SCHENECTADY

COUNTY COMMUNITY COLLEGE

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Facilities Master Plan Update

May 2017

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Facilities Master Plan Update
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Schenectady County Community College
78 Washington Avenue
Schenectady, NY 12305

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Table of Contents

Executive Summary

Introduction

Schenectady County has seen remarkable growth over the last few years and continues to create new opportunities in research, technology, and development. Schenectady County Community College (SCCC) plays an important role in support of these opportunities by offering a variety of degree and certificate programs designed to meet the needs of students and organizations in Schenectady County.

In 2013, JMZ Architects and Planners was retained to complete a comprehensive ten-year facilities master plan for SCCC. Since that time, the College has established new leadership, developed a new strategic plan, and prepared a new five-year academic plan.

Like many of its peers, SCCC has also seen a decrease in enrollment over the last few years. When the facilities master plan was completed in 2013, 4,312 full-time and part-time students were enrolled in credit courses at the College. That number decreased to 3,359 in 2016 due, in large part, to demographic trends and economic conditions. As the economy continues to recover, fewer employees need training and fewer students are driven to seek a cost effective community college education.
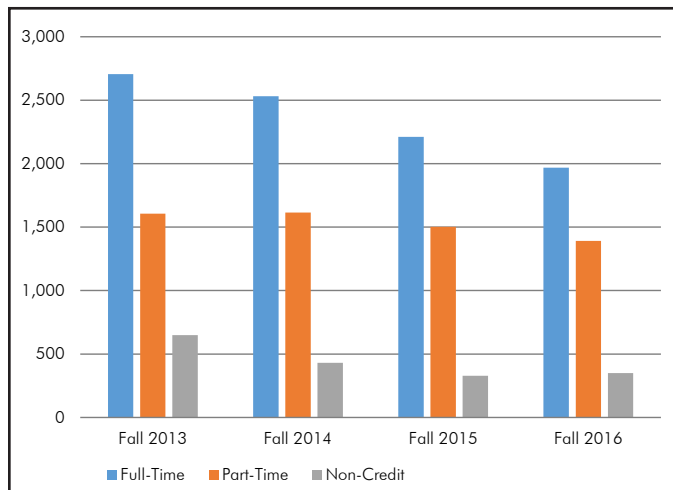
SCCC Enrollment (2013-2016)

With so many changes since the facilities master plan was completed in 2013, it is necessary to revisit and update the recommendations for the types of facilities required to support enrollment, academic programs, and strategic priorities.

The Planning Process

Schenectady County has made a commitment to reduce waste and eliminate duplication of services. SCCC has also been working towards improved efficiency and renewing its existing facilities rather than constructing new facilities.

In general, the master plan update scope of work included the following:

- Review the new strategic plan and academic plan. Identify strategic initiatives that will be supported by proposed master plan projects.
- Update the "Assessment of Conditions" based on work that has been completed and/or projects that have been modified since 2013.
- Review the Kindl Building and make recommendations for current and future use.
- Engage community leaders, faculty, staff, and students to gain a better understanding of current and future needs.
- Develop several options that satisfy the five- and ten-year needs of the College. The preferred option will serve as the final recommendation.
- Prepare a report that includes diagrammatic floor plans, estimates of probable cost, and phasing plans that support the final recommendation.

Strategic Plan

The new strategic plan " Our College. Our Future." identifies five strategic goals intended to increase student success, ensure quality academic programs, and strengthen strategic partnerships. All projects identified in this master plan update align with these goals:

I.   Expand Access and Increase Student Success

II. Ensure a Quality, Relevant, Coherent, and Innovative Curriculum

III. Invest in Campus Renewal

IV. Strengthen and Expand Community and Strategic Partnerships

V. Ensure the College's Financial Sustainability

Academic Plan

The new "Academic Affairs Strategic Plan" was developed to strengthen existing academic programs and provide new programs that continue to meet the needs of the Schenectady County region. The master plan recommendations also align with the goals identified in the academic plan.

I.   Provide and Sustain Excellent Academic Programs

II. Develop and Support Superior Teaching

III. Maintain a Supportive Environment

The academic plan includes detailed information and major initiatives identified by each academic division and a preliminary space program for the proposed Learning Commons.

Master Plan Themes

The major recommendations are organized around five master plan themes that relate to goals identified in the strategic plan and academic plan, as well as current and future needs identified by faculty, staff, and students.

• Improve Learning Support Services
• Enhance Student Services
• Enrich the Campus Environment
• Focus on STEM
• Invest in Campus Renewal

The majority of the Master Plan recommendations include space in the Begley Building, Center for Science and Technology, and Elston Hall.

EXISTING BUILDINGS
1. Gateway Building
2. School of Music
3. Begley Building
4. Carl B. Taylor Auditorium
5. Stockade Building
6. Center for Science and Technology
7. Elston Hall
8. Casola Addition

Improve Learning Support Services

Modern libraries are flexible learning environments with integrated technology, individual study rooms, and collaborative space for groups activities. One of the priorities for this master plan is to move non-library functions out of the Begley Building and renovate the first and second floors to create a modern, flexible learning environment. The proposed *Learning Commons* will encourage students to utilize library resources and improve access to a full complement of academic support services.

The first floor of the library will be converted to the "active" floor of the Learning Commons. It will include the Learning Center, Tutoring Center, Meeting Rooms, Presentation Practice Rooms, and the Center for Excellence in Teaching. The need for this center was identified in the strategic plan; it will focus on improving teaching practices and developing new pedagogies that enhance student learning. Space will be provided in the Learning Center for the Accounting Lab, Math Lab, and Writing Lab currently located in Elston Hall. A small café will serve the Learning Commons and adjacent auditorium during performances and other community events.

Library functions will be located on the second floor. The stack area will be consolidated on the south side of the building. A large reading area will be located on the north side and will be surrounded by library offices, quiet study rooms, and group study rooms.

Renovations will include replacement of exterior windows, interior finishes, and building mechanical equipment. An allowance for abatement of hazardous materials will also be included. Updated toilet rooms will be provided on each floor.

Begley Building
First Floor

Begley Building
Second Floor
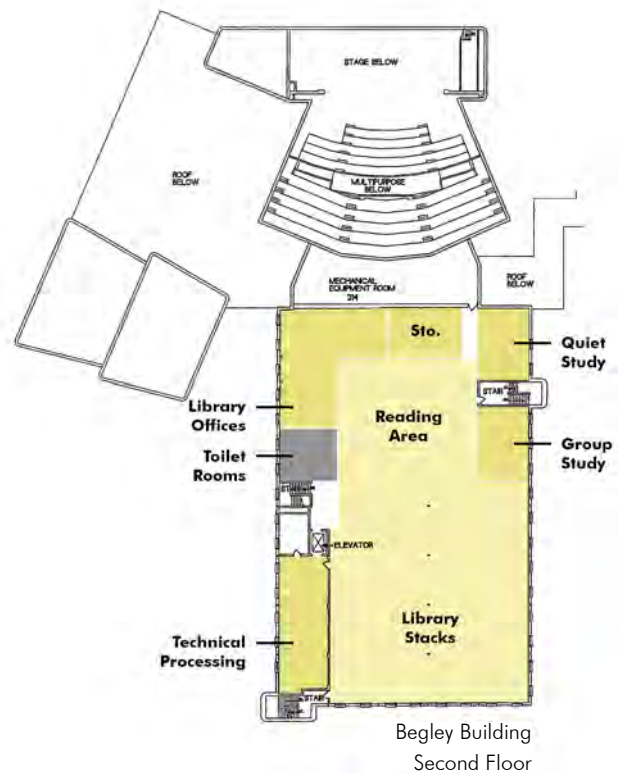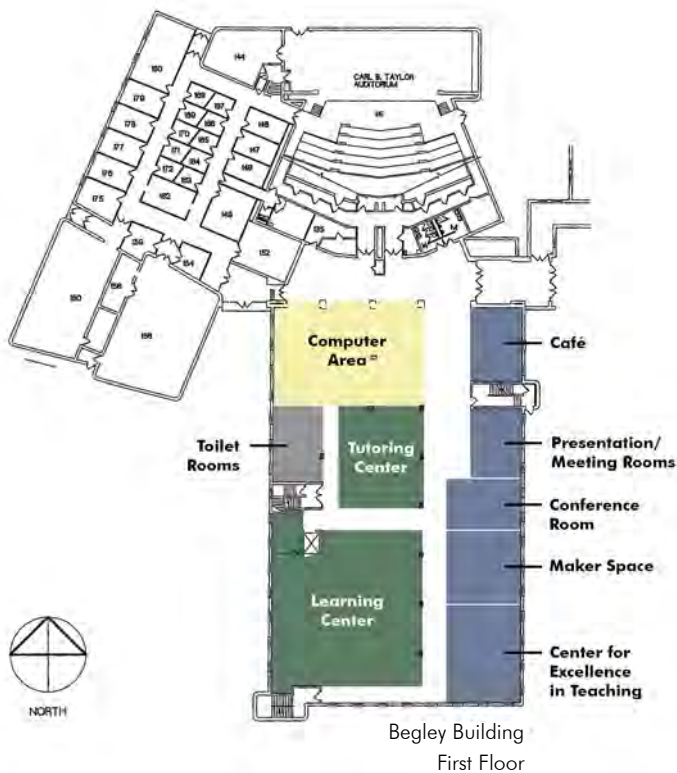
Our College. Our Future.

II. Ensure a Quality, Relevant, Coherent, and Innovative Curriculum

Transform the existing library into a comprehensive Learning Commons that supports learning and is a destination for students, faculty, and the community.

Design and establish a Professional Development Center for full-time and adjunct faculty with programming that focuses on the improvement of teaching practices and the development of new pedagogies, which enhance student learning.

Academic Affairs Strategic Plan

2. Develop and Support Superior Teaching

Identify faculty needs and coordinate appropriate professional development activities.
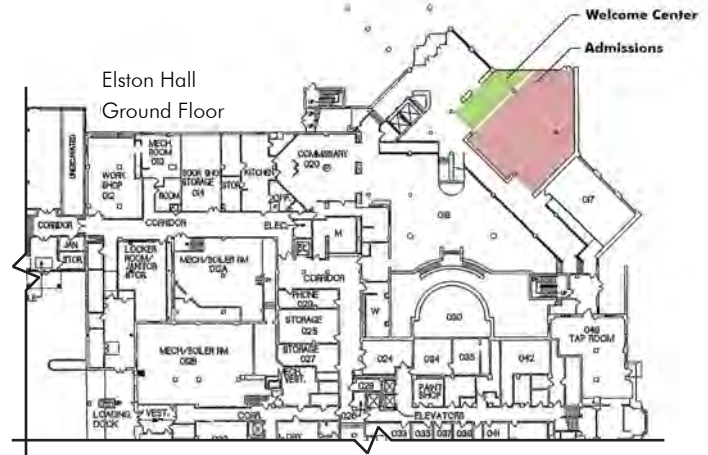
Enhance Student Services

Academic Advising, Bursar, Financial Aid, and Registrar are currently located on the second floor of Elston Hall. The consolidation and reconfiguration of these services will improve student access, support student retention, and address several other needs identified by faculty and staff. The new *Student Services Center* will be located on the first and second floor of the Stockade Building, which will become available after Admissions moves to the ground floor of Elston Hall.

Ideally, all services would be located on the first floor. The amount of space required for each department, however, requires an additional 900 square feet, which will be provided on the second floor. Students will access this space using the stair and elevator immediately adjacent to the reception area. Since student services will remain in their current location during the renovations, services will not be disrupted and there will be no need for swing space.

As shown in the proposed floor plans below, the Student Services Center will be accessed from the hallway that connects Elston Hall to the Begley Building. In addition to a large waiting area, the reception area will include cross-trained staff to answer questions and self-help kiosks to process simple transactions. Students that need additional assistance will be directed to Academic Advising, Bursar, Financial Aid, or Registrar staff located within the Center. A

shared conference room, break room, and storage room will be available to staff and students. The adjacent lecture halls will be utilized for large group sessions.

Once these projects are completed, essential student services will be in an accessible location at the front door of campus. While this location is ideal for student access, the safety of staff must also be carefully considered during design. Staff requested that the reception area in both areas be equipped with deep counters, secure transaction windows, security cameras, and panic buttons.

Elston Hall
Ground Floor

Stockade Building
First Floor
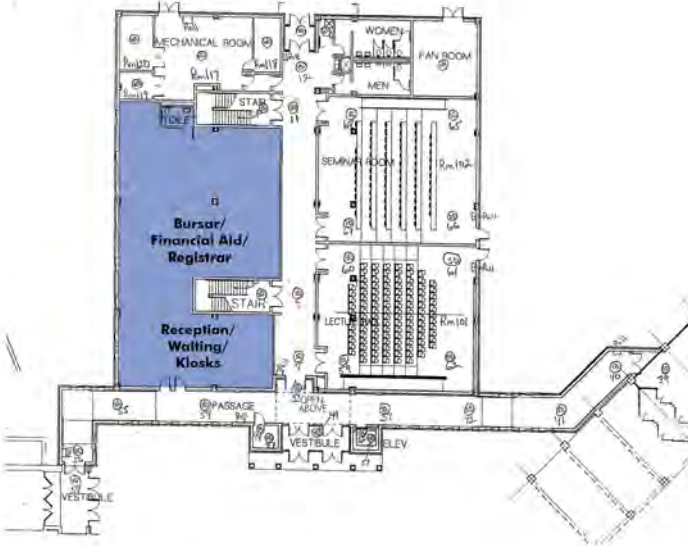
Stockade Building
Second Floor
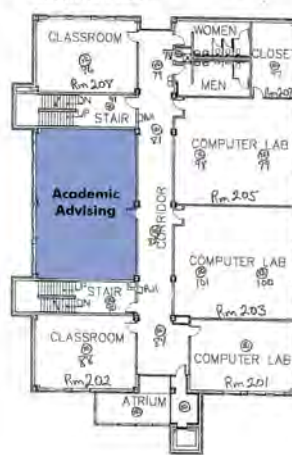
Stockade Building
Third Floor
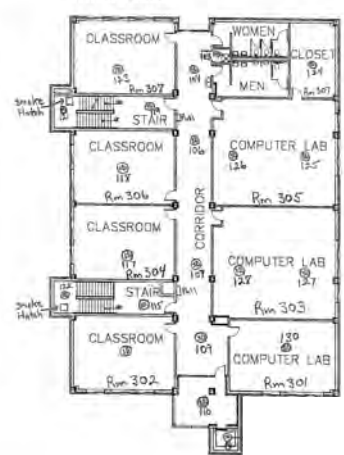
Our College. Our Future.

