > Pedestrian conflict areas
- > Identify crossings
- > Lighting
- > Enhanced landscaping

Planning Framework: Vehicular Circulation



Vehicular Circulation: Ceremonial Arrival



Campus Landscape

- > Maintain & incorporate new high canopy deciduous trees
- > Integrate native plant species
- > Avoid foundation plantings
- > Define streetscapes & major open spaces with high canopy deciduous trees



Minimize unnecessary high maintenance plantings

Pedestrian Circulation



Improving
Existing
Paths



Developing
Pedestrian
Streets



Student Housing

Needs

- > 110 – 150 New Beds, Fall 2014
- > Residence Hall Renovations

Questions/Issues

- > Locate 110 – 150 New Student Beds
- > Determine Residence Hall Renovation Phasing

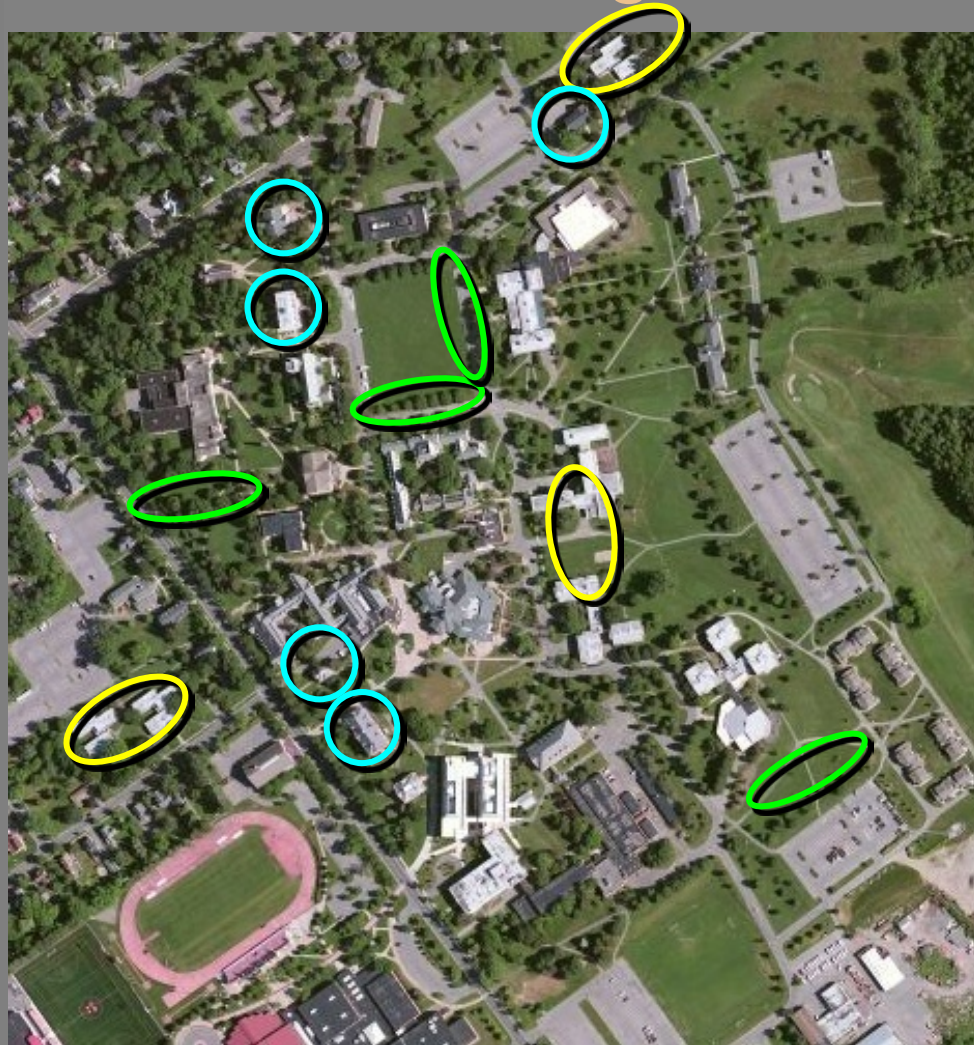
Student Housing

Planning Time Line

- > Short-Term 2012-2014
 - 110 – 150 New Beds
- > Mid-Term 2015-2021
 - Residence Hall Phased Renovations
- > Long-Term 2022+
 - Residence Hall Phase Renovations

Student Housing Location Options

- > Free-standing
- > Infill / Addition
- > Repurposing



Potential locations

Student Housing Location Options



Student Housing Location Options



1



2



3



View from Park Street.

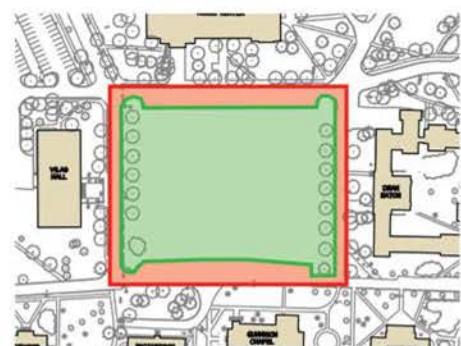
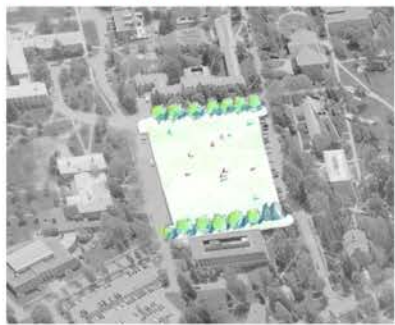


Pedestrian Street between Dean Eaton and new residence hall.



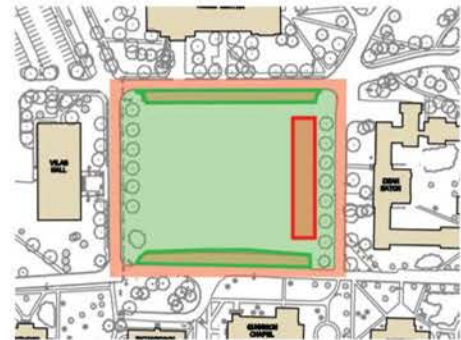
Residential / Arts Pedestrian Street between Noble and new residence hall.

“Greening” the “Green” calculations



existing quad area conditions

- ROADS & PARKING = 44,240 s.f. [28%] ■
- GREEN SPACE = 113,660 s.f. [72%] ■
- TOTAL QUAD AREA = 157,900 s.f. [100%]



“greening” the “green” area [one building infill]

- ROADS, PARKING & BUILDING = 39,500 s.f. [25%] ■
- GREEN SPACE = 118,400 s.f. [75%] ■
- TOTAL QUAD AREA = 157,900 s.f. [100%]



“greening” the “green” area [one building infill]

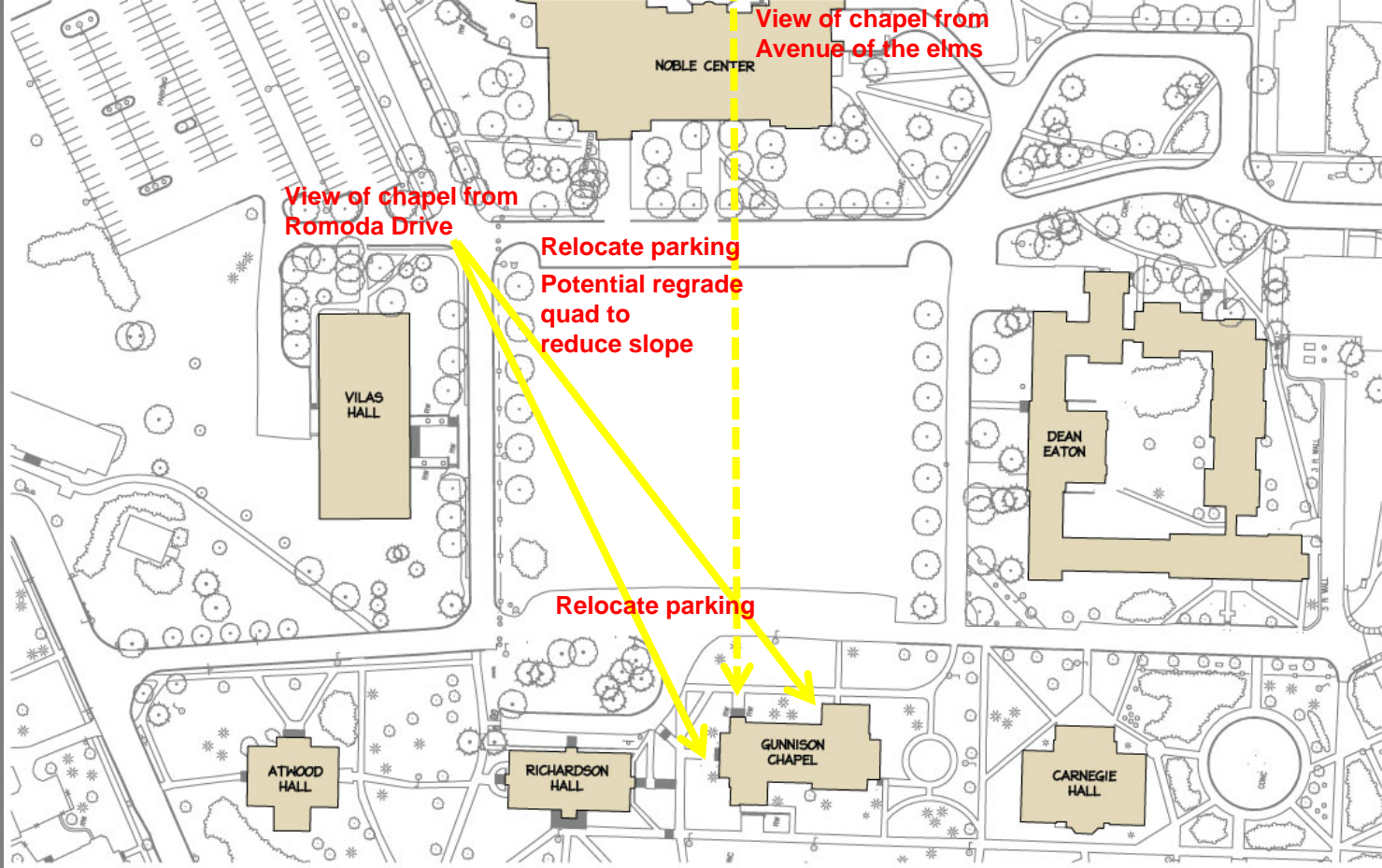
- ROADS, PARKING & BUILDINGS = 35,000 s.f. [22%] ■
- GREEN SPACE = 122,900 s.f. [78%] ■
- TOTAL QUAD AREA = 157,900 s.f. [100%]

“Greening” the “Green”

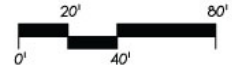
- > Maintain quad traditions
- > Incorporate sustainability concepts for energy and stormwater management
- > Reduce slope to enhance use
- > Reduce pavement
- > Improve vehicular circulation
- > Maintain and enhance views to significant buildings



“Greening” the “Green”

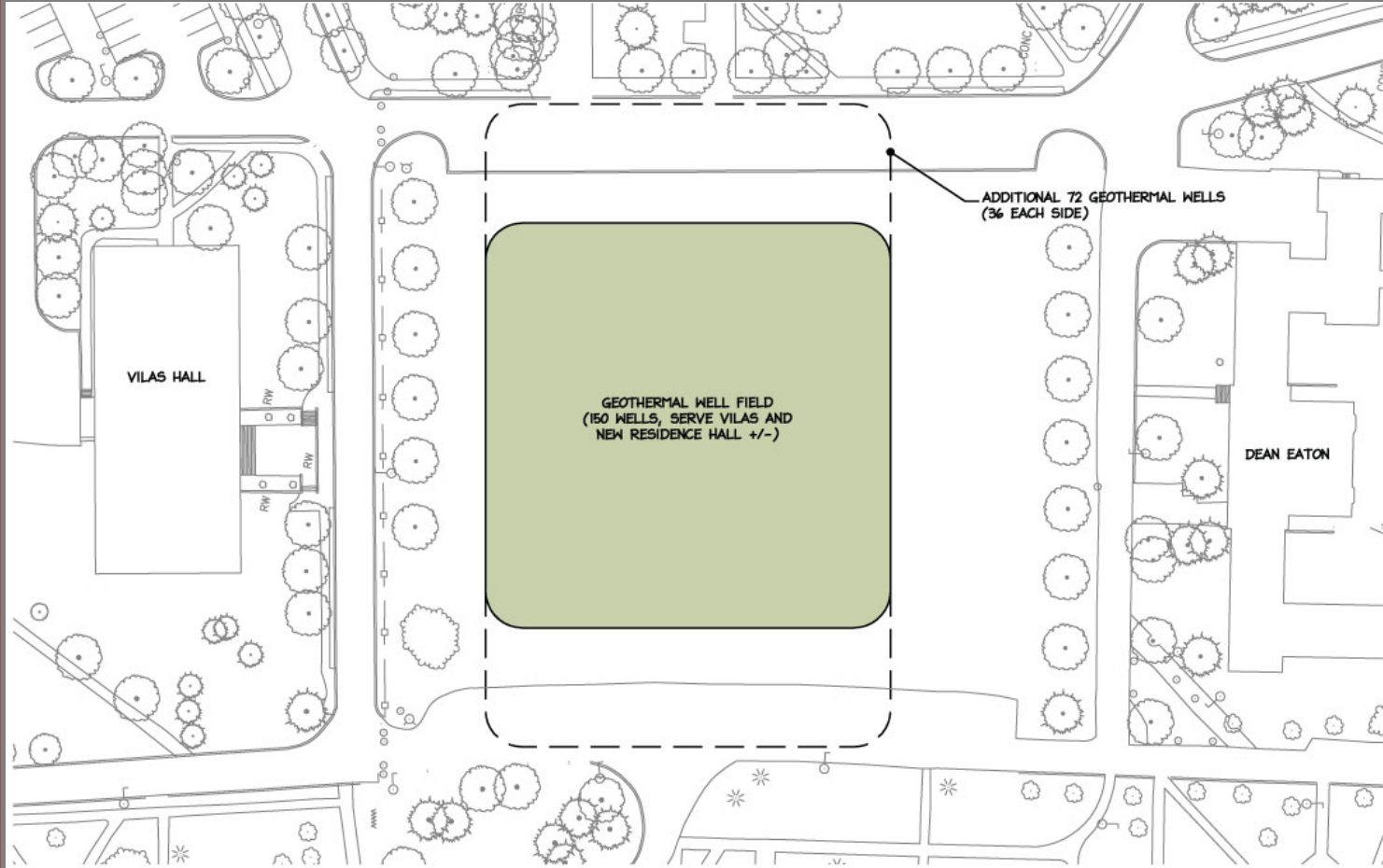


EXISTING QUAD PLAN
SCALE: 1"=80'-0"



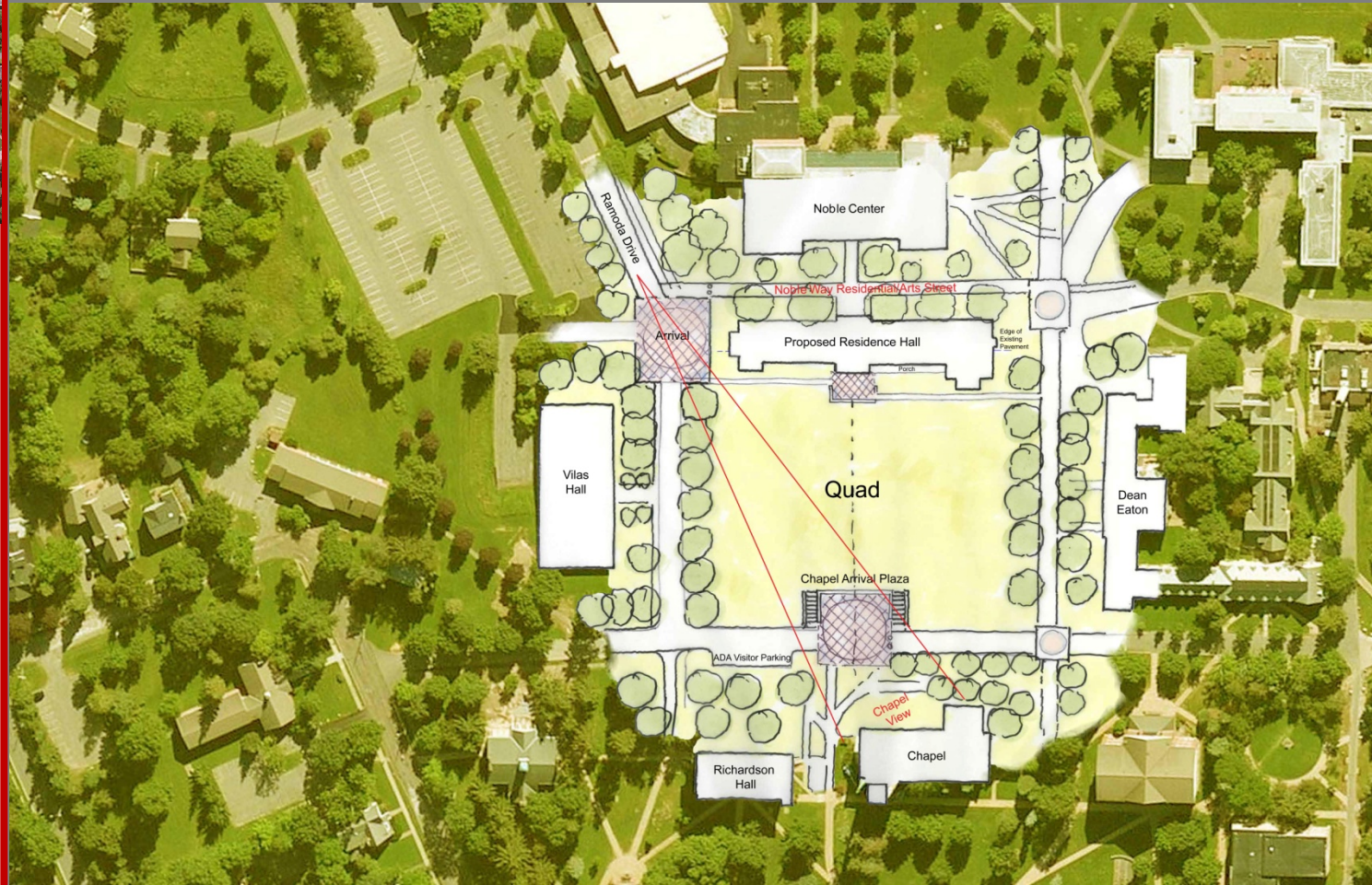
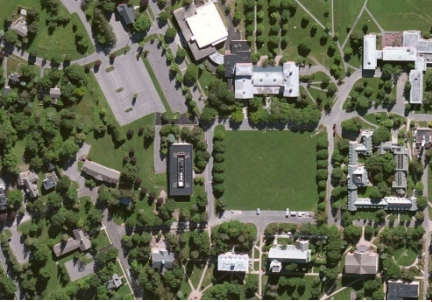
“Greening” the “Green”

- > Potential for geothermal well system for heating and cooling as a sustainability initiative

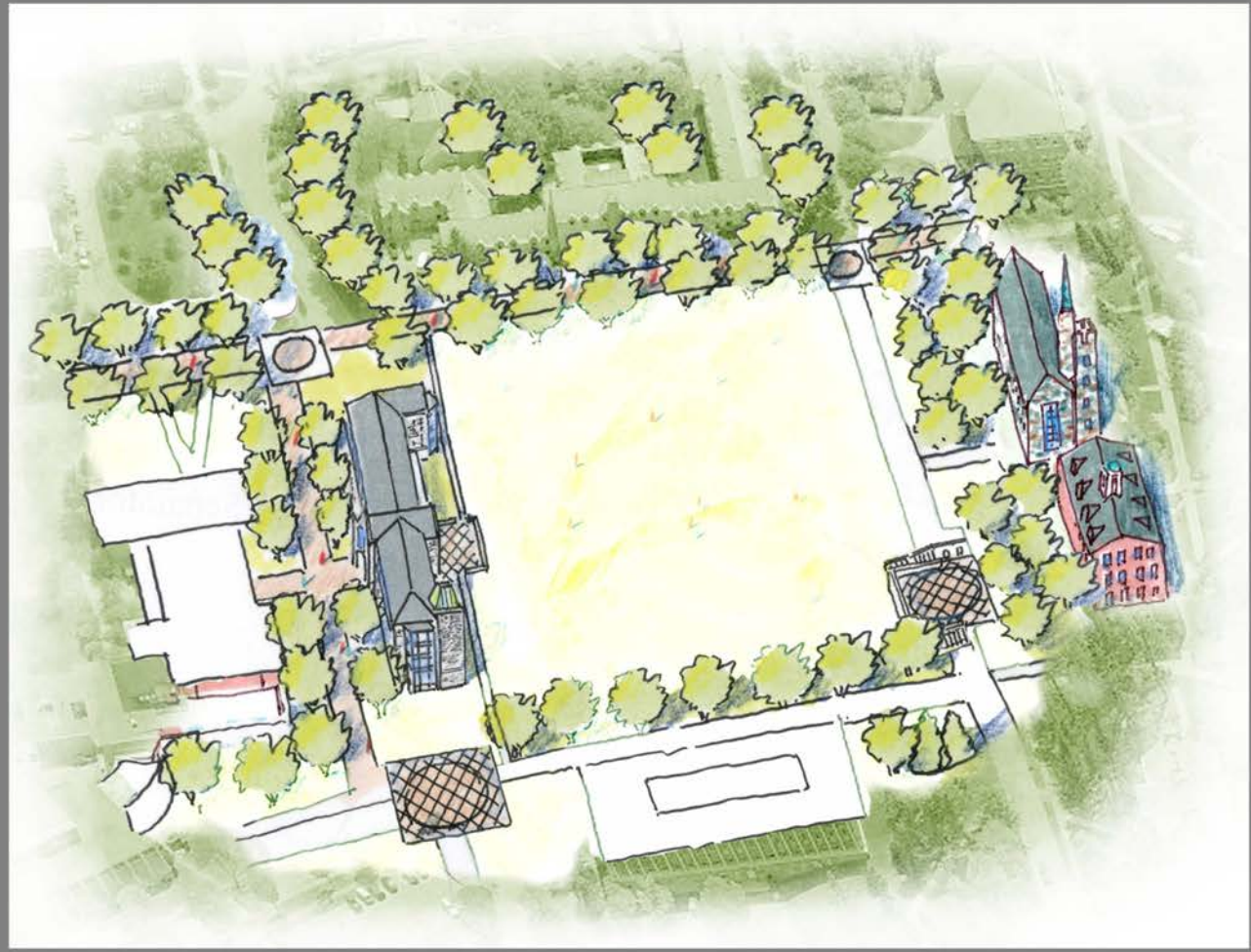


“Greening” the “Green”