I. Expand Access and Increase Student Success

Design student services to support student transition from entry to completion and to employment or transfer.

Develop a one-stop student services approach that allows students to move easily between testing, advising, counseling, registration, admissions, financial aid, and payment services both in person and via the web.

Enrich the Campus Environment

The campus currently lacks outdoor gathering spaces, informal meetings areas, and other spaces that support serendipitous student interaction. To encourage students to remain on campus between classes, this master plan includes a large student lounge on the second floor of Elston Hall with areas for individual study, group activities, and student clubs. A portion of the fifth floor will be renovated for small student lounges, study rooms, and a meditation room.

Technology and furniture in classrooms will be updated to enhance the learning environment. Flexible instructional spaces with integrated technology will be created on the fifth floor to provide better support for project-based learning.

Faculty offices within each division will be collocated to provide better access for students and an identifiable "home." Each office suite will include faculty offices, adjunct offices, and collaborative space.
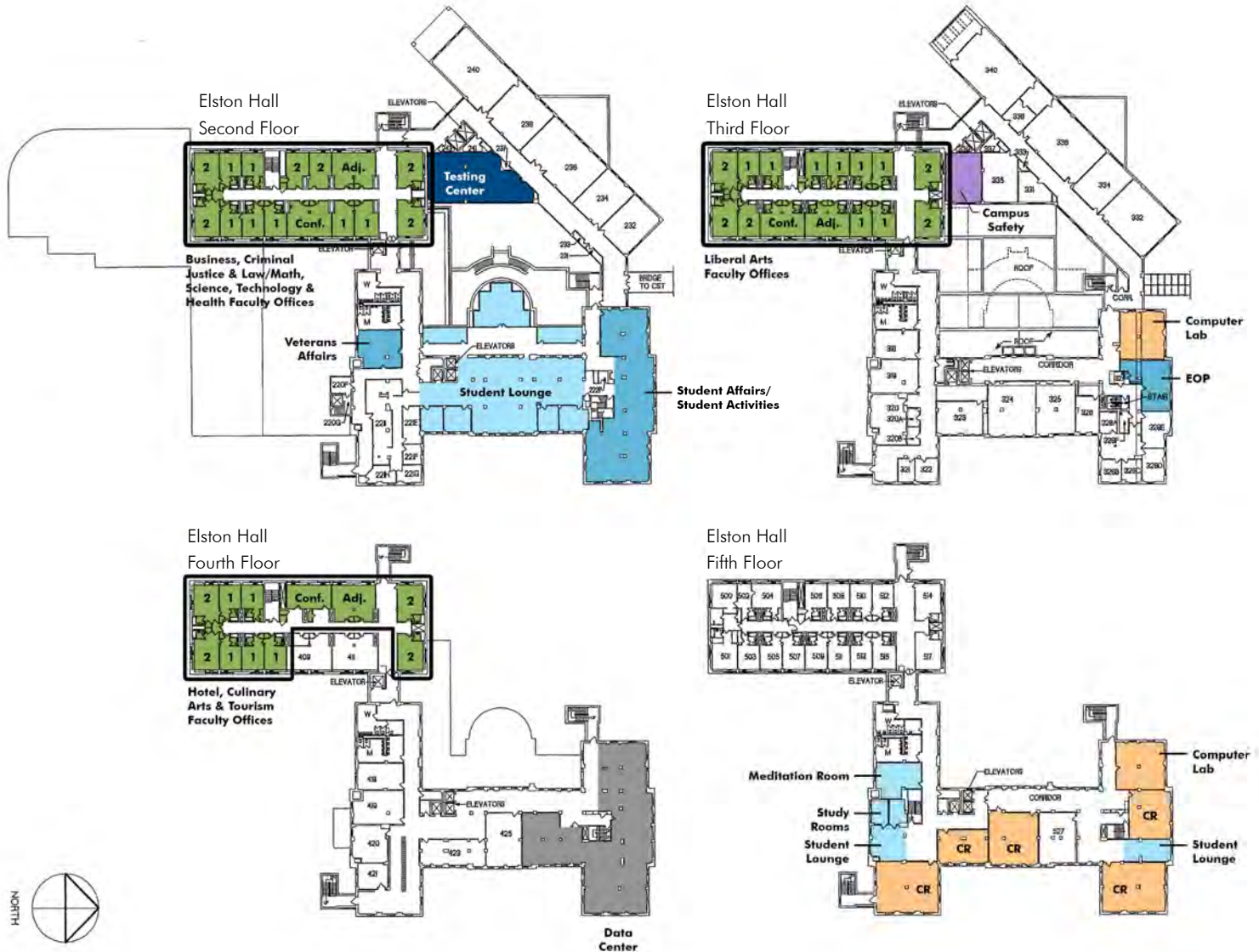
Elston Hall
Second Floor

Business, Criminal
Justice & Law/Math,
Science, Technology &
Health Faculty Offices

Testing Center

Veterans Affairs

Student Lounge

Student Affairs/
Student Activities

Elston Hall
Third Floor

Liberal Arts
Faculty Offices

Campus Safety

Computer Lab

EOP

Elston Hall
Fourth Floor

Hotel, Culinary
Arts & Tourism
Faculty Offices

Data Center

Elston Hall
Fifth Floor

Meditation Room

Study Rooms

Student Lounge

Computer Lab

CR

Student Lounge

NORTH

Focus on STEM

Many of the fastest growing industries in New York State and across the country are related to science and technology. To support these academic programs at SCCC, new science labs were recently constructed on the sixth floor of Elston Hall and a new Nanotechnology Lab was created in the Center for Science and Technology (CST). The remaining labs in CST, however, are in fair condition and do not support current teaching modalities.

Based on the results of the instructional space utilization study, only one science lab exceeded available capacity during the Fall 2016 semester. Since new science labs were recently constructed on the sixth floor of Elston Hall, no additional labs will be required to support current enrollment.

As part of this master plan, the General Chemistry Lab, Organic Chemistry Lab, Physics Lab, Information Technology Lab, and Networking Lab in CST will be updated to improve the learning environment and better prepare students for the workplace. Renovations will provide new interior finishes, casework, furnishings, and equipment. Existing windows will be replaced and the HVAC system will be updated.

In order to renovate the building while maintaining operations, swing space must be provided. The estimates of probable cost, therefore, include the cost for temporary lab space. This cost may be reduced by temporarily utilizing the Earth Science Lab on the third floor of Elston Hall during the renovations.

Additional interior work will include renovating the office space, support space, and toilet rooms. Exterior improvements replace windows and soffits and repair exterior walls. The bridge that connect Elston Hall to CST will also be renovated to improve the pedestrian route from the main campus.

CST
Second Floor

CST
Third Floor

CST
First Floor

NORTH

Invest in Campus Renewal

Funding for new construction projects and capital expenditures has been dramatically reduced in the last ten years. In order to continue to provide quality academic programs and services, it is essential for community colleges to adapt to these changing economic realities. Investing in existing facilities and achieving better utilization from existing space become more important. As a result, the planning team looked at strategies to reconfigure existing space to consolidate resources and improve efficiency. An instructional space utilization study was conducted to identify opportunities for improved utilization. The study found capacity in classrooms and class labs for additional course meetings, as well as an opportunity to increase enrollment in course sections.

All master plan projects have been focused on renewal of existing facilities rather than construction of new facilities. The cost and phasing of each project were carefully considered to minimize the amount of swing space required and avoid stranding investment. The detailed phasing plans included in Appendix D are summarized below. The new Learning Commons was identified as the top priority and should be completed during the first phase of master plan implementation.

The total estimated cost of all projects identified in this master plan update, escalated to 2019, is $30,853,000. Much of this investment will be in the Begley Building and Elston Hall. "Other Projects" include the pedestrian bridge, emergency generator, storm drainage system, fire alarm system, outdoor gathering spaces, parking lot improvements, campus-wide signage project, and roof repairs at the Gateway Building.

Building	Estimated Cost
Elston Hall	$10,782,000
Begley Building	$9,243,000
Center for Science & Technology	$5,838,000
Stockade Building	$1,122,000
Other Projects	$3,868,000
Total	**$30,853,000**

Cost Summary
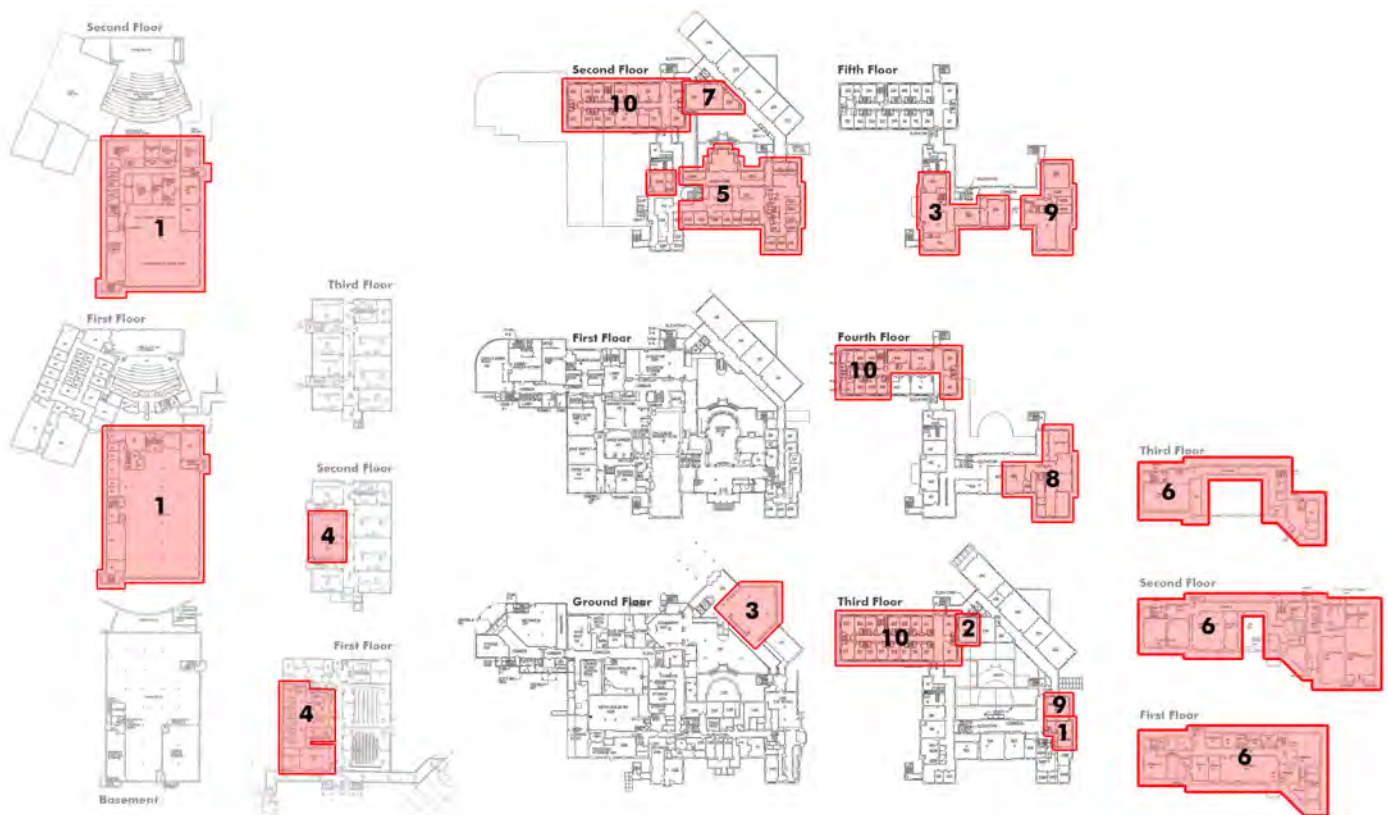
Our College. Our Future.

III. Invest in Campus Renewal

Build an effective facilities management structure to provide a safe, clean, well-maintained, and inviting environment to support students, faculty, employees, and the community.