- > Reinforcement of the Quad and Noble Way Residential Arts Street

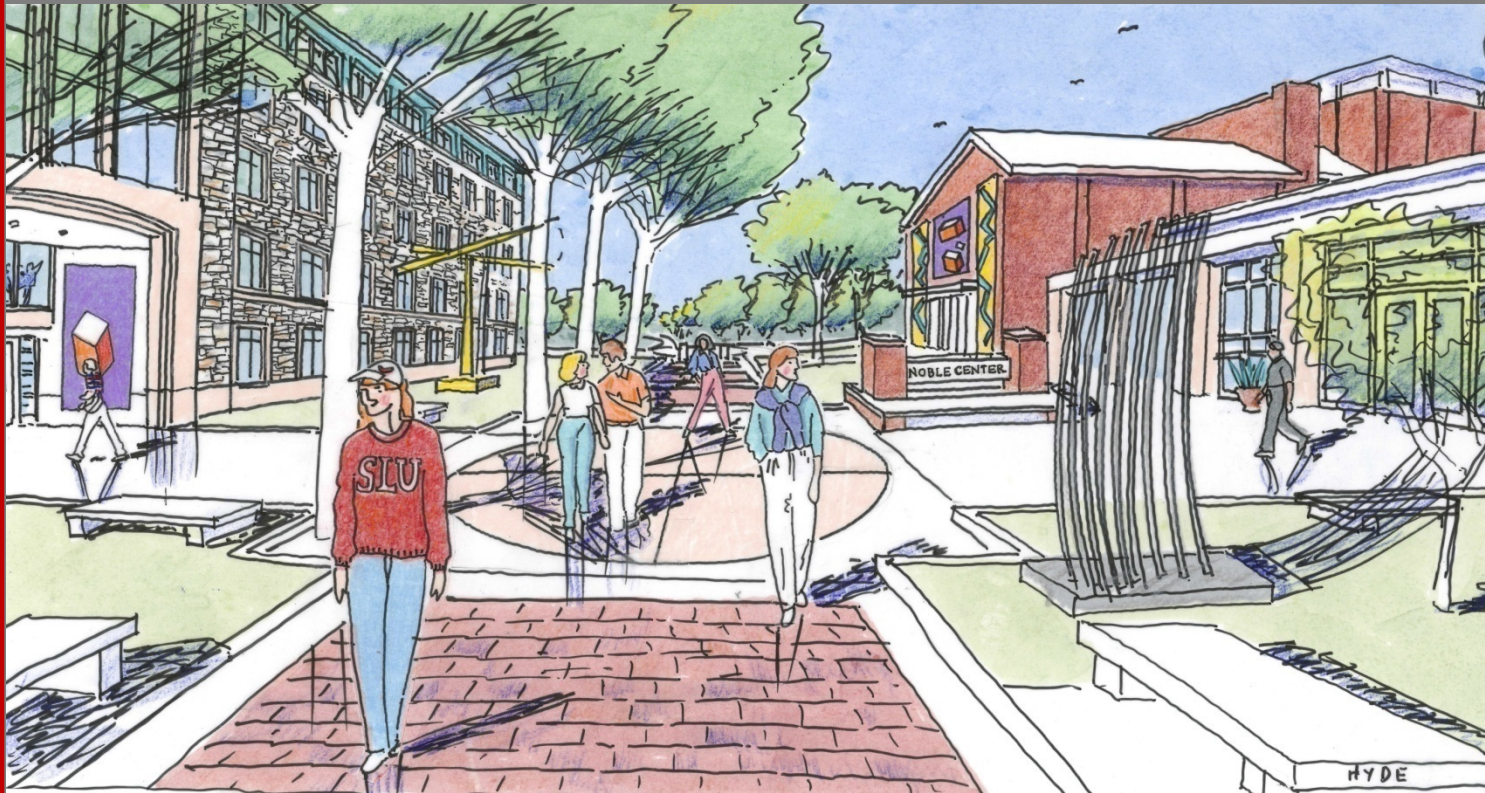
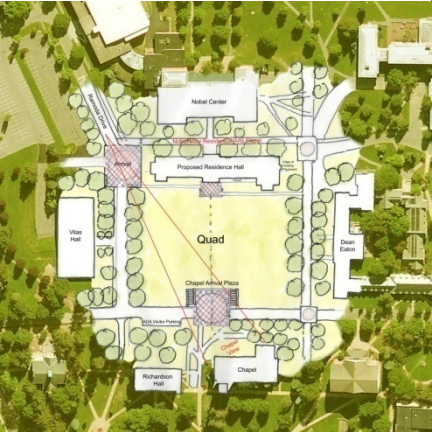


“Greening” the “Green”



“Greening” the “Green”

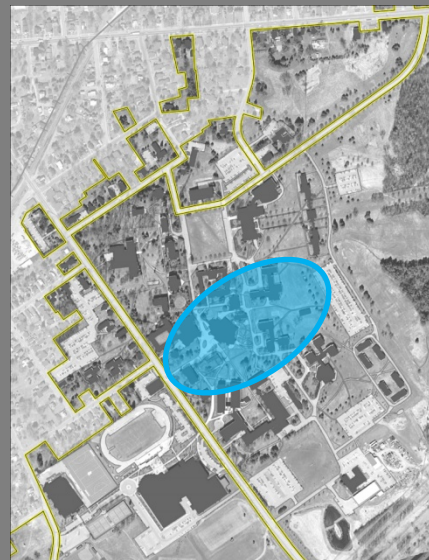
- > Noble Way Residential Street and Quadrangle Enhancement



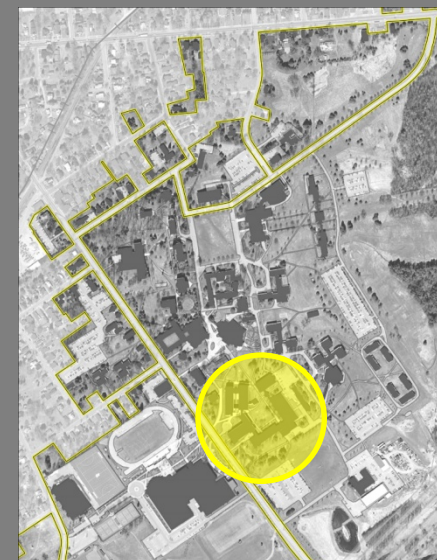
Space Planning Options



North Campus



Central Campus



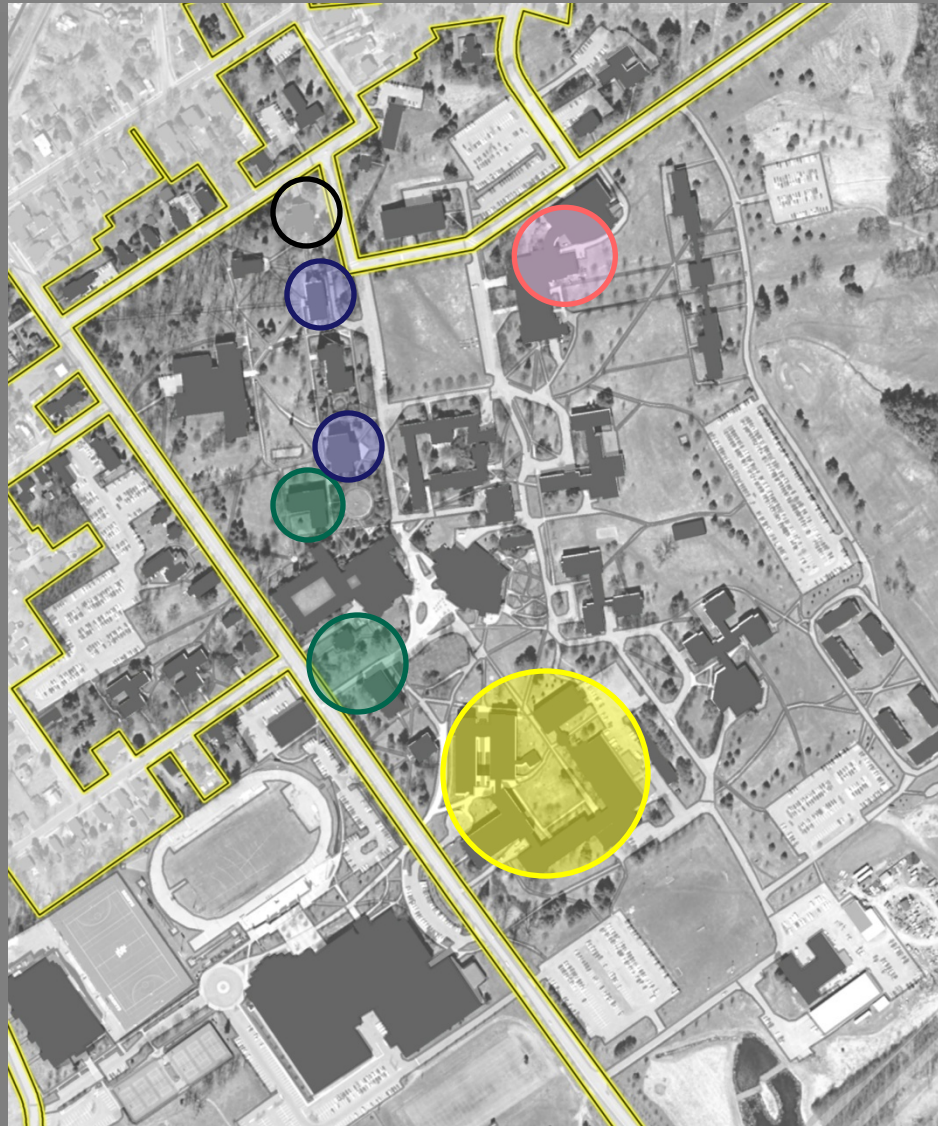
South Campus

Planning Framework for Options

- > Reinforce relationships through the use of academic clusters
- > Conserve capital
- > Build for the long term academic and non-academic needs
- > Advance the quality of the classroom inventory with each and every project
- > Build adequate and effectual student space into each and every building