Assessment of Conditions

Facilities Conditions Assessment

A comprehensive assessment of all facilities on the main campus was completed in 2013 and is included in Appendix A. The information gathered for that assessment was used to inform the recommendations of this master plan. Based on information provided by SCCC, the following projects are in progress or have been completed:

Projects Completed

- Construct the Canal Side Café and a convenience store on the ground floor of Elston Hall.
- Create a casino lab on the second floor of Elston Hall.
- Replace glass in the greenhouse adjacent to the science labs on the third floor of Elston Hall.
- Renovate space on the fourth floor of Elston Hall for the Honors Program and a wellness area.
- Renovate space on the fifth floor of Elston Hall for a quiet study area.
- Construct science labs on the sixth floor of Elston Hall.
- Create a Nanotechnology Lab in the Center for Science and Technology.
- Create a culinary greenhouse near the Casola Dining Room on the first floor of Elston Hall.
- Replace equipment in the culinary arts kitchen.
- Construct an outdoor culinary arts classroom.
- Renovate the first floor of the Kindl Building for Workforce and Community Development.
- Begley Building Roof Replacement
- Elston Hall North Addition Roof Replacement
- Elston Hall B-Wing Roof Replacement
- Elston Hall Entrance Floor Replacement
- Elston Hall Basement Stabilization
- Center for Science and Technology Boiler Replacement

New Science Lab in Elston Hall

Capital Project Requests

The following projects have been submitted to the Schenectady County Legislature for the 2017 - 2022 Capital Fund:

- Renovate the Begley Building to create a new Learning Commons.
- Replace two passenger elevators and two freight elevators in Elston Hall.
- Renovate restrooms in Elston Hall.
- Replace entrance doors in Elston Hall.
- Replace entrance doors in the Begley Building.
- Install a heating and cooling system for the hallway that connects Elton Hall, the Stockade Building, and the Begley Building.
- Install new equipment to provide better heating and cooling for the pedestrian bridge.
- Construct sidewalks at emergency exits throughout campus.

Kindl Building

The Kindl Building was donated to SCCC in 2009. Several years later, Schenectady County, the State University of New York, and the Empire State Development Fund invested in renovating the first floor for Workforce and Community Development. In addition to creating office and classroom space, the work included the following:

• Replace Roof
• Repair/Paint Exterior Walls
• Replace Windows
• Provide New Elevator and Stair
• Abate Hazardous Materials

The College is now exploring potential uses for the second and third floors of the building. For occupancy, the following work will be required:

• Interior finishes on both floors are in poor condition and will be replaced.
• Windows on the east side were not replaced during the original renovations. These windows will be replaced with double-glazed, energy-efficient units.
• Mechanical and electrical systems will be modified or replaced to accommodate the proposed use and configuration.
• Renovations will include abatement of hazardous materials on the second and third floors.
• There is a level change of approximately 3'-0" on the second floor. A ramp or lift will be required to provide an accessible route from one side of the building to the other.
• The third floor will require a second means of egress unless the occupant load does not exceed 50 people and the exit access travel distance does not exceed 75 feet. A fire escape is an acceptable means of egress.
• Additional toilet rooms will be required on the second and third floors.

Once these areas are fully renovated, SCCC will have access to an additional 4,717 square feet (SF) on the second floor and 1,594 SF on the third floor of the Kindl Building. These areas could be utilized for additional space to support the growing Workforce and Community Development programs.

The space could also be used as an incubator space for local business and industry. By providing office and support space to local organizations, SCCC will continue to serve as a resource and catalyst for regional economic development.

Finally, there is an opportunity to lease some of the space to strategic partners, such as companies interested in the Start-Up New York program. These partnerships will help strengthen SCCC's relationship with local, state, and federal organizations and potentially enhance the quality of the academic programs offered at SCCC.

The College is currently exploring grant opportunities for this work. The cost for the renovations was, therefore, not included in this master plan.

Kindl Building

First Floor Classroom

The second and third floors will need to be renovated before they can be occupied by SCCC.

Analysis of Space Needs

Campus Input

The planning team made a concerted effort to involve all members of the college community in the master plan process. Community leaders, faculty, staff, and students were asked to share their thoughts about the future of the College during campus interviews and an informal open session.

Community Leader Survey

Community leaders were contacted and asked to complete an anonymous survey. The intent of the survey was to help the planning team determine how the College is perceived by the community, how well current academic and continuing education offerings address the needs of the region, and what the community would like to see from the College in the future. The survey responses are included in Appendix B.

Campus Interviews

The planning team conducted interviews with over thirty members of the college community. Faculty, staff, and students were asked to comment on the condition of current space, predict future space needs, and identify other campus issues. The following represent the "common threads" heard during the interviews:

Campus Facilities

- Enhance view of main campus from State Street and Washington Avenue
- Improve appearance of outdated facilities
- Improve the main entrance (from parking lots) of Elston Hall
- Display the history of the region and the Van Curler Hotel throughout campus
- Reconfigure and expand the bookstore
- Renovate and expand campus dining facilities
- Provide additional wayfinding signage *(in progress)*
- Update heating and cooling systems
- Provide emergency power for the campus (generator)
- Provide electronic locks on all entrance doors to allow campus safety to "lockdown" the campus in the event of an emergency situation
- Install a mass notification system
- Improve wireless connectivity throughout campus

Academic Space

- Create an identity for each academic division
- Expand academic program offerings
- Provide space that supports project-based learning
- Update classrooms with appropriate technology and flexible furnishings
- Update the science and technology labs
- Provide additional space for adjunct faculty
- Transform the library into a modern learning environment

Existing Science Lab

Begley Library

Support Space

- Consolidate Student Services
- Expand and relocate the Testing Center
- Provide additional informal meeting spaces
- Provide additional space for student and community events
- Provide amenities, such as additional lounge space and a meditation room, to keep students on campus between classes
- Create a Donor Recognition Wall and Alumni Hall of Fame
- Consolidate the Data Center on the fourth floor of Elston Hall

Open Session

To engage students in the master planning process, an open session was held in Stockade Building 101 and the Elston Hall student commons. Participants were asked to provide information on the things they like about the campus and the things they want improved. The most commons responses are included below. A complete list of the responses is included in Appendix C.

The thing I like most about the SCCC campus is:

- Convenient location
- New facilities - Center City, Kindl Building
- New Science Labs in Elston Hall
- Quiet lounge space
- Student Commons
- Student activities
- Personality of Elston Hall
- Historical roots
- Commitment of teachers
- Student diversity

One thing that would improve the SCCC campus is:

- Additional space for student gathering
- Upgraded elevators *(in progress)*
- Some facilities need a "facelift"
- Improve main entrance/first impression
- More space for student activities
- Improve toilet rooms *(in progress)*
- Improve wireless connectivity
- Provide additional wayfinding signage *(in progress)*
- Update Science Labs
- Expand food options

Instructional Space Utilization

Since this master plan does not recommend the construction of any new space, it is particularly important for the College to make efficient use of its existing instructional space. The planning team conducted a utilization study for all instructional spaces in use during the Fall 2016 semester.

There are three variables in the space utilization equation: the square footage per student station; the percentage of available hours; and the percentage of seats filled. A change in any one of these variables has an effect on the utilization of the space. The following criteria, which are based on SUNY Space Planning Guidelines, were used for this study:

Square Footage per Student Station

- Classrooms should have between 20 and 25 square feet per station to allow for project-based learning and other group activities
- Computer labs should have a minimum of 35 square feet per station
- Science and technology labs should have between 40 and 50 square feet per station based on the type of activities that will occur in the space

Hourly Utilization

- Classrooms should be scheduled for a minimum of 30 hours over the course of a 40-hour week
- Class labs should be scheduled for a minimum of 24 hours over the same period. (The lower hourly target provides additional time for instructors to prepare experiments and for students to complete out-of-class work.)

Seat Utilization

- In classrooms, 67 percent of the seats should be filled when a class is in session.
- Since lab space is more expensive to operate and students often work in pairs, 80 percent of the seats should be filled when a class is in session.

Utilization Results

The utilization study included an analysis of weekly student contact hours. The minimum number of available weekly student contact hours for each classroom was calculated based on the number of stations in the classroom and the utilization targets described above. While this analysis does not take into account the qualitative aspects of existing classrooms, such as the type of seating and the presence of instructional technology, it does provide an overview of utilization sufficient enough to arrive at recommendations.

The study found that approximately 75 percent of the classroom weekly student contact hour capacity was utilized during the semester. An additional 6,878 weekly student contact hours could be scheduled on the main campus before additional classroom space is required. In addition to

this capacity, the lecture halls in the Stockade Building were not scheduled during the Fall 2016 semester and could be utilized for larger classes.

The study also identified classrooms that were utilized for less than 50 percent of their weekly student hour capacity. The following rooms were substantially underutilized:

- Elston Hall 325 (3.2%)
- Stockade Building 201 (14.3%)
- Elston Hall 411 (23.2%)
- Elston Hall 420 (33.3%)
- Elston Hall 342 (34.3%)
- Begley Building 212 (34.5%)
- Stockade Building 301 (49.0%)

While not heavily scheduled for credit courses, the College reported that Elston Hall 325 and Stockade Building 201 were utilized extensively for non-credit courses during the semester.

The weekly student contact hour capacity for each class lab was also calculated based on the number of stations in the lab and minimum utilization targets. A much smaller percentage (38 percent) of the weekly student contact hour capacity was utilized in class labs during the semester. A more detailed analysis of the science and technology labs is included on the next page.

An analysis of weekly student contact hours by seating capacity revealed another opportunity to improve utilization. The study found that the average section size for classes held within some classrooms was substantially less than the capacity of those classrooms. For example, the average section size in classrooms that seat between 40 and 49 students was only 22 students. This is substantially less than the minimum seat utilization target range of between 27 and 33 students. This presents the College with an opportunity to schedule larger sections or increase the station sizes to better support project-based learning and other group activities.

Building Name	Average Class Size	Number of Stations	Hourly Target	Seat Fill Target	WSCH Capacity	WSCH Utilized	Percent Utilized
Classrooms							
Begley	15.8	19	30	67%	382	174	45.6%
Elston	20.6	823	30	67%	16,542	11,908	72.0%
Stockade	21.5	523	30	67%	10,512	8,477	80.6%
Classroom Total					27,437	20,559	74.9%
Class Labs							
CST	14.0	149	24	80%	2,861	1,043	36.5%
Elston	15.2	220	24	80%	4,224	1,663	39.4%
Class Lab Total					7,085	2,706	38.2%

Classroom and Class Lab Utilization by Building

Seating Capacity	Average Class Size	Number of Stations	Hourly Target	Seat Fill Target	WSCH Capacity	WSCH Utilized	Percent Utilized
Classrooms							
10-19	16.8	72	30	67%	1,447	1,326	91.6%
20-29	14.4	140	30	67%	2,814	1,270	45.1%
30-39	20.6	373	30	67%	7,497	6,448	86.0%
40-49	22.0	680	30	67%	13,668	10,051	73.5%
50-59	26.7	100	30	67%	2,010	1,464	72.8%
Classroom Total					27,437	20,559	74.9%
Class Labs							
10-19	7.0	29	24	80%	557	65	11.7%
20-29	15.8	240	24	80%	4,608	2,300	49.9%
Casola Dining Room		100	24	80%	1,920	341	17.8%
Class Lab Total					7,085	2,706	38.2%

Classroom and Class Lab Utilization by Seating Capacity

As master plan projects are implemented, some existing classrooms will be repurposed. For example, the classroom on the second floor of the Begley Library will be renovated for additional library support space when the Learning Commons is created. While the results of the utilization study indicate that many of these classrooms could be repurposed without a significant impact on the course schedule, the new project-based learning classrooms that will be created on the fourth and fifth floors of Elston Hall will offset the potential loss of classroom weekly student contact hour capacity.

As shown below, the seven classrooms that will be repurposed included 3,364 weekly student contact hours during the Fall 2016 semester. The new classrooms and computer labs in Elston Hall, if constructed, could accommodate 3,337 weekly student contact hours.

These additional classrooms could be constructed as enrollment grows; new academic programs are introduced; or the College trends towards project-based learning and other types of teaching that require specialized instructional space.

Utilization of science labs was examined in detail to determine whether additional labs are required. Elston 336, shown in red below, was the only lab that met utilization targets during Fall 2016. No additional science labs will be required to support current enrollment.

Location	Number of Stations	NASF per Station	Hourly Target	Seat Fill Target	WSCH Capacity	WSCH Utilized	Percent Utilized
Existing Classrooms to be Repurposed							
Begley 212	19	20.1	30	67%	382	174	45.6%
Elston 239	30	17.7	30	67%	603	537	89.1%
Elston 245	40	14.7	30	67%	804	626	77.9%
Elston 341	40	14.7	30	67%	804	276	34.3%
Stockade 106	35	15.1	30	67%	704	394	56.0%
Stockade 204	40	17.3	30	67%	804	609	75.7%
Stockade 206	40	17.3	30	67%	804	748	93.0%
Total					4,904	3,364	68.6%
New Classrooms							
Elston Hall	20	35	30	67%	402	0	0.0%
Elston Hall	20	35	30	67%	402	0	0.0%
Elston Hall	24	25	30	67%	482	0	0.0%
Elston Hall	24	25	30	67%	482	0	0.0%
Elston Hall	24	25	30	67%	482	0	0.0%
Elston Hall	24	25	30	67%	482	0	0.0%
Elston Hall	30	25	30	67%	603	0	0.0%
Total					3,337	0	0.0%

Impact on Classrooms

	Existing Location	Number Stations	Hourly Target	Seat Fill Target	WSCH Capacity	WSCH Utilized	Percent Uilized
Biology							
Anatomy & Physiology	Elston 340	24	24	80%	461	388	84.2%
Biology	Elston 609	18	24	80%	Not Scheduled in Fall 2016		
Biology	Elston 611	18	24	80%	Not Scheduled in Fall 2016		
Microbiology	**Elston 336**	**24**	**24**	**80%**	**461**	**473**	**102.6%**
Chemistry							
General Chemistry	CST 202	24	24	80%	461	260	56.4%
Organic Chemistry	CST 104	24	24	80%	461	224	48.6%
Earth and Planetary Sciences							
Earth Science	Elston 332	28	24	80%	538	48	8.9%
Physics							
Physics	CST 215	24	24	80%	461	270	58.6%
Science Labs Total					2,842	1,663	58.5%

Utilization of Science Labs

Master Plan Recommendations

Introduction

Since the 2013 master plan, a significant investment has been made in SCCC's facilities. Projects have been completed in the Begley Building, Center for Science and Technology, and Elston Hall. An additional investment is required to implement projects that will enable the College to increase enrollment, improve retention, and meet the needs of faculty, staff, and students.

This section includes detailed descriptions of master plan recommendations and proposed capital projects. When existing facilities are renovated, special attention should be given to increasing wireless connectivity, improving instructional technology, and creating informal learning spaces throughout campus.

Project Descriptions

The master plan projects identified in this section are organized by building. Priority projects can be completed individually or in conjunction with more comprehensive building renovations. Each project description includes a list of facilities maintenance projects, required swing space, estimates of probable cost, space programs, and diagrammatic floor plans.

Facilities Maintenance Projects

Facilities maintenance projects were identified as part of the 2013 Facilities Master Plan and are included in Appendix A. These projects are recommended to improve building conditions, maintain existing infrastructure, and bring the campus into compliance with current building code and accessibility requirements. Many of these maintenance projects have been combined with master plan recommendations to create comprehensive capital projects, as shown herein.

Swing Space

In order to transform existing space, it may be necessary to temporarily relocate building occupants during renovations. Space used to facilitate renovation and construction projects is commonly referred to as "swing space." Every effort has been made to phase projects so that occupants only move once (from their current space to their proposed space), thereby eliminating the need for swing space. Several projects, however, will require the use of swing space.

Estimates of Probable Cost

Due to the volatility of the construction market, it is difficult to accurately predict costs several years into the future. Master Plan level cost estimates were developed based on square footage using information from existing floor plans and the physical space inventory provided by the College. Each estimate includes an allowance for soft costs and escalation to 2019. Soft costs include contingencies, professional fees, furnishings, equipment, and other items not included in construction costs. Cost estimates do not include construction management fees, insurance, legal fees, or moving expenses.

Escalation was calculated at a rate of 3.5 percent per year and should be adjusted for any projects completed after 2019. All cost estimates should be reviewed prior to obtaining funding for any project.

Space Programs and Floor Plans

Major master plan projects are accompanied by space programs and diagrammatic floor plans. Space programs were developed based on information obtained during campus interviews and subsequent meetings with the Steering Committee. Newly created spaces are shown in yellow highlighting. While the space programs are an accurate reflection of current space needs, they should be verified again when projects are implemented.

SCCC Campus

Begley Building

Master Plan Projects

Learning Commons

Renovations to the first floor will include the Learning Center, Tutoring Center, Center for Excellence in Teaching, and other shared spaces. All library functions will be consolidated on the second floor. To enable the renovations, swing space will be required for some of the functions currently located in the building.

Auditorium Upgrades

Upgrades to the Carl B. Taylor Community Auditorium will include refinishing the stage floor, replacing interior finishes, lighting and accessibility upgrades, and extending the fire protection system for full building coverage.

Basement Upgrades

The concrete floor in the basement adjacent to the overhead doors is deteriorating and in poor condition. As part of this project, the floor will be repaired and rusted metal doors will be replaced.

Toilet Rooms Upgrades

Once the library and auditorium are renovated, the toilet rooms in the lobby should also be upgraded with new finishes and plumbing fixtures.

Learning Commons - Proposed Floor Plans

Facilities Maintenance Projects

- Replace Windows
- Replace Exterior Sealant
- Replace Interior Finishes
- Replace HVAC System and Upgrade Controls
- Refinish Stage in Auditorium
- Upgrade Lighting in Auditorium
- Extend Fire Protection System to Auditorium
- Replace Plumbing Fixtures in Toilet Rooms
- Accessibility Upgrades

Estimate of Probable Cost

Learning Commons	$8,713,000
Auditorium Upgrades	$386,000
Basement Upgrades (Allowance)	$50,000
Toilet Room Upgrades	$94,000
Building Total	**$9,243,000**

Begley Building
First Floor

Begley Building
Second Floor
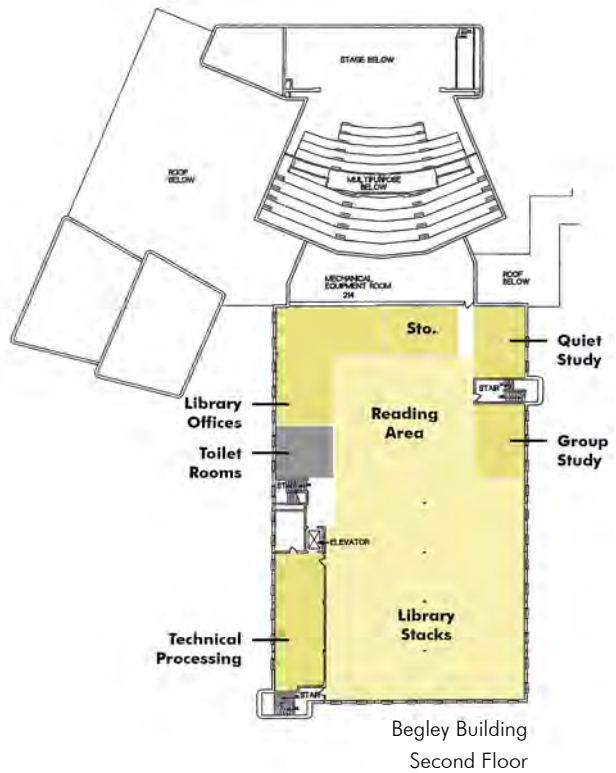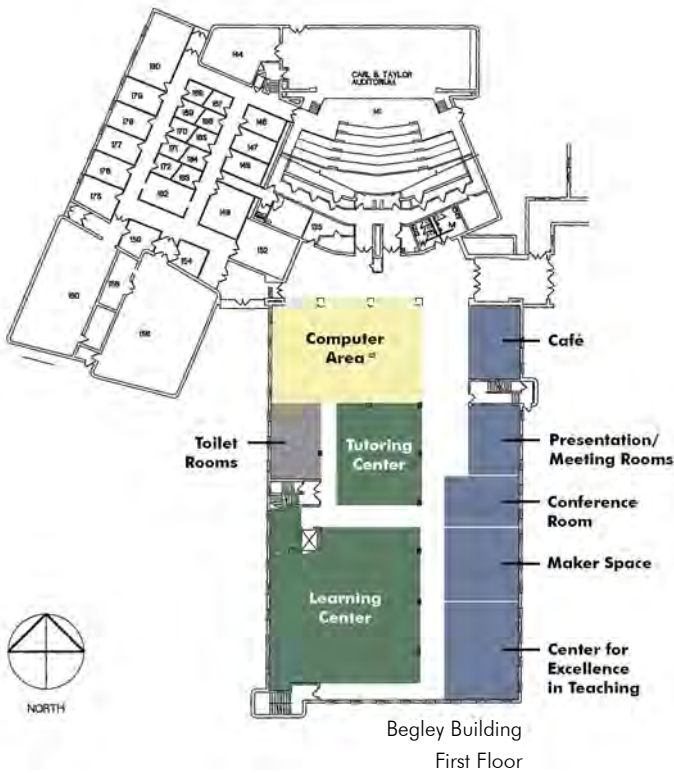
Learning Commons - Proposed Space Program

	Existing Location	Number Stations	Station Size	Proposed NASF	Notes
Library					
Circulation Desk	Begley 126	N/A	N/A	480	Includes Circulation Office
Director's Office	Begley 118	1	180	180	Library Director
Staff Offices	Begley Building	5	120	600	4 FT Staff; PT Staff (share an office)
Reference Office	Begley 115	N/A	N/A	240	
Technical Processing Office	Begley Building	N/A	N/A	1,000	
Staff Workroom	Begley 123	N/A	N/A	400	
Computer Area	Begley Building	N/A	N/A	2,400	
Reading Area	Begley Building	N/A	N/A	2,400	
Stack Area	Begley Building	N/A	N/A	6,500	
Quiet Study	New	N/A	N/A	600	Also used as Multimedia Viewing Room
Group Study	New	4	20	80	Seating for 4; Also used as Multimedia Viewing Room
Group Study	New	4	20	80	Seating for 4; Also used as Multimedia Viewing Room
Group Study	Begley 225	8	20	160	Seating for 8
Group Study	Begley 226	8	20	160	Seating for 8
Storage	Begley Building	N/A	N/A	400	
Library Total				**15,680**	
Learning Center					
Director's Office	New	1	180	180	Learning Center Director
Coordinator's Office	Begley 210	1	120	120	Tutoring Center Coordinator
Staff Office	New	1	120	120	PT Staff
Writing Lab	Elston 523 & 525	44	VARIES	1,300	20 Computers; 24 Workstations
Math Lab	Elston 518	32	VARIES	950	10 Computers; 24 Workstations
Accounting Lab	Elston 330	20	35	700	20 Computers
Tutoring Center	Begley 203	N/A	N/A	1,200	
Learning Center Total				**4,570**	
Shared Space					
Center for Excellence in Teaching	New	32	VARIES	1,080	24 Computers; Conference Table for 8
Café	New	N/A	N/A	600	
IT Help Desk	New	N/A	N/A	80	
Maker Space	New	N/A	N/A	800	
Conference Room	Begley 104	20	30	600	Conference Table for 20
Presentation Room	Begley 224	8	VARIES	240	Conference Table for 8; Computer Workstation
Presentation Room	New	8	VARIES	240	Conference Table for 8; Computer Workstation
Shared Space Total				**3,640**	

Learning Commons - Estimate of Probable Cost

	Proposed GSF	Cost per GSF	Construction Cost	Notes
Library Computer/Reading/Stack Area	12,195	$200	$2,439,000	
Library Support	5,470	$155	$848,000	Includes Offices, Study Rooms, and Storage
Learning Center	5,155	$180	$928,000	Includes Learning Center and Tutoring Center
Maker Space	865	$180	$156,000	
Center for Excellence in Teaching	1,150	$180	$207,000	
Café	565	$220	$125,000	
Toilet Rooms	1,025	$275	$282,000	
Circulation	4,330	$90	$390,000	Includes Corridors and Stairs
Replace Windows	2,960	$70	$208,000	Based on 2013 Facilities Master Plan
Replace Exterior Sealant			$50,000	Based on 2013 Facilities Master Plan
Hazardous Materials	30,755	$12	$370,000	Assume Hazardous Materials - 1978 Construction
			$6,003,000	
	Escalation to 2019		$451,000	
	Construction Total		**$6,454,000**	
	Soft Costs (35%)		$2,259,000	
	Project Total		**$8,713,000**	

Stockade Building

Master Plan Projects

Student Services Center

Academic Advising, Bursar, Financial Aid, and Registrar are currently located on the second floor of Elston Hall. These services will be consolidated on the first and second floors of the Stockade Building to improve student access, retention, and completion.

The first floor of the new Student Services Center will include a large waiting area and reception area with cross-trained staff to answer questions and self-help kiosks to process transactions. Students that need additional assistance will be directed to offices for Academic Advising, Bursar, Financial Aid, or Registrar located within the center.

A shared conference room, break room, and storage room will be available to staff and students. The adjacent lecture halls will be utilized for large group sessions.

Replace Carpet in Lecture Hall

Carpet in the lecture halls is in fair condition and will be replaced as part of the renovations.

Mechanical Equipment Upgrades

The mechanical equipment upgrades identified in the 2013 Facilities Master Plan include replacing existing natural draft hot water boilers, primary and secondary water pumps, and automatic flush valves. Existing systems controls will be upgraded when the equipment is replaced.

Facilities Maintenance Projects

- Replace Interior Finishes
- Replace Boilers
- Replace Water Pumps
- Upgrade Systems Controls

Estimate of Probable Cost

Student Services Center	$935,000
Replace Carpet in Lecture Halls	$24,000
Mechanical Equipment Upgrades	$163,000
Building Total	**$1,122,000**

Student Services Center - Proposed Floor Plans

Stockade Building
First Floor

Stockade Building
Second Floor

Stockade Building
Third Floor

NORTH
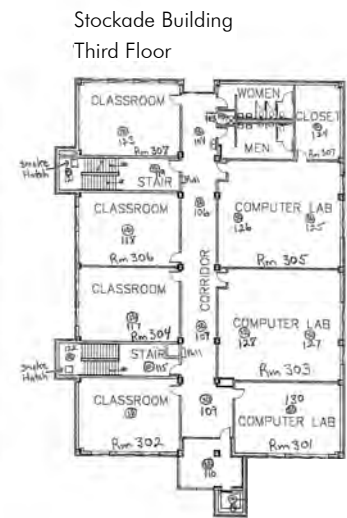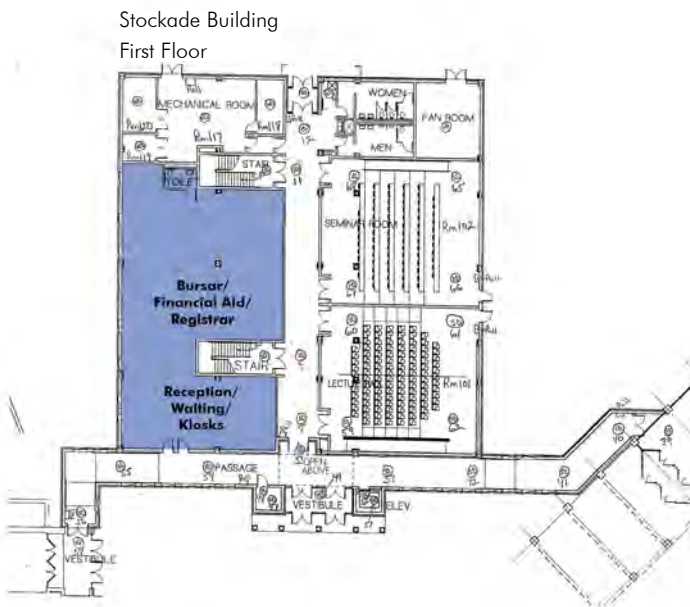
Student Services Center - Proposed Space Program

	Existing Location	Number Stations	Station Size	Proposed NASF	Notes
Student Service Center					
Reception Area	New	8	80	640	Cross-Trained Staff; Shared Workstations
Waiting Area	New	N/A	N/A	400	
Self-Help Kiosks	New	6	35	210	6 Self-Help Kiosks
Academic Advising	Elston 222	9	VARIES	760	5 FT Staff Offices; Shared Workstations
Bursar	Elston 219A	1	120	120	1 FT Staff Office
Financial Aid	Elston 221	4	120	480	4 FT Staff Offices
Registrar	Elston 215	2	120	240	2 FT Staff Offices
Conference Room	New	8	30	240	Conference Table for 8
Break Room	New	N/A	N/A	240	
Storage	New	N/A	N/A	120	
Student Service Center Total				**3,450**	

Student Services Center - Estimate of Probable Cost

	Proposed GSF	Cost per GSF	Construction Cost	Notes
Academic Advising	900	$155	$140,000	
Bursar/Financial Aid/Registrar	3,240	$155	$503,000	Includes Reception Area and Shared Spaces
			$643,000	
		Escalation to 2019	$49,000	
		Construction Total	**$692,000**	
		Soft Costs (35%)	$243,000	
		Project Total	**$935,000**	

Center for Science & Technology

Master Plan Projects

Science and Technology Labs

The results of the instructional space utilization study indicated that only one science lab exceeded available capacity during the Fall 2016 semester. No additional labs will be required to support current enrollment. However, the existing labs in the Center for Science & Technology will be renovated.