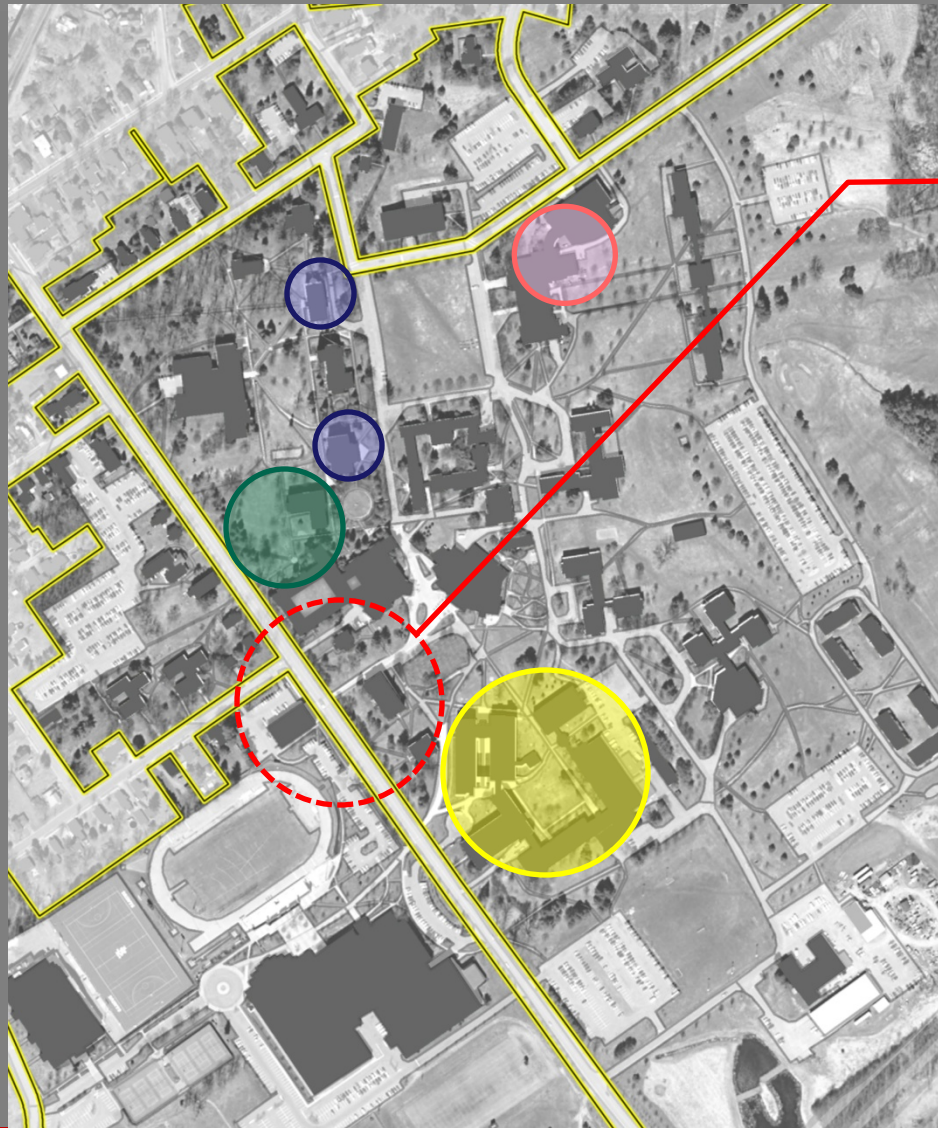
Existing Academic Clusters

- Sciences
- Social Sciences
- Humanities
- Education
- Arts



Proposed Academic Clusters

- Sciences
- Social Sciences
- Humanities
- Arts



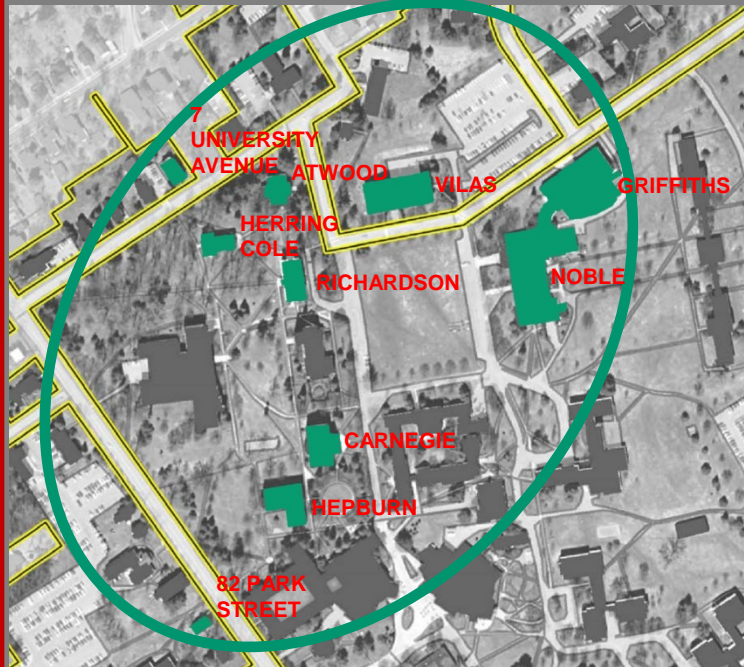
Administrative / Support,
Student Services, and
Potential Education

Options for Space Planning



North Campus

Existing Space Use



GRIFFITHS (1,234sf vac.)

- English, Fine Arts, Music, Performance & Communication Arts, Assembly Exhibition, Brush Art Gallery, Classrooms, Lounge & Study Space, Vacant Space

HEPBURN

- Economics, Government, Assembly & Exhibits, Classroom Space

RICHARDSON

- English, Religious Studies, Classroom Space

VILAS

- Community & Employee Relations, Dean's Office, Finance, HR Research, President's Office, Registrar's Office, University Advancement & Communications

7 UNIVERSITY AVENUE

- English & Film Studies

82 PARK STREET

- Gender, Global and Religious Studies

ATWOOD

- Education & Classroom Space

CARNEGIE

- Government International & Intercultural Studies, Modern Languages, Lounge Space & Classroom Space

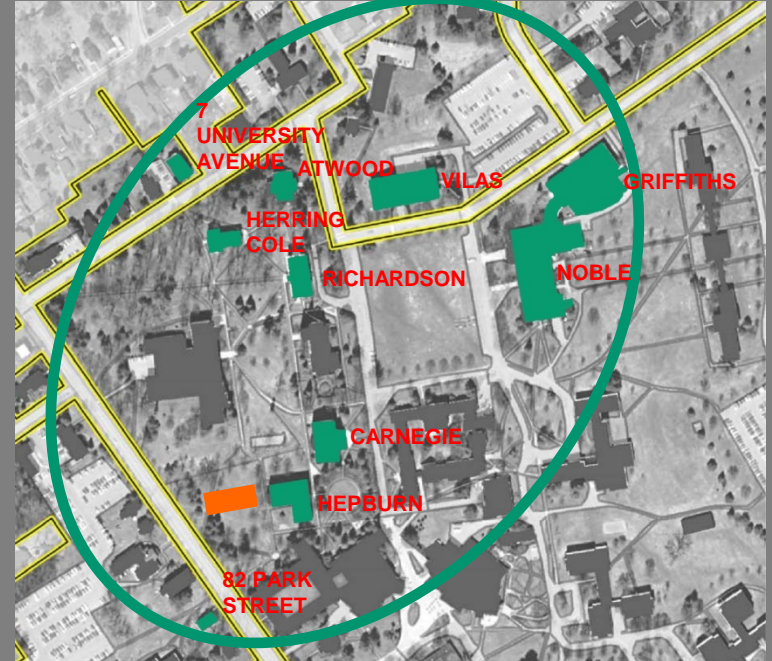
NOBLE

- Fine Arts, Music, Performance & Communication Arts, Assembly & Exhibition, Lounge & Classroom Space

North Campus Space Planning Strategy



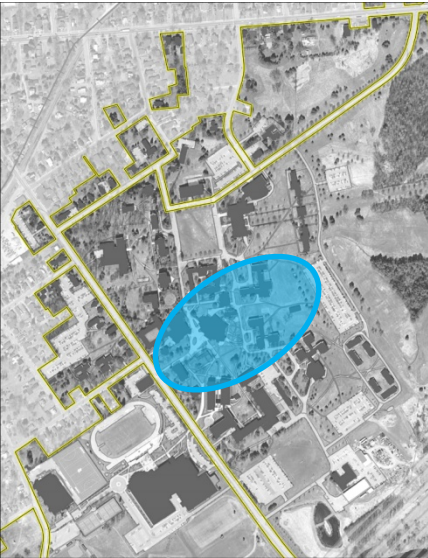
Park Street Site



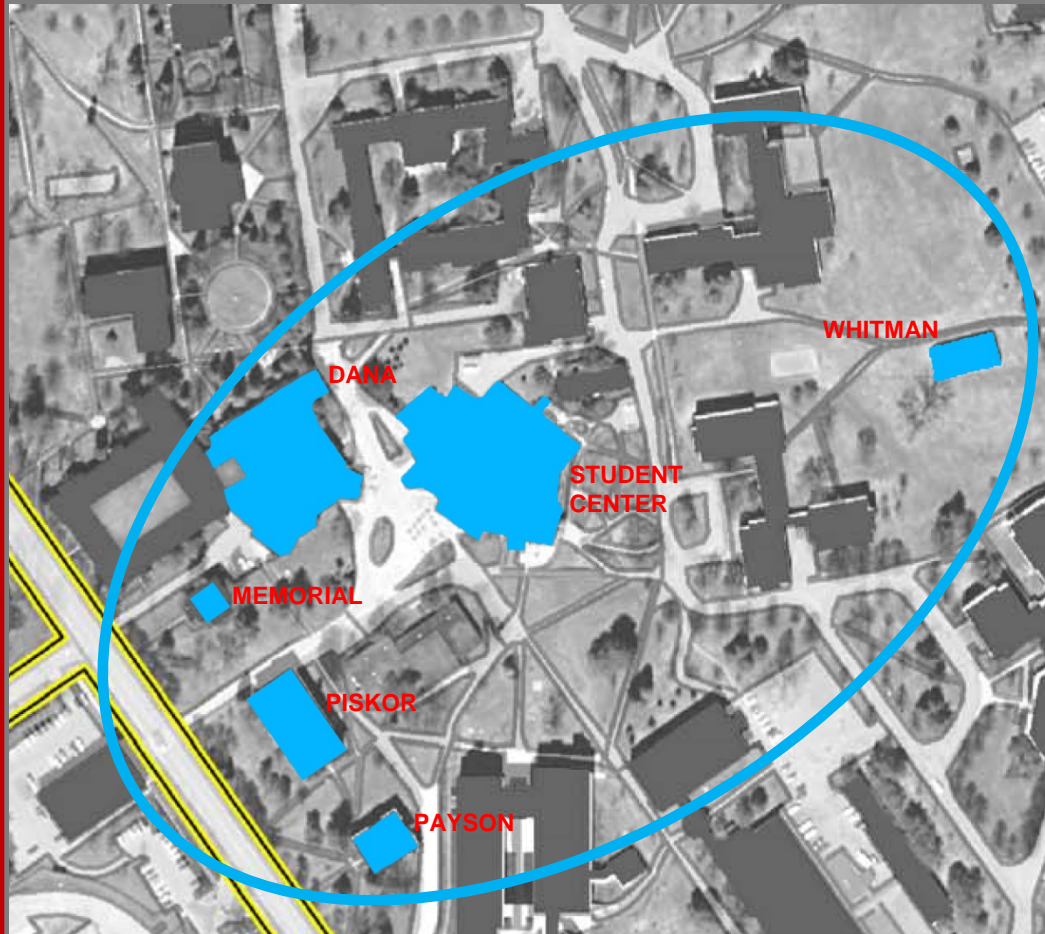
The development of the Park Street site for new academic space provides the initial step for the phased renovation of Hepburn, Richardson, and Atwood Halls.

Options for Space Planning

Existing Space Use



Central Campus



DANA

- Dining & Conference Services

MEMORIAL

- Canadian & Environmental Studies, Classroom Space

PISKOR (2,345sf vac.)

- Anthropology, History, Philosophy, Studies, Film Studies, Sociology, Classroom Space

WHITMAN ANNEX

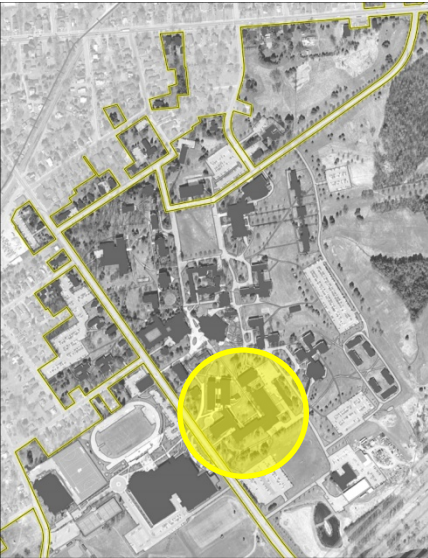
- Academic Advising, Resources, Services, Community Based Learning, CSTEP, Dean's Office, First Year Program, HEOP

STUDENT CENTER

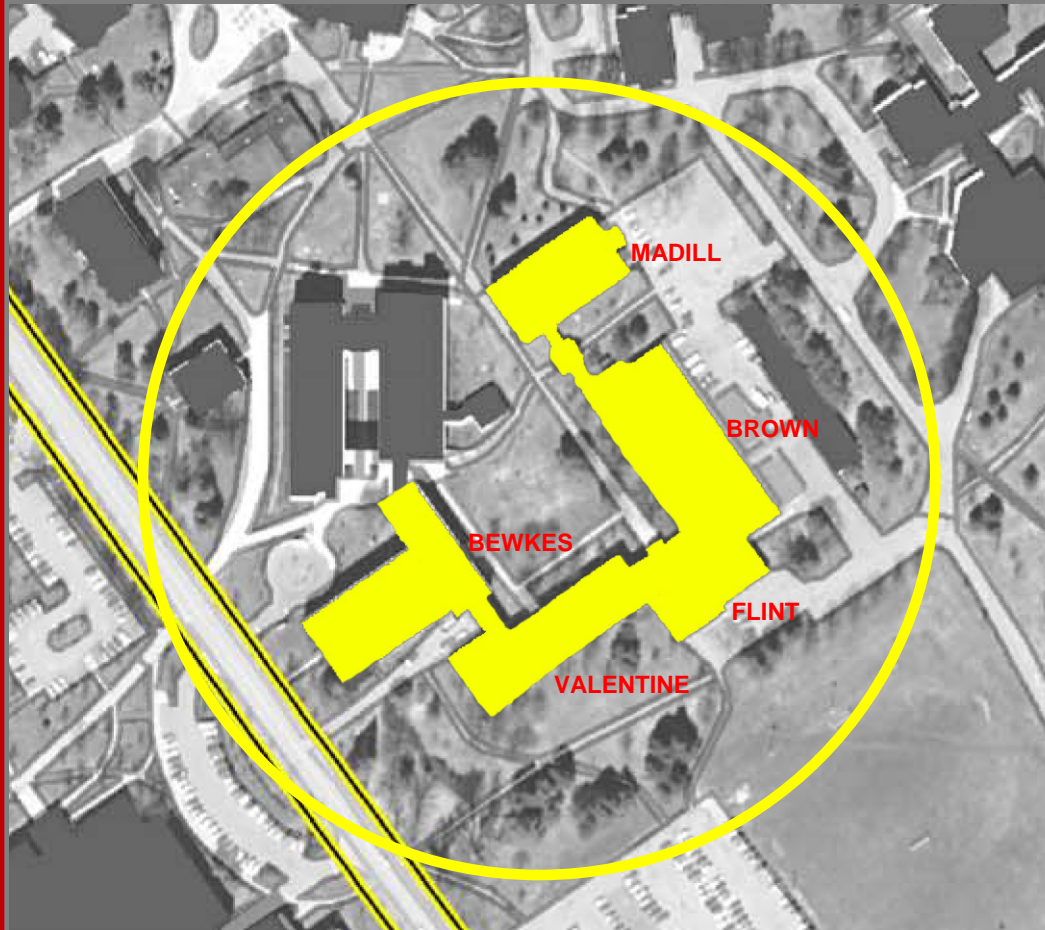
- Career Services, Mail, Residence Life, Meeting Rooms, North Star Cafe, Student Activities, Financial Services, Study Space, Student Life

Options for Space Planning

Existing Space Use

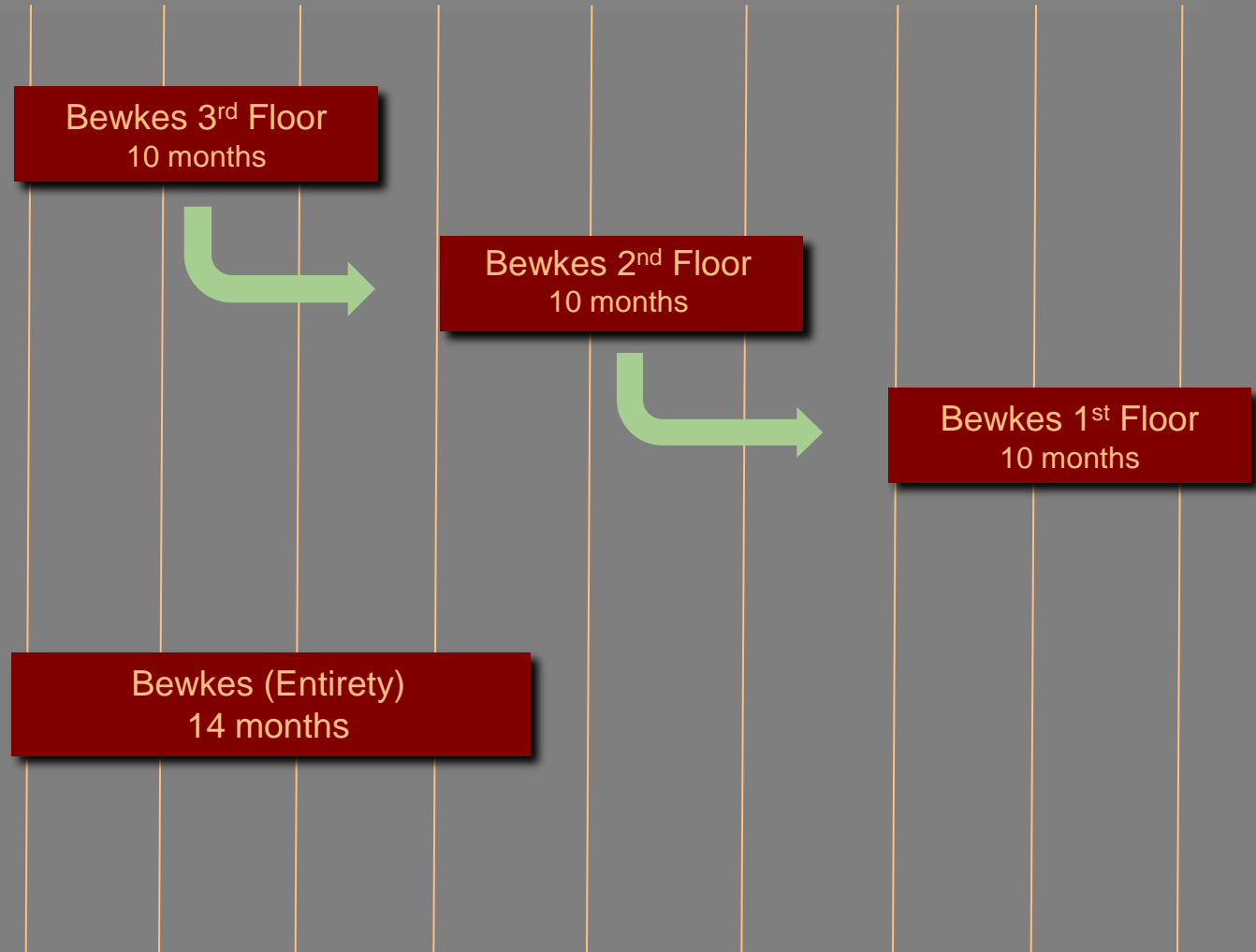


South Campus



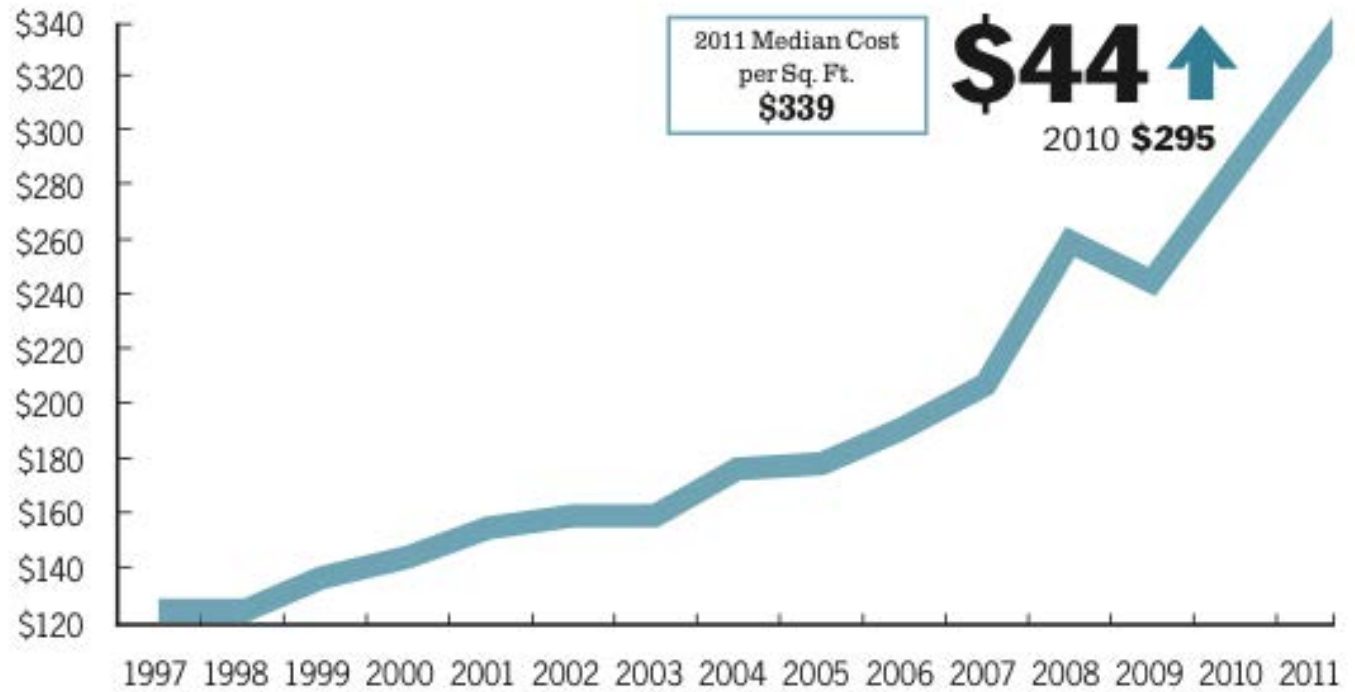
Sciences Cluster: Implementation Objectives