The General Chemistry Lab, Organic Chemistry Lab, Physics Lab, Information Technology Lab (formerly the Alternative Energy Lab), and Networking Lab are in fair condition and will be updated as part of this master plan. Renovations will include new windows, interior finishes, casework, furnishings, and equipment. Building systems will be updated to reflect the proposed use and configuration.

In order to renovate the building while maintaining operations, swing space must be provided. The cost for swing space may be reduced by temporarily utilizing the Earth Science Lab during the renovations.

Office and Support Space

Additional work in the building will include updating office space, support space, and toilet rooms.

Exterior Improvements

In addition to interior renovations, the exterior of the building will be refreshed. The work will include repairing exterior concrete walls, replacing deteriorated soffits, and installing additional site lighting.

Facilities Maintenance Projects

- Patch and Refinish Exterior Concrete Walls
- Replace Windows
- Replace Soffits
- Replace Interior Finishes
- Replace HVAC System
- Upgrade Systems Controls
- Upgrade Lighting
- Replace Plumbing Fixtures in Toilet Rooms
- Accessibility Upgrades

Estimate of Probable Cost

Science and Technology Labs	$3,544,000
Office and Support Space	$2,144,000
Exterior Improvements (Allowance)	$150,000
Building Total	**$5,838,000**

Science and Technology Labs - Proposed Floor Plans

CST
Second Floor

CST
Third Floor

CST
First Floor
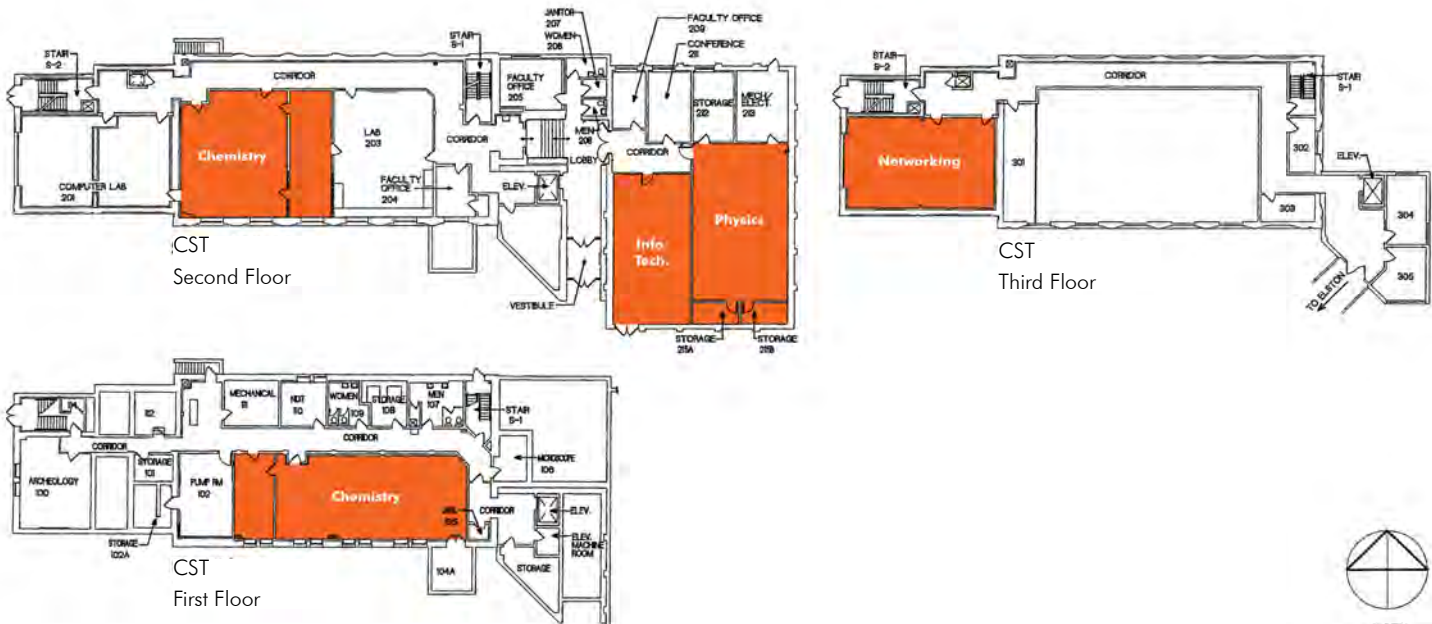
Science and Technology Labs - Proposed Renovations

	Existing Location	Number Stations	Station Size	Proposed NASF	Notes
Biology					
Anatomy & Physiology	Elston 340	24	43.0	1,033	Existing to Remain
Service	Elston 338	N/A	N/A	135	Existing to Remain
Biology	Elston 609	18	42.5	765	Existing to Remain
Biology	Elston 611	18	40.3	725	Existing to Remain
Microbiology	Elston 336	24	42.7	1,025	Existing to Remain
Service	Elston 338	N/A	N/A	135	Existing to Remain
Chemistry					
General Chemistry	*CST 202*	*24*	*43.8*	*1,050*	*Renovate*
Service	*CST 202A*	*N/A*	*N/A*	*120*	*Renovate*
Organic Chemistry	*CST 104*	*28*	*31.2*	*874*	*Renovate*
Service	*CST 103*	*N/A*	*N/A*	*575*	*Renovate*
Earth and Planetary Sciences					
Earth Science	Elston 332	24	37.2	892	Existing to Remain
Physics					
Physics	*CST 215*	*24*	*46.9*	*1,126*	*Renovate*
Service	*CST 215A&B*	*N/A*	*N/A*	*200*	*Renovate*
Science Labs Total				**8,655**	
Computer and Information Sciences					
Networking	*CST 300*	*24*	*41.0*	*984*	*Renovate*
Computer Architecture	Elston 527	24	30.0	720	Existing to Remain
Nanotechnology	CST 203	12	78.3	940	Existing to Remain
Service	CST 202B	N/A	N/A	288	Existing to Remain
Alternative Energy	*CST 217*	*24*	*37.2*	*893*	*Renovate*
Technology Labs Total				**3,825**	

Science and Technology Labs - Estimate of Probable Cost

	Proposed GSF	Cost per GSF	Construction Cost	Notes
Science Labs	4,235	$350	$1,483,000	
Technology Labs	1,875	$180	$338,000	
Swing Space (Lab Trailers)			$500,000	
Replace Windows	656	$70	$46,000	Based on 2013 Facilities Master Plan
Hazardous Materials	6,110	$12	$74,000	Assume Hazardous Materials - 1930 Construction
			$2,441,000	
		Escaltion to 2019	$184,000	
		Construction Total	**$2,625,000**	
		Soft Costs (35%)	$919,000	
		Science Lab Total	**$3,544,000**	

Office and Support Space - Estimate of Probable Cost

	Proposed GSF	Cost per GSF	Construction Cost	Notes
Office and Support Space	3,600	$155	$558,000	
Toilet Rooms	400	$275	$110,000	
Circulation	7,000	$90	$630,000	Includes Corridors and Stairs
Replace Windows	656	$70	$46,000	Based on 2013 Facilities Master Plan
Hazardous Materials	11,000	$12	$132,000	Assume Hazardous Materials - 1930 Construction
			$1,476,000	
		Escaltion to 2019	$112,000	
		Construction Total	**$1,588,000**	
		Soft Costs (35%)	$556,000	
		Building Total	**$2,144,000**	

Elston Hall

Master Plan Projects

Admissions/Welcome Center

Faculty, staff, and students feel that the main entrance from the parking lot does not provide a good first impression. As part of this master plan, Campus Safety will be relocated to the third floor and the security desk will be converted to a Welcome Center. Students stationed at the reception desk will provide information to potential students and campus visitors.

Removing barriers and streamlining the admissions process is extremely important for recruitment and retention. To improve student access, Admissions will be relocated to the ground floor of Elston Hall and a new Student Services Center will be created on the first and second floors of the Stockade Building (as previously described). Once both projects are complete, these essential services will be in accessible locations at the front of campus. The large meeting space adjacent to Admissions will be utilized for orientation and other student events.

Exterior Improvements

The relationship between an institution and the community it serves is extremely important, particularly for community colleges. Exterior improvements included in this master plan will improve the appearance of Elston Hall - the College's "face" to the surrounding community. These improvements include replacing windows; repairing exterior masonry walls; and refinishing exterior ceilings, lintels, and soffits. Since the building is on the National Register of Historic Places, all improvements must be carefully considered and approved by the appropriate government agencies.

Student Gathering Space

When students remain on campus between classes, it builds a strong sense of community and improves student retention. Once Academic Advising, Bursar, Financial Aid, and Registrar move to the new Student Services Center in the Stockade Building, a large portion of the second floor of Elston Hall will be converted to student lounge space. This space will include areas for individual study, group activities, and student clubs.

Additional student lounge space, study rooms, and a meditation room will be created on the fifth floor.

Consolidate Student Affairs

Space will be allocated for Athletics, Counseling, Liberty Partnerships, Smart Scholars, Student Activities, Student Affairs, Student Government Association, Veterans Affairs, and Wellness and Support Services adjacent to the large student lounge on the second floor. The Educational Opportunity Program (EOP) will be relocated from the second floor of the Begley Library to the third floor of Elston Hall adjacent to TRIO. This move will consolidate student support services and enable the creation of the new Learning Commons.

Expand Testing Center

The Testing Center is currently located in 950 SF on the fourth floor of Elston Hall. The current location does not provide adequate space for a reception area, office area, or disability testing. It will be relocated to 1,430 SF on the second floor of the building.

Consolidate Data Center

The Data Center will be relocated to the fourth floor of Elston Hall to consolidate resources and improve efficiency. The new Data Center will expand into the space currently occupied by the Testing Center once it moves to the new learning commons in Begley.

Classrooms/Computer Labs

To offset classroom space that will be repurposed as part of this master plan, additional classroom space will be created on the fourth and fifth floors. This new space will be equipped with integrated technology and configured to support project-based learning, which is currently in high demand from both faculty and students.

Reconfigure Faculty Offices

As existing programs grow, new programs are developed, and additional faculty are hired, these faculty are typically assigned to offices based on availability rather than location. As a result, faculty offices become fragmented and must be periodically relocated.

The need to create a sense of community among faculty and an identity for each academic division prompted the recommendation to create faculty office suites on the second, third, and fourth floors of Elston Hall. These suites will include faculty offices, adjunct faculty offices, and collaborative space for each division.
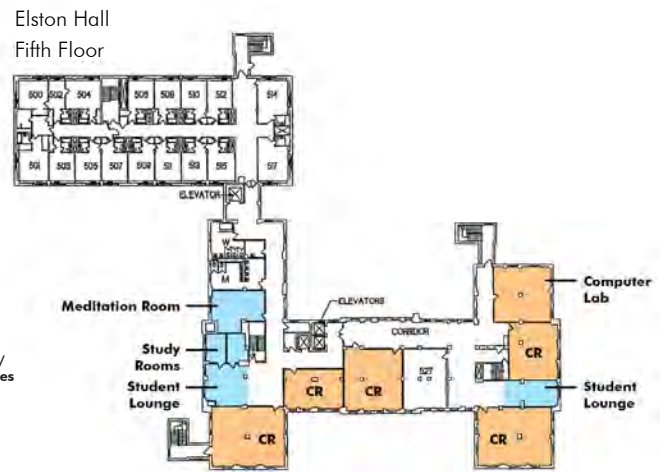
Main Lobby/Community Rooms

The main lobby of the Van Curler Hotel, Van Curler Room, and Lally Mohawk Room will be restored with new finishes and fixtures that accentuate the historic character of the building. A donor recognition wall and alumni hall of fame will be created to highlight the history and success of SCCC graduates.