The Effective Use of Capital Requires the Avoidance of “Over-Designing” and a Streamlined Implementation



Cost of Time

Graph A: Median Cost per Sq. Ft. for Academic Buildings



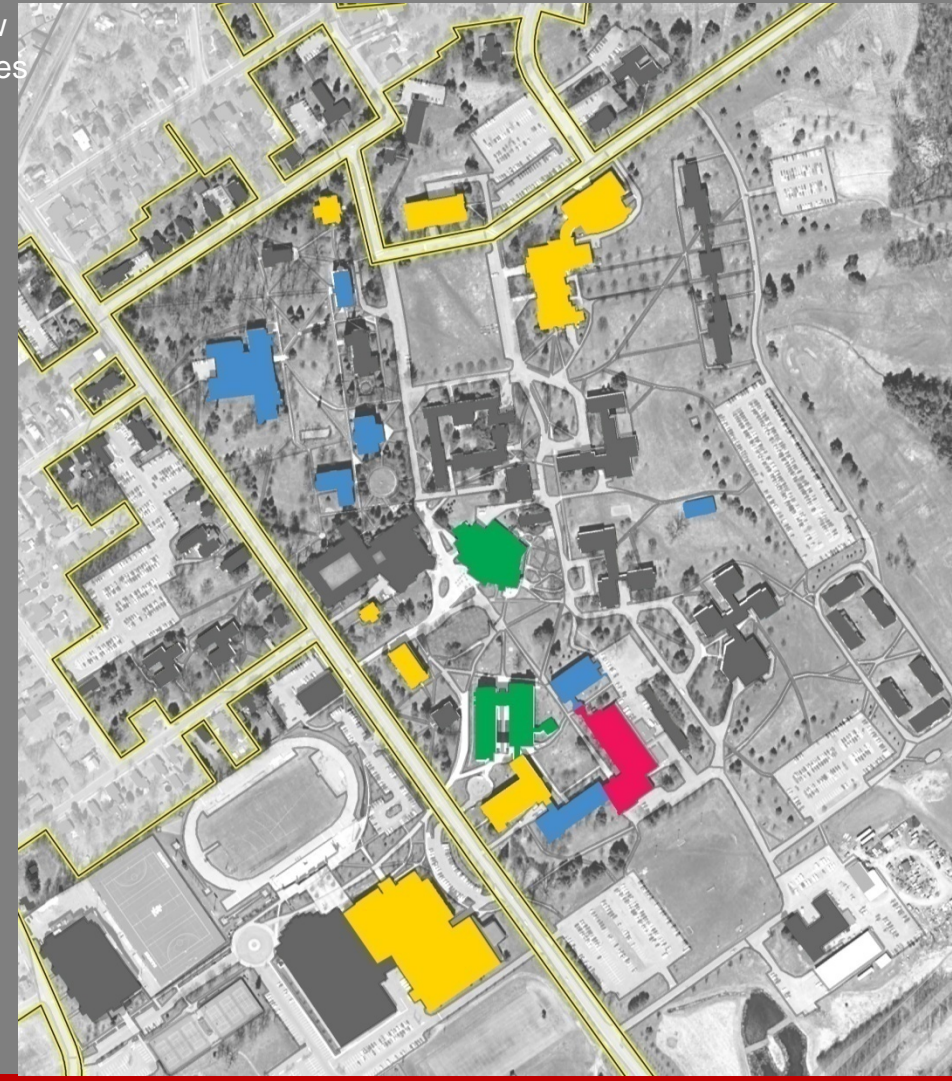
College Planning & Management

Non-Residential Matrix

Obsolescence
Represents
Opportunity

Condition - structure/ systems review
Permanence – lasting/historic qualities
Functionality – use of existing space
Vacancy - partially unoccupied

Building Name	Condition	Permanence	Functionality	Vacancy	Total
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Flint	2	3	3	2	10
Brown	4	3	3	0	10
	1-Excellent	1-High	1-Excellent	0-Occupied	
	2-Good	2-Some	2-Good	2-Vacancy	
	3-Fair	3-Low	3-Fair		
	4-Poor	4-None	4-Poor		



SLU Climate Action Plan

- > Energy conservation through behavioral change.
- > Increase building and operational efficiency (Facilities Master Plan).
- > Switching to renewable, non-fossil fuel energy (Facilities Master Plan).
- > GHG emissions offsetting.



Off-Campus Properties

Canaras

- > Evaluate property to determine specific strategies as to how this facility can reinforce SLU's mission.
- > Update facilities assessment and survey.
- > Analyze financial history and potential.
- > Engage campus community in a process to determine the future of this significant and unique property.

Off-Campus Properties

Theme Cottages

- > Prepare facilities assessment to determine existing conditions and potential renovation cost.
- > Determine future use.
- > Theme housing was identified as a positive asset that contributes to the variety of housing opportunities for students.
- > Determine how and where to accommodate theme housing.



Implementation: Project Phasing

Short-term 2012-2014

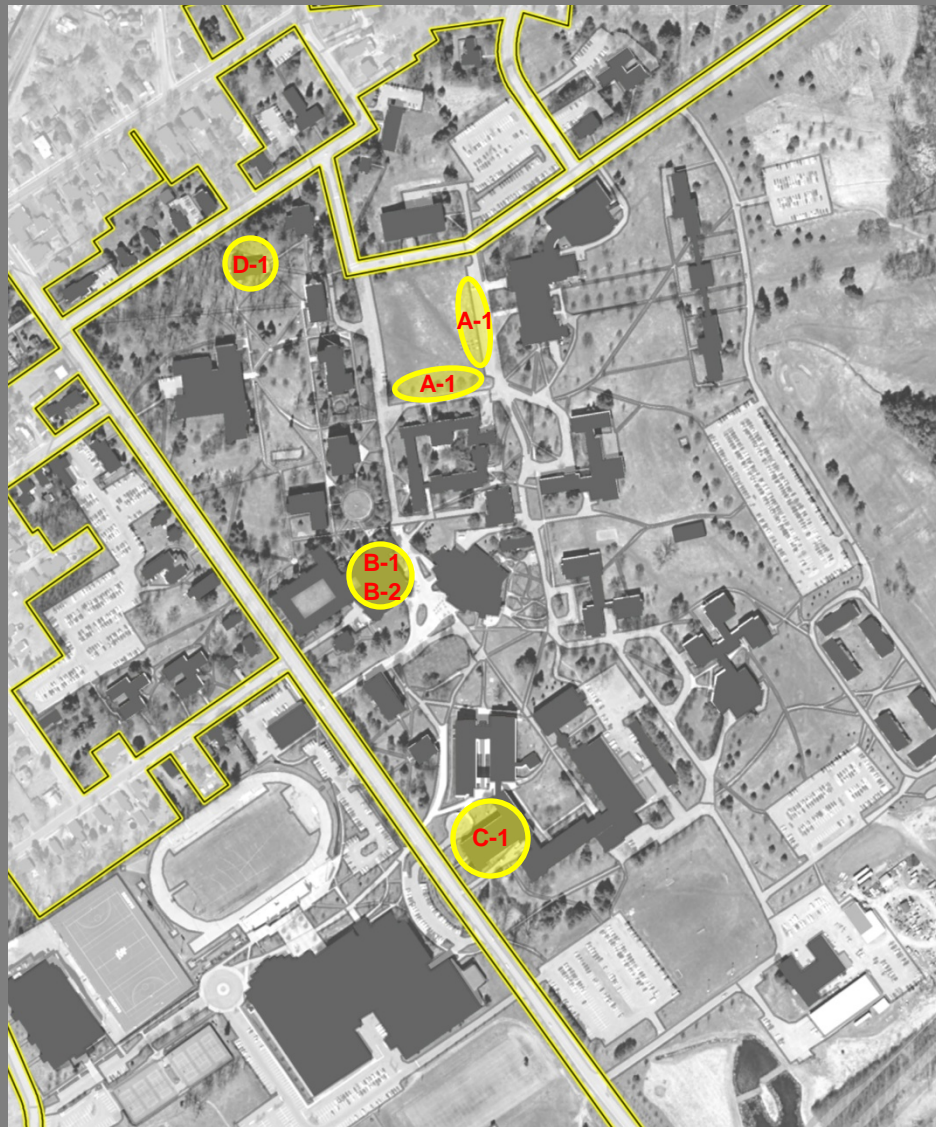
Mid-term 2015-2021

Long-term 2022+



Phasing - Short-Term 2012-2014

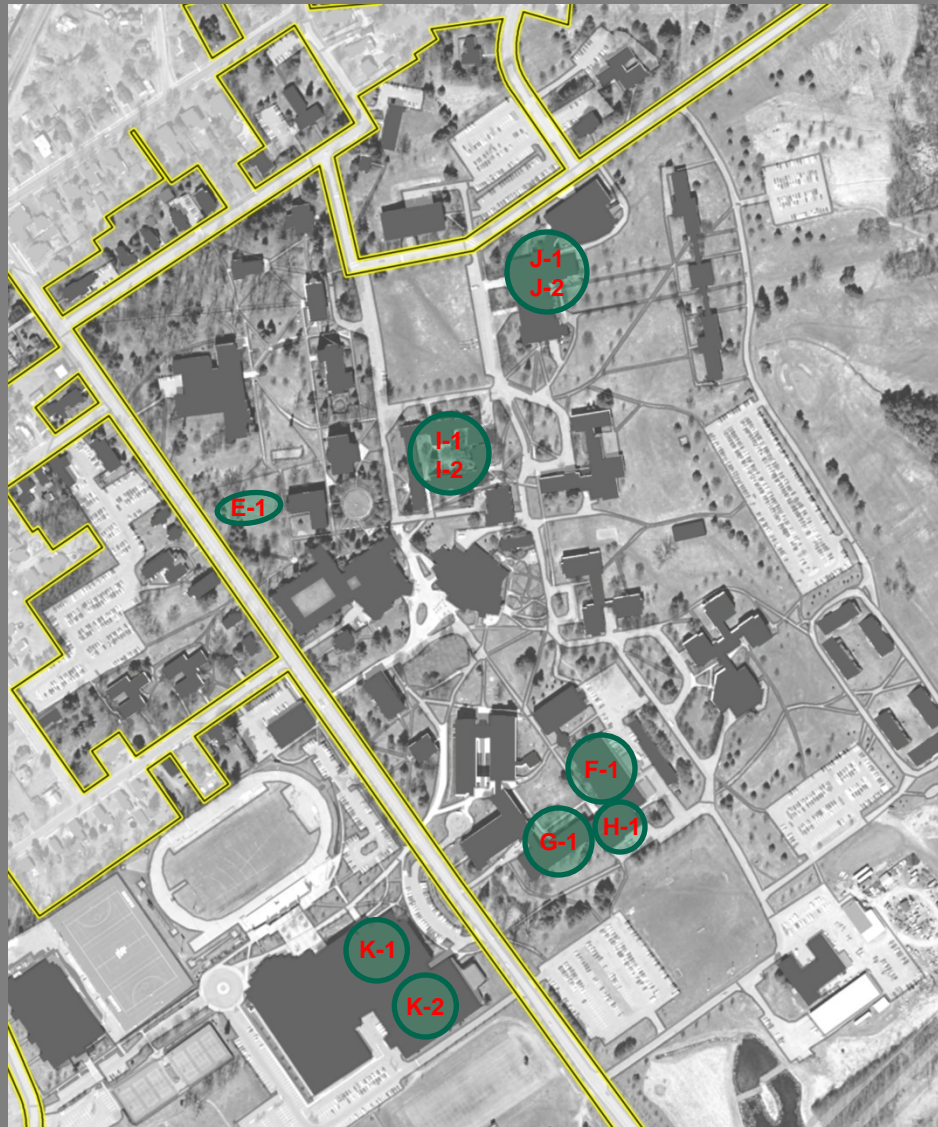
 Short-term 2012-2014



- A-1 New Residence Hall
- B-1 Dana Dining Center Renovation
- B-2 Dana Dining Center Addition
- C-1 Bewkes Hall Renovation
- D-1 Herring-Cole Hall Renovation

Phasing — *Mid-Term 2015-2021*

 Mid-term 2015-2021



E-1 New Academic Building

F-1 Brown Hall Renovation

G-1 Valentine Hall Renovation

H-1 Flint Hall Renovation

I-1 Dean-Eaton Hall 1930's Renovation

I-2 Dean-Eaton Hall 1970's Addition Renovation

J-1 Griffiths/Noble Renovation

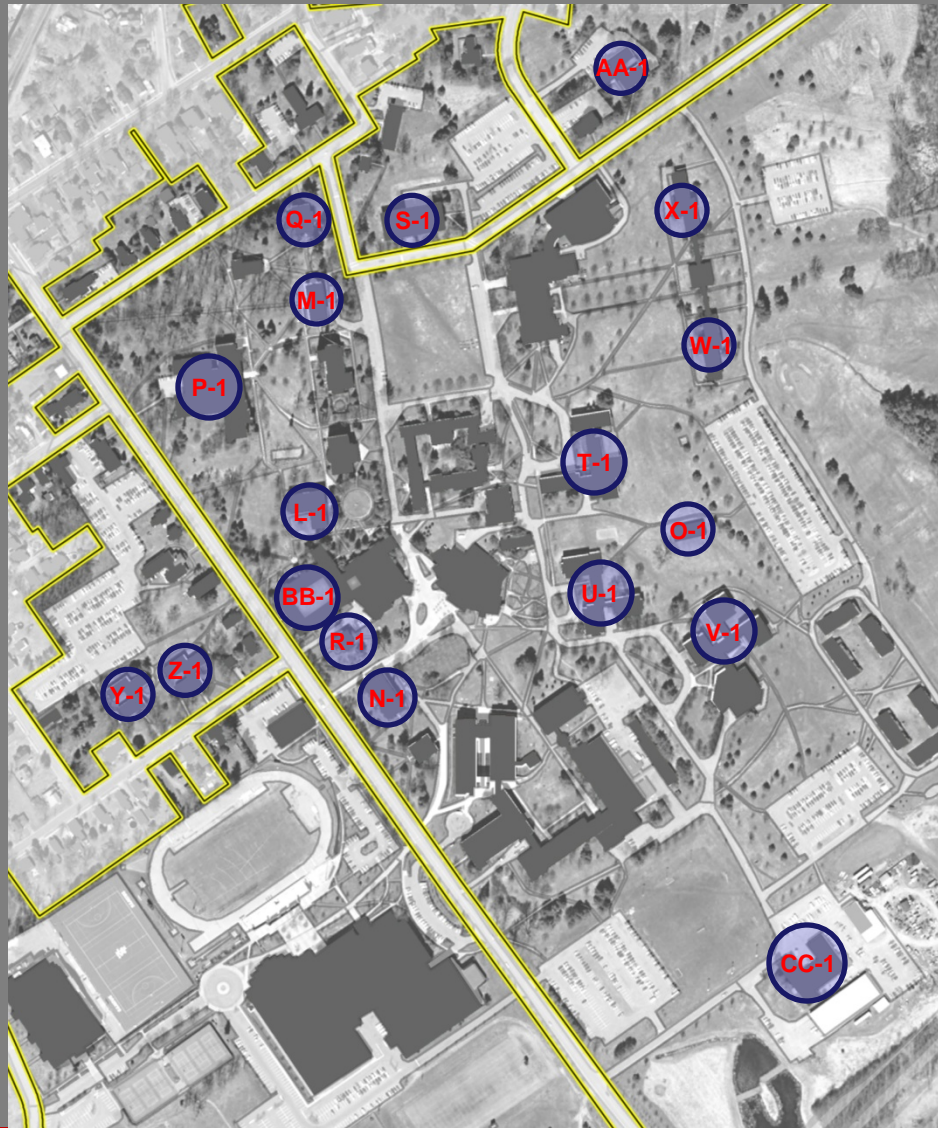
J-2 Griffiths/Noble Addition

K-1 Augsburg Renovation

K-2 Leithead Renovation

Phasing - Long-Term 2022+

 Long-term 2022+



- L-1 Hepburn Hall Renovation
- M-1 Richardson Hall Renovation
- N-1 Piskor Hall Renovation
- O-1 Witman Hall Annex Removal
- P-1 ODY Library Renovation
- Q-1 Atwood Hall Renovation
- R-1 Memorial Hall Renovation
- S-1 Vilas Hall
- T-1 Whitman Hall Renovations
- U-1 Rebert Hall Renovations
- V-1 Lee Hall Renovations
- W-1 Jencks Hall Renovations
- X-1 Hulett Hall Renovations
- Y-1 Priest Renovations
- Z-1 Reiff Renovations
- AA-1 Gaines Renovations
- BB-1 Sykes Renovations
- CC-1 Facility Operations Relocation

Implementation Plan

Renovation Levels as of 09-24-12

Very Low Intensity
Low Intensity
Moderate Intensity
High Intensity
New Construction - Residence Hall
New Construction - Academic Hall, Dining Hall Addition
New Construction - Facilities Operations

St. Lawrence University Facilities Master Plan		
DRAFT REPORT		
September 2012		
SHORT, MID-TERM, & LONG-TERM PLANS		
	GSF	2012
SHORT-TERM 2012-2014		
RESIDENCE HALL		
A-1 New Building 110 - 150 Beds		
A-2 Quadrangle Renovation		
BEWKES HALL		
B-1 Renovation		
HERRING-COLE HALL		
C-1 Renovation		
MID-TERM 2015-2019		
ACADEMIC BUILDING		
D-1 New Building		
BROWN HALL		
E-1 Renovation		
VALENTINE HALL		
F-1 Renovation		
FLINT HALL		
G-1 Renovation		
DEAN-EATON HALL		
H-1 Renovation		
GRIFFITHS/NOBLE HALL		
I-1 Renovation		
LEITHEAD FIELD HOUSE		
J-1 Renovation		
DANA DINING HALL		
K-1 Renovation/Addition		
ODY LIBRARY		
L-1 Renovation		
LONG-TERM 2020+		
RICHARDSON HALL		
M-1 Renovation		
HEPBURN HALL		
N-1 Renovation		
PISKOR HALL		
O-1 Renovation		
WITMAN HALL ANNEX		
P-1 Remove and Relocate Student Services to Piskor Hall		
ATWOOD HALL		
Q-1 Renovation		
MEMORIAL HALL		
R-1 Renovation		
FACILITY OPERATIONS		
S-1 Relocate		
RESIDENCE HALLS		
T-1 Renovations		

St. Lawrence University Facilities Master Plan			
DRAFT REPORT			
October 2012 Draft			
SHORT, MID-TERM, & LONG-TERM PLANS			
	GSF	Total Project Cost*	2012
SHORT-TERM 2012-2014			
RESIDENCE HALL			
A-1 New Building 110 - 150 Beds	33,000	12,000,000	
DANA DINING HALL			
B-1 Renovation (DEFINE SCOPE)	22,000	\$1,375,000	
B-2 Addition	4,000	\$1,700,000	
BEWKES			
C-1 Renovation	60,324	\$20,736,375	
HERRING-COLE HALL			
D-1 Renovation	6,686	\$500,000	
MID-TERM 2015-2022			
ACADEMIC BUILDING			
E-1 New Academic Building	53,000	\$16,562,500	
BROWN HALL			
F-1 Renovation	28,997	\$7,249,250	
VALENTINE HALL			
G-1 Renovation	23,600	\$8,112,500	
FLINT HALL			
H-1 Renovation	10,004	\$2,501,000	
DEAN-EATON HALL			
I-1 Renovation, 1930'S Structure	73,850	\$18,462,500	
I-2 Renovation, 1970's Addition	21,000	\$3,281,250	
GRIFFITHS/NOBLE HALL			
J-1 Renovation	54,874	\$3,429,625	
J-2 Addition	12,500	\$5,312,500	
AUGSBURY - LEITHEAD FIELD HOUSE			
K-1 Augsburg Renovation	91,357	\$22,839,250	
K-2 Leithead Renovation	46,000	\$7,187,500	
LONG-TERM 2023+			
HEPBURN HALL			
L-1 Renovation	23,604	\$8,113,875	
RICHARDSON HALL			
M-1 Renovation	24,416	\$3,815,000	
PISKOR HALL			
N-1 Renovation	25,466	\$8,753,938	
WITMAN HALL ANNEX			
O-1 Remove	8,000		
ODY LIBRARY			
P-1 Renovation	93,741	\$5,858,813	
ATWOOD HALL			
Q-1 Renovation	14,804	\$2,313,125	
MEMORIAL HALL			
R-1 Renovation	5,100	\$1,275,000	
WHITMAN HALL			
S-1 Renovations	57,570	\$14,392,500	