Mechanical Equipment Upgrades

The mechanical equipment upgrades identified in the 2013 Facilities Master Plan include replacing existing air-handling units, exhaust fans, hot water storage tanks, chillers, cooling towers, piping, and isolation valves. Existing systems controls will be upgraded when equipment is replaced.

Elston Hall - Proposed Floor Plans

Elston Hall
Ground Floor

Welcome Center
Admissions

Elston Hall
Third Floor

Campus Safety

Computer Lab

EOP

Liberal Arts
Faculty Offices

Elston Hall
First Floor

Elston Hall
Fourth Floor

Data Center

Hotel, Culinary
Arts & Tourism
Faculty Offices

Elston Hall
Second Floor

Testing Center

Business, Criminal
Justice & Law/Math,
Science, Technology &
Health Faculty Offices

Veterans
Affairs

Student Lounge

Student Affairs/
Student Activities

Elston Hall
Fifth Floor

Meditation Room

Study Rooms

Student Lounge

Computer Lab

CR

Student Lounge

Facilities Maintenance Projects

- Repair Roof
- Repair Masonry Walls/Repoint Mortar Joints
- Replace Windows
- Replace Exterior Sealant
- Scrape, Clean, and Paint Lintels and Soffits
- Replace Interior Finishes
- Replace Interior Doors and Frames
- Replace Air-Handling Units
- Replace Rooftop Exhaust Fans
- Replace Chillers and Cooling Towers
- Replace Piping and Isolation Valves
- Replace Hot Water Storage Tanks
- Upgrade Lighting
- Extend Fire Protection System (Renovated Areas)
- Upgrade Systems Controls
- Accessibility Upgrades

Estimate of Probable Cost

Admissions/Welcome Center	$584,000
Campus Safety	$142,000
Exterior Improvements (Allowance)	$1,100,000
Student Gathering Space	$2,080,000
Consolidate Student Affairs	$967,000
Expand Testing Center	$400,000
Consolidate Data Center	$998,000
Classrooms/Computer Labs	$1,299,000
Reconfigure Faculty Offices	$829,000
Main Lobby/Community Rooms	$840,000
Mechanical Equipment Upgrades	$1,043,000
Misc Classroom Upgrades (Allowance)	$500,000
Building Total	**$10,782,000**

Admissions/Welcome Center - Proposed Space Program

	Existing Location	Number Stations	Station Size	Proposed NASF	Notes
Admissions					
Welcome Center	New	N/A	N/A	240	
Reception	Stockade 120	N/A	N/A	400	
Director's Office	Stockade 114	1	180	180	Director of Admissions
Staff Offices	Stockade Bldg	2	120	240	2 FT Staff Offices
Staff Workstations	Stockade 120	5	80	400	4 FT Staff Workstations; 1 Student Workstation
Conference Room	Stockade 116	8	30	240	Conference Table for 8
Work Room	New	N/A	N/A	120	
Storage	Stockade Bldg	N/A	N/A	200	
Admissions Total				**2,020**	

Testing Center - Proposed Space Program

	Existing Location	Number Stations	Station Size	Proposed NASF	Notes
Testing Center					
Reception	New	N/A	N/A	80	
Testing Center	Elston 427	20	35	700	20 Testing Stations
Disability Testing	Elston 429	10	45	450	10 Testing Stations
FT Office	New	1	120	120	Testing Center Coordinator
PT Office	New	1	80	80	Testing Center Staff
Testing Center Total				**1,430**	

Data Center - Proposed Space Program

	Existing Location	Number Stations	Station Size	Proposed NASF	Notes
Data Center					
Data Center	Elston Hall	N/A	N/A	1,400	
FT Offices	Elston Hall	2	120	240	6 FT Staff Offices
FT Workstations	Elston Hall	8	80	640	4 FT Staff Workstations
IT Help Desk	New	1	80	80	
Conference Room	New	8	30	240	Conference Table for 8
Work Room	Elston Hall	N/A	N/A	400	
Storage	Elston Hall	N/A	N/A	400	
Data Center Total				**3,400**	

Other Master Plan Projects

Master Plan Projects

Gateway Building Roof Repairs

The roof of the Gateway Building will be inspected and, if necessary, sealant joints and the roof membrane will be replaced.

Pedestrian Bridge Upgrades

The pedestrian bridge that connects the third floor of Elston Hall to the Center for Science and Technology does not have adequate ventilation and becomes very hot during summer months. As a result, floor and wall finishes have started to warp and crack. This project will include new mechanical equipment, new interior finishes, and a new glazing system to reduce the amount of solar heat gain and allow views to State Street below. Renovations to the bridge also present a signage and branding opportunity for the College. Approvals from the State Department of Transportation may be required.

Create Outdoor Gathering Spaces

The creation of outdoor gathering spaces will enrich the campus environment and provide an opportunity for students to enjoy the campus during warm weather. An allowance has been included to construct pedestrian plazas, seating areas, and green spaces throughout campus.

Upgrade Storm Drainage System

The majority of the campus is in the 100-year flood zone. To alleviate flooding in the parking lots, a new backflow preventer will be installed at the existing storm line; the flood pumps at the parking lots will be replaced; and the storm system will be flushed.

Emergency Generator

An emergency generator will provide emergency power to essential campus services, such as life safety systems, servers, and phones. As part of the project, the existing power transformers will be relocated out of the flood zone.

Upgrade Fire Alarm System

The fire alarm system will be upgraded and a public address system will be installed to notify faculty, staff, and students of emergency situations.

Campus-wide Signage Projects

A project to replace signage is underway. The new signage will improve wayfinding and establish a consistent style throughout campus.

Parking Lot Improvements

Parking lots are in various stages of disrepair. This master plan includes an allowance to repair the parking lots, upgrade lighting, and install additional blue light emergency phones. As part of the project, SCCC will be able to create additional parking for visiting faculty and special events, and to add more striped fire lanes.

Facilities Maintenance Projects

- Gateway Building Roof Repairs
- Provide Heating and Cooling System for Bridge
- Install Backflow Preventer (Storm Line)
- Replace Flood Pumps (Parking Lots)
- Provide Emergency Generator
- Relocate Primary Power Transformers
- Repair Parking Lots
- Upgrade Parking Lot Lighting
- Install Additional Blue Light Phones in Parking Lots
- Signage Upgrades

Estimate of Probable Cost

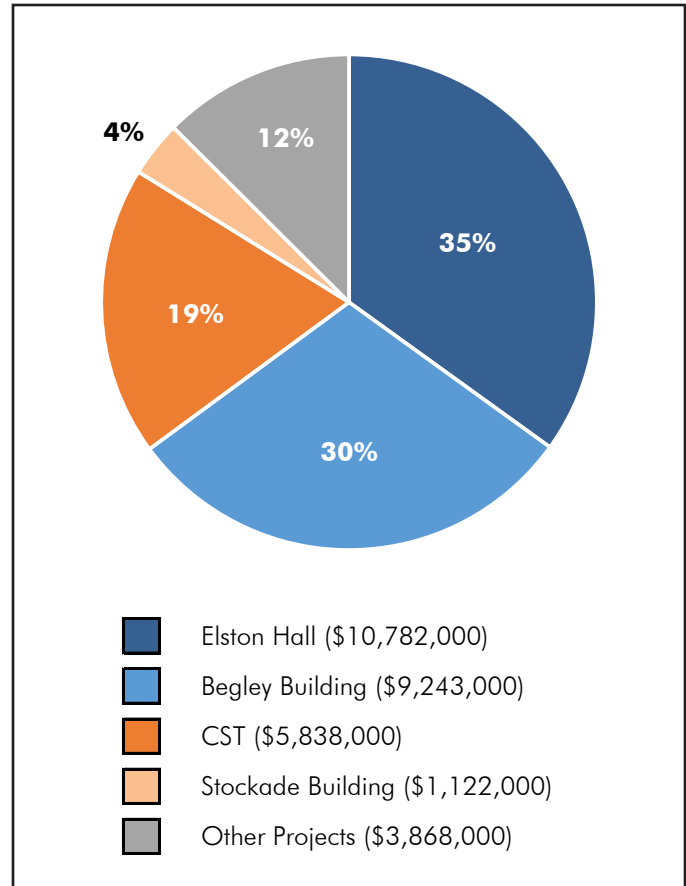|	
Gateway Building Roof Repairs	$74,000
Pedestrian Bridge Upgrades (Allowance)	$500,000
Outdoor Gathering Spaces (Allowance)	$300,000
Upgrade Storm Drainage System	$30,000
Emergency Generator	$1,537,000
Upgrade Fire Alarm System (Allowance)	$400,000
Campus-wide Signage Project	$177,000
Parking Lot Improvements (Allowance)	
- Main Parking Lot	$450,000
- Overflow Parking Lot	$300,000
- Music Parking Lot	$50,000
- CST Parking Lot	$50,000
Building Total	**$3,868,000**

Implementation Plan

The phasing timeline on the following page is based on priorities identified by the College and the detailed phasing plans included in Appendix D. Projects were phased to minimize the amount of swing space required, avoid stranding investment, and distribute the cost of the master plan over a ten-year period. The sequence of projects may be adjusted as priorities shift or funding becomes available for a particular project.

The first phase represents the work necessary to maintain existing facilities in good condition and the projects identified as strategic priorities, such as the new Learning Commons. The cost for parking lot improvements, exterior improvements, and classroom upgrades have been evenly distributed over the master plan time period.

Estimate of Probable Cost

The total estimated cost of all projects identified in this master plan, escalated to 2019, is $30,853,000. Much of this investment will be in the Begley Building and Elston Hall, as shown in the chart on the right. This master plan update should be treated like a living document. Just as the College measures its progress on the strategic plan and academic plan, this master plan should be periodically reviewed and adjusted to reflect the evolving facilities needs of the institution.

- Elston Hall ($10,782,000)
- Begley Building ($9,243,000)
- CST ($5,838,000)
- Stockade Building ($1,122,000)
- Other Projects ($3,868,000)

Phasing Timeline

Project	Location	Area	Phase 1 - Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Phase 2 - Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Repair Roof	Gateway Building	N/A	$74,000									
Repair Roof	Elston Hall	N/A	$100,000									
Mechanical Equipment Upgrades	Elston Hall	N/A	$1,043,000									
Upgrade Storm Drainage System	Campus	N/A	$30,000									
Emergency Generator	Campus	N/A	$1,537,000									
Upgrade Fire Alarm System	Campus	N/A	$400,000									
Campus-Wide Signage Project	Campus	N/A	$177,000									
Educational Opportunity Program (EOP)	Elston Hall	590	$145,000									
Learning Commons	Begley Building	30,755		$8,713,000								
Classrooms/Study Rooms/Student Lounge	Elston Hall	2,220			$518,000							
Auditorium Upgrades	Begley Building	N/A		$386,000								
Toilet Room Upgrades	Begley Building	240		$94,000								
Campus Safety	Elston Hall	580		$142,000								
Admissions/Welcome Center	Elston Hall	2,400			$584,000							
Student Service Center	Stockade Building	4,140				$935,000						
Consolidate Student Affairs/Student Lounge	Elston Hall	10,445					$2,530,000					
Main Lobby/Community Rooms	Elston Hall	N/A			$840,000							
Replace Carpet in Lecture Halls	Stockade Building	N/A			$24,000							
Mechanical Equipment Upgrades	Stockade Building	N/A			$163,000							
Science and Technology Labs	CST	6,110						$3,544,000				
Office and Support Space	CST	10,620						$1,984,000				
Toilet Room Upgrades	CST	410						$160,000				
Exterior Improvements	CST	N/A						$150,000				
Pedestrian Bridge Upgrades	Campus	N/A						$500,000				
Create Outdoor Gathering Spaces	Campus	N/A						$300,000				
Expand Testing Center	Elston Hall	1,430						$400,000				
Consolidate Data Center	Elston Hall	4,110								$998,000		
Classrooms/Computer Labs/Student Lounge	Elston Hall	4,810									$1,153,000	
Basement Upgrades	Begley Building	N/A								$50,000		
Reconfigure Faculty Offices	Elston Hall	19,020										$829,000
Parking Lot Improvements	Campus	N/A	$450,000					$50,000	$300,000			$50,000
Exterior Improvements	Elston Hall	N/A	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
Misc. Classroom Upgrades	Elston Hall	N/A	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
TOTAL:			**$4,106,000**	**$9,485,000**	**$1,574,000**	**$1,790,000**	**$2,680,000**	**$6,538,000**	**$1,150,000**	**$1,148,000**	**$1,353,000**	**$1,029,000**

Legend: Design / Construction — Master Plan Project; Enabling Projects

Parking Lot Improvements, Exterior Improvements, and Misc. Classroom Upgrades are marked "Ongoing" across both Phase 1 and Phase 2.

Appendix A

Assessment of Conditions

Facilities Conditions Assessment

As part of the master planning process, the planning team conducted a thorough analysis of the campus to better understand major site, infrastructure, and building issues. This included reviewing data provided by the College, interviewing facilities personnel, and visiting the campus to review the suitability and condition of major site and building components.

The building assessment included a review of exterior components, interior components, building systems, and compliance with the Building Code of New York State (NYS) and Americans with Disabilities Act (ADA). Since their age and condition varies, the four portions of Elston Hall (Original Building, B-Wing Addition, North Addition, and Casola Addition) were reviewed independently.

In general, the campus is well-maintained and in good condition. The College continues to invest in its facilities and has completed renovations in several academic buildings, including a café and convenience store on the ground floor of Elston Hall. The 3,000 square foot café offers specialty coffees and signature sandwiches that students can enjoy in the soft seating area or on the outdoor patio. The convenience store also provides essentials (milk, bread, toiletries) for students living in the new student housing across Washington Avenue.