Implementation Plan

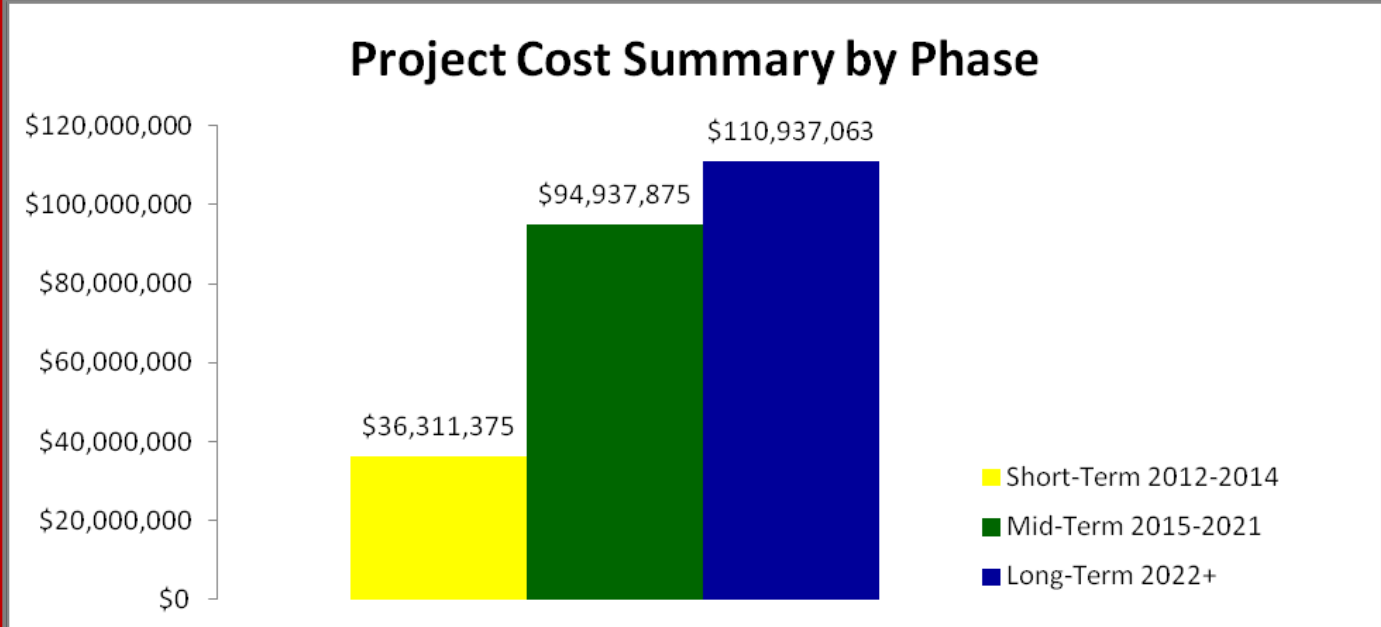


Figure 7

Summary

Short-term	2012 2014	\$36,311,375
Mid-term	2015 2021	\$94,937,875
Long-term	2022+	\$110,937,063
TOTAL		\$242,186,313

Notes: Yearly totals in 2012 \$.

Implementation Plan Short-Term 2012-2014

	GSF	Total Project Cost*	2012	2013	2014
SHORT-TERM 2012-2014					
RESIDENCE HALL					
A-1 New Building 110 - 150 Beds	33,000	\$12,000,000		\$12,360,000	
DANA DINING HALL					
B-1 Renovation (DEFINE SCOPE)	22,000	\$1,375,000		\$1,416,250	
B-2 Addition	4,000	\$1,700,000		\$1,751,000	
BEWKES					
C-1 Renovation	60,324	\$20,736,375			\$21,999,220
HERRING-COLE HALL					
D-1 Renovation	6,686	\$500,000			\$530,450

*2012 Costs including 25% soft cost

Total	\$36,311,375	\$0	\$15,527,250	\$22,529,670
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Renovation Levels as of 09-24-12	Scope Definition - No inflation inc.	Cost/GSF
Very Low Intensity	Repairs to selected deficiencies only, building in excellent condition	\$50
Low Intensity	Upgrades to most finishes and replacement of selected systems	\$125
Moderate Intensity	Floorplan alterations and major system replacements	\$200
High Intensity	Gut Renovation with replacement to all major elements except structu	\$275
New Construction - Residence Hall	New 100 year Residence Hall	\$250
New Construction - Academic Hall, Dining Hall Addition	New Construction - Academic Hall, Dining Hall Addition	\$340
New Construction - Facilities Operations	New facilities operations building	\$200

Implementation Plan Mid-Term 2015-2022

	GSF	Total Project Cost*	2015	2016	2017	2018	2019	2020	2021
MID-TERM 2015-2022									
ACADEMIC BUILDING									
E-1 New Academic Building	53,000	\$16,562,500	\$18,098,291						
BROWN HALL									
F-1 Renovation	28,997	\$7,249,250		\$8,159,095					
VALENTINE HALL									
G-1 Renovation	23,600	\$8,112,500			\$9,404,611				
FLINT HALL									
H-1 Renovation	10,004	\$2,501,000				\$2,986,325			
DEAN-EATON HALL									
I-1 Renovation, 1930's Structure	73,850	\$18,462,500					\$22,706,546		
I-2 Renovation, 1970's Addition	21,000	\$3,281,250	\$3,585,510						
GRIFFITHS/NOBLE HALL									
J-1 Renovation	54,874	\$3,429,625						\$4,344,546	
J-2 Addition	12,500	\$5,312,500						\$6,729,716	
AUGSBURY - LEITHEAD FIELD HOUSE									
K-1 Augsburg Renovation	91,357	\$22,839,250							\$29,800,041
K-2 Leithead Renovation	46,000	\$7,187,500				\$8,582,251			
*2012 Costs including 25% soft cost	Total	\$94,937,875	\$21,683,801	\$8,159,095	\$9,404,611	\$11,568,576	\$22,706,546	\$11,074,262	\$29,800,041

Renovation Levels as of 09-24-12

Very Low Intensity
Low Intensity
Moderate Intensity
High Intensity
New Construction - Residence Hall
New Construction - Academic Hall, Dining Hall Addition
New Construction - Facilities Operations

Scope Definition - No inflation inc.

Repairs to selected deficiencies only, building in excellent condition
Upgrades to most finishes and replacement of selected systems
Floorplan alterations and major system replacements
Gut Renovation with replacement to all major elements except struct
New 100 year Residence Hall
New Construction - Academic Hall, Dining Hall Addition
New facilities operations building

Cost/GSF

\$50
\$125
\$200
\$275
\$250
\$340
\$200

Implementation Plan Long-Term 2022+

	GSF	Total Project Cost*	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
LONG-TERM 2023+													
HEPBURN HALL													
L-1 Renovation	23,604	\$8,113,875	\$10,904,370										
RICHARDSON HALL													
M-1 Renovation	24,416	\$3,815,000		\$5,280,852									
RISKOR HALL													
N-1 Renovation	25,466	\$8,753,938			\$12,481,022								
WITMAN HALL ANNEX													
O-1 Remove	8,000												
ODY LIBRARY													
P-1 Renovation	93,741	\$5,858,813				\$8,603,864							
ATWOOD HALL													
Q-1 Renovation	14,804	\$2,313,125					\$3,498,809						
MEMORIAL HALL													
R-1 Renovation	5,100	\$1,275,000						\$1,986,408					
VILAS													
S-1 Renovation	38,003	\$9,500,750						\$14,801,859					
WHITMAN HALL													
T-1 Renovations	57,570	\$14,392,500							\$23,095,737				
REBERT HALL													
U-1 Renovations	58,240	\$14,560,000								\$24,065,462			
LEE HALL													
V-1 Renovations	74,490	\$18,622,500									\$31,703,560		
JENCKS HALL													
W-1 Renovations	22,140	\$3,459,375										\$6,066,035	
HULETT HALL													
X-1 Renovations	22,140	\$3,459,375											\$6,248,016
PRIEST													
Y-1 Renovations	14,578	\$2,277,813											\$4,113,983
Beff													
Z-1 Renovations	14,578	\$2,277,813											\$4,113,983
GAINES													
AA-1 Renovations	14,578	\$2,277,813											\$4,113,983
SYKES													
BB-1 Renovations	87,502	\$5,468,875											\$9,877,397
FACILITY OPERATIONS													
CC-1 Relocate	18,042	\$4,510,500											

*2012 Costs including 25% soft cost **Total \$110,937,063** \$10,904,370 \$5,280,852 \$12,481,022 \$8,603,864 \$3,498,809 \$16,788,267 \$23,095,737 \$24,065,462 \$31,703,560 \$6,066,035 \$28,467,361

Renovation Levels as of 09-24-12

Very Low Intensity
Low Intensity
Moderate Intensity
High Intensity
New Construction - Residence Hall
New Construction - Academic Hall, Dining Hall Addition
New Construction - Facilities Operations

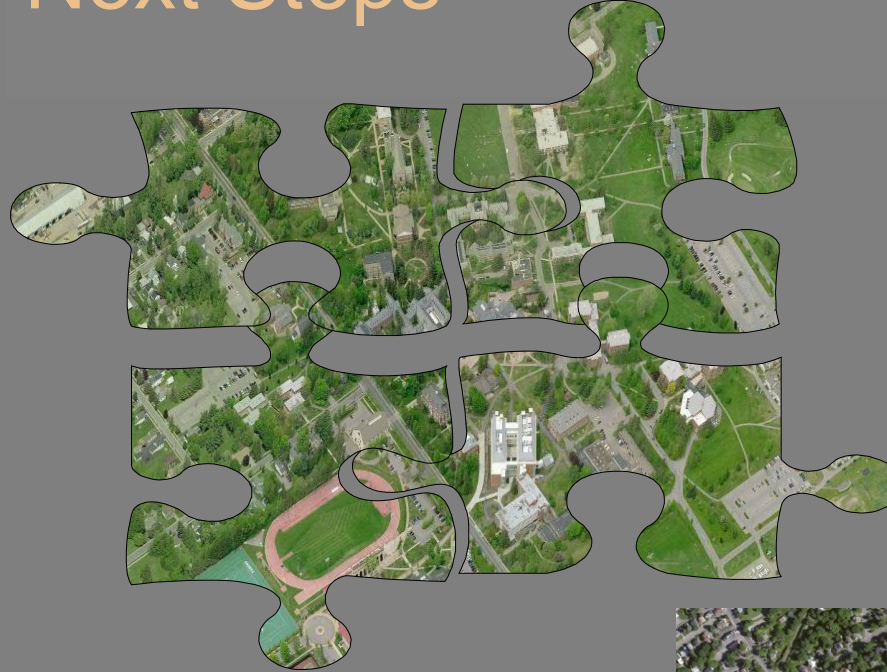
Scope Definition - No inflation inc.

Repairs to selected deficiencies only, building in excellent condition
Upgrades to most finishes and replacement of selected systems
Floorplan alterations and major system replacements
Gut Renovation with replacement to all major elements except struct
New 100 year Residence Hall
New Construction - Academic Hall, Dining Hall Addition
New facilities operations building

Cost/GSF

\$50
\$125
\$200
\$275
\$250
\$340
\$200

Next Steps



- > Confirm framework plan and options for North, Central, and South campus zones
- > Identify site for future residence hall
- > Coordinate implementation with advancement initiatives

Foundations of the Master Plan

- > Establish a multi-decade facilities renewal & adaptation strategy
- > Phasing is critical, but the goal is to move academic departments only once
- > Create a sustainable campus through an efficient process
- > Inclusiveness and communal decision-making is critical to success

Discussion

On behalf of the master planning team thank you for the privilege of working with you to develop a planning framework for the future.