To meet the needs of academic programs, SCCC has also completed several new construction projects. The School of Music is the most recent addition to campus. The new facility provides additional instructional and administrative space for the Music department.

Despite the fact that the College has been a good steward of its facilities, some buildings were constructed before 1960 and are showing signs of their age. Interior finishes and building systems in the Center for Science and Technology, for example, are in fair to poor condition.

Main entrance plaza

Site Analysis

Site conditions and factors were assessed under four headings: constraints to expansion and development, vehicular circulation and parking, pedestrian circulation and green space, and urban context. The site assessment included a review of existing conditions, quality of materials (pavements, site furnishings, and landscaping), sufficiency of outdoor use areas (parking, recreation space, and gathering space), and patterns/conflicts with the movement of people. The major factor limiting future expansion is the flood zone of the Mohawk River, which covers the majority of campus.

The arrangement of drive aisles in the main parking lot and condition of major pedestrian/vehicular intersections were issues identified during the assessment. Sufficient outdoor gathering space and areas for informal recreation are lacking on campus. In addition, the active recreation facilities are in poor condition due to flooding. Finally, the College exists in an urban environment, but the layout of some of the site features is not taking full advantage of the opportunities that this presents, such as the park across Washington Avenue. A detailed listing of factors assessed within the four headings is provided as follows:

Constraining Conditions
See Drawing 1 at the end of this section.

Flood Zone
- The majority of the site is in the 100-year flood zone. Elevation 232' represents the highest water level and is the elevation to build above.
- A small portion of the east end (Elston Hall and CST) is in the zone between the 100-year and 500-year flood zone.
- A small portion of the far east end of campus (Elston Hall and CST) is above the flood zone.
- The parking areas flood to various degrees during heavy rain events. Due to the elevation of the storm drainage lines, elevation of the inlets and outlets, lack of back flow preventers, and inconsistent pump equipment, water is slow to drain making parking areas and driveways inaccessible during and after flood events.

Drainage Easement and Highway Rights-of-Ways

Storm Drainage System
- The College reported that the system functions poorly during major storm events and floods due to ice jams.
- The system is often full of water due to the lack of a back flow preventer and unreliability of the pumps.

Topography
- Changes in topography affect access around campus.

Vehicular Circulation & Parking
See Drawing 2 at the end of this section.

Limited access points and lack of sense of arrival

Vehicular circulation patterns create "speedways"

Parking
• The current parking lot arrangement creates remote parking areas.
• There is a shortage of dedicated parking for visiting faculty.
• There is a lack of designated parking for special events.
• Vehicular pavement is in fair condition, with some small areas in poor condition.

Service Access
• There is a lack of good service access to the athletic facilities.
• The loading area at the Begley Building is in poor condition.

Emergency Access
• There is a lack of access to the north side of the Stockade Building.
• There is no access to the east side of the Stockade Building or the west side of Elston Hall adjacent to the smoking patio. Access to the north side of Elston Hall from State Street is blocked by a fence.
• The need for striped fire lanes was identified in the prior master plan.

Lighting at Parking Areas
• The need for improved lighting at the Center for Science and Technology and west end of the main parking lot was identified in the previous master plan.

Vehicular Signage
• Exterior signage is inconsistent and varied in materials, color, etc.
• There is no directory sign for parking lot designations.

Main parking lot

Pedestrian Circulation & Green Spaces
See Drawing 3 at the end of this section.

Pedestrian Circulation Patterns
• Pedestrian circulation overlaps with vehicles at the parking lot and drop-off areas.
• A path is worn in the lawn slope between the parking lot and door at the west side of the Begley Building.
• The pedestrian crosswalk from the west parking lot near the main entry drive is in poor condition and difficult for pedestrians to use during times of heavy traffic.
• There is a lack of pedestrian connections at the street level on the north side of the Stockade Building.

Universal Accessibility
• Some building exits, including from the auditorium, lack the required accessible paved area outside the egress doors.

Outdoor Gathering Spaces
• Outdoor gathering and informal recreation areas are insufficient.
• There is no pedestrian connection from the designated smoking area to the north. There is a worn path in this area.
• The plaza between the Gateway and Begley Buildings includes pavers and benches in fair condition.

Designated smoking area
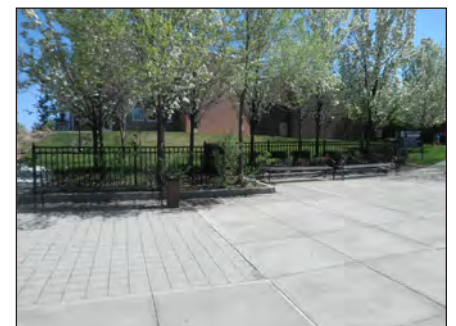
Plaza between Gateway Building and Begley Building

Baseball field

Track

Formal Recreation Spaces/Athletic Facilities
• The softball field, baseball field, and track are in very poor condition.

Pedestrian Signage
• Pedestrian signage is inconsistent and varied. There is a need for better accessibility and wayfinding signage.

Urban Context
See Drawing 4 at the end of this section.

Physical Connections and Surrounding Uses
• There are on-going safety concerns with pedestrians crossing Washington Avenue from the new student housing. Enhancements are planned to address these concerns.
• The planned renovation and expansion of Liberty Park is an opportunity for student use.
• Connection to the Center for Science and Technology at the street level is through the parking lot.
• The pedestrian route between the bus stop on State Street and Elston Hall (the closest building to the bus stop) is not universally accessible. An accessible route, although longer, is available to the door at the east side of the Casola Dining Room through the parking/service area.
• There is fencing along State Street and a high volume of vehicular traffic at Washington Avenue and State Street, both of which deter crossing by pedestrians.
• The Mohawk-Hudson Bike Trail/NYS Canalway Trail is located on the east end of the campus. The close proximity of this active trail (used by bikers, walkers, and runners) is a benefit to SCCC and the surrounding community. Students and faculty have access to an alternative transportation route and enjoyable recreational feature. The community benefits from a convenient access point and parking accommodations for the trail system.
• In addition to Liberty Park, located directly across the street from the campus, Riverfront Park in the Stockade District is within walking distance of the campus and an asset to the campus community. Riverfront Park has active recreation amenities including tennis and basketball courts, picnic areas, and a playground. Encouraging the use of parks outside the campus property will allow the campus community access to facilities not currently available on site.

Visual Connections, Edge Treatments and Gateways
• The image of the campus from State Street is a "back of building" look and is unwelcoming.
• The chain link fence along State Street, most likely installed due to safety concerns, is institutional and contributes to the unwelcoming appearance. A more attractive fence is currently being installed by the College.
• The unkempt plantings and campus identification signage along Washington Avenue are unattractive.

Security Concerns
• The ability to monitor the parking areas is important to maintaining a sense of safety.
• Observable, well-lit areas will help improve campus safety.

Occasional Users
• It is difficult for special event users to find where to park and where to go for the event.

Campus Systems

• Relocate primary power transformers from vault to above-grade transformer. Although the transformers are the property of National Grid, they are precariously located in the flood zone.
• Provide campus-wide emergency generator. This project would provide campus operation if primary power is lost. Less costly alternate options include providing a smaller generator just for main computer and IT loads in Elston Hall to just keep internet (and SCCC website) operational in a loss of main power.
• Provide more parking lot lighting and more efficient fixtures.
• Upgrade existing phone systems to expand existing VOIP in the School of Music to all other buildings on campus.

Site Condition Assessment
Schenectady County Community College Facilities Master Plan

Site Component	Condition (%)				Site Component	Condition (%)			
	E	G	F	P		E	G	F	P
Central Systems/Site Utilities					**Civil Site**				
Site Distribution					**Site Amenities**				
Sanitary System		100			Signage		90	10	
Storm Water System			75	25	Site Lighting		90	10	
Domestic Water System		95	5		Traffic Controls			100	
Fire Hydrants		100			Fencing (site only)		100		
					Site Furnishings	5	55	40	
					Athletic				
Hardscape					Baseball				100
Roadways			80	20	Softball				100
Parking Lots			80	20	Track				100
Sidewalks	5	80	15		Bike Trail		100		
Plazas		100							
Exterior Stairs		80	20						

☐	Not applicable

E - Excellent   Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.

G - Good   Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.

F - Fair   Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.

P - Poor   Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.

MOHAWK RIVER

STORM OUTLET

STORM CULVERT

NYS ROUTE 5/STATE STREET
(DIVIDED HIGHWAY)

WASHINGTON AVENUE
(DIVIDED HIGHWAY)

STORM LINE

STORMWATER EASEMENT

VAULTS WITH PUMPS FOR
STORMWATER

STORM INLETS IN PARKING
LOT OFTEN FILL WITH WATER
AND FLOOD

CITY OWNED STORM
PUMP HOUSE

LEGEND:

- ⎯ ⋅ ⎯ College Ownership
- ⋯⋯⋯ Storm Easement
- ▬ ⋅ ▬ Storm Line
- ▭ 100 Year Flood Zone
- ✳ Storm Pump Vault
- ⊙ Storm Inlet

CAMPUS DIRECTORY:

1 Gateway Building
2 School of Music
3 Begley Buidling
4 Carl B. Taylor Auditorium
5 Stockade Building
6 Center for Science and Technology
7 Elston Hall
8 Casola Dining Room
9 New Sudent Housing

GRAPHIC SCALE

200 150 100 50 0 100 200

1 inch = 200 feet

NORTH

the LA group
Landscape Architecture
and Engineering, P.C.

Architects and
Planners, P.C.

SCHENECTADY COUNTY
COMMUNITY COLLEGE
Facilities Master Plan

**VEHICULAR CIRCULATION
& PARKING**

Drawing Number 2

MOHAWK RIVER

PRIMARYCAMPUS ENTRY POINT

CARS PARK ON ROADSIDE

NYS ROUTE 5/STATE STREET
(DIVIDED HIGHWAY)

GRAVEL OVERFLOW
PARKING

GRAVEL OVERFLOW
PARKING

LACK OF EMERGENCY
VEHICLE ACCESS

CCDTA BUS STOP

GENERAL P

GENERAL P

DROP OFF

ROUGH SERVICE DRIVE

DROP-OFF

DROP OFF

DROP OFF

WASHINGTON AVENUE
(DIVIDED HIGHWAY)

GENERAL P

PARKING CONFIGURATION: LONG
STRAIGHT AISLES ENCOURAGE
SPEEDING

FACULTY
FACULTY
FACULTY
HANDICAP

LOADING DOCK

ACCESS TO GARAGE BAYS

GENERAL P

CAMPUS IDENTIFICATION
SIGNAGE

SECONDARY CAMPUS
ENTRY POINT

LEGEND:

- ——·· College Ownership
- ⇒ Primary Access Routes
- ⇢ Service Access Routes
- ▨ Service/Maintenance Areas
- Ⓟ Parking
- 🚲 Bike Racks
- 🚌 Bus Stop
- ✳ Campus Identification Signage

ASPHALT PAVEMENT CONDITION KEY:

- Fair Condition
- Poor Condition

CAMPUS DIRECTORY:

1. Gateway Building
2. School of Music
3. Begley Buidling
4. Carl B. Taylor Auditorium
5. Stockade Building
6. Center for Science and Technology
7. Elston Hall
8. Casola Dining Room
9. New Sudent Housing

GRAPHIC SCALE

200 150 100 50 0 100 200

NORTH

1 inch = 200 feet

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MOHAWK RIVER

MOHAWK - HUDSON BIKE - HIKE TRAIL

NYS ROUTE 5/STATE STREET
(DIVIDED HIGHWAY)

SOFTBALL FIELD
(POOR CONDITION)

BASEBALL FIELD
(POOR CONDITION)

TRACK
(POOR CONDITION)

PEDESTRIAN CROSSWALK
IN POOR CONDITION

DESIGNATED SMOKING AREA:
•SHELTER STRUCTURE
•AREA ACCESSED FROM WITHIN BLDGS

PEDESTRIAN BRIDGE

CCDTA BUS STOP

PEDESTRIAN ROUTE TO ATHLETIC
FACILITIES THROUGH PARKING LOT

DAYCARE
PLAYGROUND

COURTYARD:
•BENCHES
•CONCRETE PAVEMENT & PAVERS
(FAIR CONDITION)

ENTRY PLAZA:
• BIKE RACK
• CONCRETE PAVEMENT & PAVERS
• NO SEATING

QUAD AREA:
•MULTIPLE LEVELS
•ACCESSIBLE ROUTE AT PERIMETER
•SLOPED LAWNS WITH TREES
•BENCHES AND SEATWALLS
•ALL ITEMS GOOD CONDITION

WASHINGTON AVENUE
(DIVIDED HIGHWAY)

PEDESTRIAN CIRCULATION & GREENSPACE
SCHENECTADY COUNTY COMMUNITY COLLEGE

LEGEND:

- College Ownership
- Primary Pedestrian Circulation
- Secondary Pedestrian Circulation
- Primary Gathering Spaces
- Active Recreation
- Pedestrian / Vehicular Overlap
- Mohawk-Hudson Bike-Hike Trail
- Bldg Exits Not Meeting Emergency Reqs
- Bike Racks
- Bus Stop
- Stairs

PEDESTRIAN PAVEMENT CONDITION KEY

- Good Condition
- Fair Condition

CAMPUS DIRECTORY:

1 Gateway Building
2 School of Music
3 Begley Buidling
4 Carl B. Taylor Auditorium
5 Stockade Building
6 Center for Science and Technology
7 Elston Hall
8 Casola Dining Room
9 New Sudent Housing

GRAPHIC SCALE

200 150 100 50   0   100   200

NORTH

1 inch = 200 feet

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Planners, P.C.

SCHENECTADY COUNTY
COMMUNITY COLLEGE
Facilities Master Plan

URBAN CONTEXT
HISTORIC STOCKADE DISTRICT
Drawing Number 4

MOHAWK RIVER

HISTORIC STOCKADE DISTRICT

WELL MAINTAINED LAND-
SCAPED EDGE CREATES
POSITIVE IMAGE

URBAN EDGE CONDITION:
• LAWN WITH NO WALKWAYS
• NO ACCESS PATH TO DOORS
• FEELS 'LEFT OVER' AND NEGLECTED
• NO STRONG CONNECTIONS TO
  SURROUNDING NEIGHBORHOOD
• DOES NOT REINFORCE COLLEGE IMAGE

DOOR IS SET BACK FROM
SIDEWALK - CREATES POOR
RELATIONSHIP TO
STREETSCAPE

HIGHWAY CORRIDOR EDGE CONDITION:
• WOODED/LAWN SLOPE
• NO PHYSICAL CONNECTION
• INTERMITTEN VISUAL CONNECTION
• HIGHWAY NOISE

LIBERTY PARK:
• CITY PLANS TO
  RENOVATE / EXPAND
• OPPORTUNITY FOR
  STUDENT USE

YMCA

PRIMARY VEHICULAR
ENTRANCE

NYS ROUTE 5/STATE STREET
(DIVIDED HIGHWAY)

CDTA BUS
STOP

CHAIN LIKE FENCING ALONG ROUTE 5:
• INSTALLED BY NYSDOT
• CREATES INSTITUTIONAL CHARACTER
• NEGATIVE /UNSAFE IMAGE

DOWNTOWN
NIEGHBORHOOD
DISTRICT

WASHINGTON AVENUE
(DIVIDED HIGHWAY)

URBAN CONTEXT
SCHENECTADY COUNTY COMMUNITY COLLEGE

EAST ENTRANCE AT ELSTON HALL:
• WELL USED
• NOT UNIVERSALLY ACCESSIBLE DUE TO STAIRS
• BUSY WASHINGTON AVE. & BUILDING PROXIMITY TO
  STREET CREATES HARSH SIDEWALK CONDITION

STUDENT HOUSING:
• NEWLY CONSTRUCTED BY
  PRIVATE DEVELOPER

SECONDARY VEHICULAR
ENTRANCE

AREA AROUND PUMPHOUSE:
• GOOD VISIBILITY
• MOUNDED WITH VEGETATION
• OPPORTUNITY FOR STRONGER VISUAL CONNECTION

FENCING ALONG WASHINGTON AVE:
• NEWLY INSTALLED TO DIRECT PEDESTRIAN TRAFFIC TO
  CORNER FOR SAFER CROSSING

LEGEND:

- College Ownership
- Primary Pedestrain Campus Access
- Back of Buildings Define Streetscape
- Landscape / Park Areas
- Highway Corridor Edge Condition
- Urban Edge Condition
- Stockade District
- Campus Access Points
- Bus Stop

CAMPUS DIRECTORY:

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2 School of Music
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200 150 100 50 0 100 200
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NORTH

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Begley Building

Building History and Use

The Begley Building was constructed in 1978. Renovations to the auditorium were completed in 1996 and the fire alarm system was upgraded in 2009. The building contains the Begley Library and Carl B. Taylor Community Auditorium, as well as classrooms and practice rooms for the music program. A portion of the building was renovated in 2012 as part of the new School of Music.

Functional Analysis

- The concept of library has changed since the Begley Building was originally constructed. The "modern" library is a flexible space that is able to accommodate several different uses (such as quiet study rooms and group work areas), provide technological assistance, and provide access to various types of information resources.
- The College reported that the Library Conference Room is heavily scheduled and often not available for library functions.
- There are general use classrooms on the second floor of the Begley Library. The use of these classrooms results in traffic on both floors of the library and makes quiet study difficult for students.
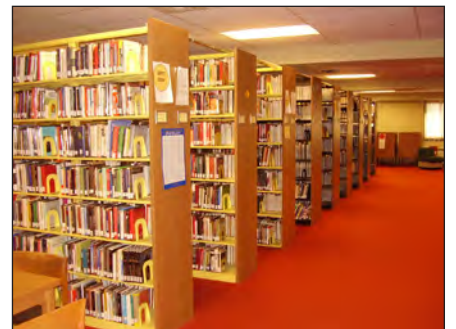- The auditorium does not have the support spaces necessary for large productions, such as a scene shop and adequate dressing rooms.

View from main entrance plaza

Begley Library

Previously Identified Projects

Although the College has been proactive in implementing many of the projects identified in the 2007 Master Plan Update, the following projects have not yet been completed:
- Scope No. 5: Purchase the drama program equipment required to achieve accreditation.
- Scope No. 35: Recaulk windows and doors. Replace weatherstripping on exterior doors.
- Scope No. 36: Provide interior wall partitions and new door assemblies to separate the group study areas from the individual office space.
- Scope No. 37: Replace floor, wall, and ceiling finishes. Replace nonaccessible door hardware with fully accessible hardware.
- Scope No. 38: Update the security systems for the library and musical instruments storage.
- Scope No. 39: Repair and/or replace existing stage lighting. Provide additional lighting for the drama program.
- Scope No. 40: Install isolation valves on interior water lines.
- Scope No. 83: Increase the number of outlets in the library for additional computers and audio-visual equipment.
- Scope No. 84: Replace plumbing equipment and fixtures.

Building Condition Assessment
Schenectady County Community College Facilities Master Plan

Building Name: Begley Building
Construction Year: 1978
Occupancy Group: A-1 - Assembly, B - Business

Floors Above/Below: 2/1
NASF (from PSI): 64,924

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Building Exterior					**Building Electrical**				
Foundations		75		25	Fire Alarm System		100		
Exterior Walls		70	15	15	Emergency Power/Lighting Systems		100		
Building Framing		100			Lighting Systems	90		10	
Windows/Louvers		50		50	Electrical Distribution		100		
Doors/Frames/Hardware		50	25	25	Power Wiring		100		
Roof		50		50	Tel/Data Systems		50	50	
Building Interior					Specialty Systems				

Building Component	Condition (%)				Building Component	Compliance			
	E	G	F	P		C	PC	NC	
Floors	25	25	25	25	**NYS/ADA**				
Walls		75		25	Exterior Doors	X			
Ceilings	50	25		25	Interior Doors		X		
Doors/Frames/Hardware		90		10	Horizontal Circulation (Corridors)		X		
Built-In Furnishings	25	75			Horizontal Circulation (Ramps)	X			
Stairs		100			Vertical Circulation (Stairs)		X		
Elevators/Escalators	100				Vertical Circulation (Elevators)		X		
Specialty Systems	100				Toilet Rooms		X		
Building Mechanical					Locker Rooms	**NO ACCESS**			
HVAC Distribution & Controls	75	25			Drinking Fountains		X		
AHU/Controls			100		Signage		X		
Chiller/Controls					Assembly Areas		X		
Boiler/Heat Exchanger/Controls	75		25		Sales and Service Areas		X		
Pumps/Motors/Compressors	100				Dining Areas				
Fire Sprinkler/Standpipe Systems	80			20					
Plumbing Systems/Fixtures			100						
Specialty Systems									

|	Not applicable

E - Excellent   Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.

G - Good   Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.

F - Fair   Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.

P - Poor   Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.

C - Compliant   Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).

PC - Partially Compliant   Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.

NC - Non-Compliant   Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).

Building Condition

The adjacent chart summarizes the condition of the Begley Building based on the observations of the planning team and information received from the College. The largest percentage of building components in fair to poor condition fall under building mechanical. Although the HVAC system was recently updated and is in excellent condition, the summary reflects the condition of the mechanical equipment that was not replaced as part of the project. It also reflects the condition of the plumbing fixtures in the toilet rooms and the need to extend the fire protection system to the Carl B. Taylor Auditorium for full building coverage.
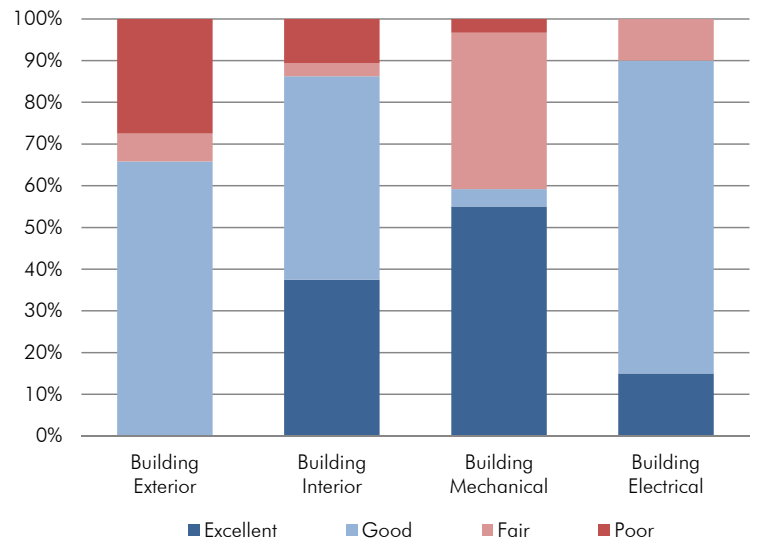
Exterior

- The concrete floor in the basement and adjacent to the overhead doors is deteriorating and, in some areas, steel reinforcement is exposed. The floor should be patched to prevent further deterioration.
- There are missing nosings and spalling concrete at the loading dock and adjacent stairs. The nosings should be replaced and the concrete should be patched to prevent further deterioration.
- Exterior caulk at vertical expansion joints is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
- Sealant from underneath the metal fascia on the west side of the building is dripping down the face of the wall. The sealant should be removed and the wall should be cleaned.
- The solar film on many of the windows has degraded.
- The locks on many of the windows are not operable.
- Exterior caulk around windows is deteriorating or missing. The joints should be raked and recaulked as part of a campus-wide project.
- Exterior caulk around doors is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
- Several exterior doors are beginning to deteriorate and are in fair condition.
- Sealant is failing at the top-of-wall flashing and around louvers on the roof. It should be replaced as part of a campus-wide project.
- The College is in the process of replacing the membrane roof above the auditorium, which has become detached from the substrate below.

Interior

- The terrazzo floor adjacent to the main entrance is cracking. It should be monitored and, if it becomes a tripping hazard, repaired.
- Carpet in the library and auditorium is worn, stained, and torn. It should be replaced.
- The stage wood floor in the auditorium should be refinished.
- The metal conduit that protrudes through the carpet on the second floor of the library presents a tripping hazard and should be removed.
- Holes from the door handles in the corridor walls outside Chorus Room 131 should be repaired and door stops should be installed.
- Several hollow metal frames in the basement are severely damaged and should be replaced.
- The bottom of several doors in the basement are rusted and in poor condition. They should be replaced.

- Interior finishes and plumbing fixtures in the toilet rooms are in fair to poor condition.
- Due to the age of the building, a hazardous material survey should be conducted prior to any renovation projects.

Mechanical

- Replace hot water boilers to reheat system. The boilers are over 30 years old and new boilers would be more energy efficient.
- Replace ventilation energy recovery unit and correct insufficient clearance to main electrical switchgear. The unit was originally installed too close to the main switchgear, which is a violation of safety codes.
- Extend fire protection to the Carl B. Taylor Auditorium for full building coverage. The fire protection system work in the auditorium was designed and bid as an alternate in the recent fire protection project to provide coverage to the library, but the alternate for the work in the auditorium was not accepted by the County. This work should be included in an overall auditorium upgrade project.

Electrical

- Upgrade Carl B. Taylor Auditorium lighting and provide re-lamping strategy for fixtures. This work should be included in an overall auditorium upgrade project.

NYS/ADA Issues

The following items do not conform with the 2010 Building Code of New York State or 2010 ADA Standards for Accessible Design. While the building is not required to be updated at this time, these issues should be addressed when the building is renovated.

- Accessible hardware has been installed at some interior doors. The College should continue to replace non-accessible hardware throughout the building.
- The ceiling height as you enter the auditorium from the main lobby is less than the code-required 7'-6" in some areas. Although the code does not require the ceiling height to be adjusted when the building is renovated, it should be addressed to provide a more gracious entrance to the auditorium.
- Handrails at some of the stairs do not have the required extensions. They should be replaced with fully-compliant handrails.
- Some of the fireproofing required to maintain the fire rating at the elevator shaft is missing. The missing fireproofing should be installed.
- Some toilet rooms have been updated, but all require additional modifications to bring them into full compliance with current ADA guidelines.
- The College has installed some accessible drinking fountains in the building, including one with a bottle-filling station in the main lobby. All other drinking fountains should be replaced with fully-accessible units when the building is renovated.
- Some signage in the building does not comply with current ADA guidelines. It should be replaced as part of a campus-wide signage project.
- The guardrails in the auditorium do not meet current ADA guidelines. They should be replaced with fully-compliant guardrails.
- All of the accessible seating areas are in the front of the auditorium. The ADA requires both horizontal and vertical dispersion. Additional accessible seating areas should be created in the back of the auditorium.
- The ticket counter is not at an accessible height. A portion of the counter should be lowered to no more than 36 inches above the floor.
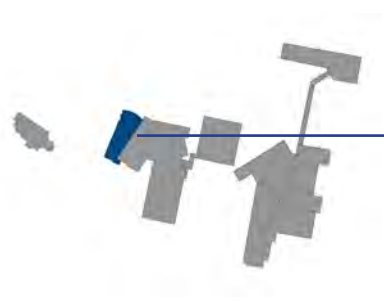
School of Music

Constructed 2012
10,811 NASF

View from parking lot

Building History and Use

Schenectady County Community College opened the $3.9 million School of Music in 2012. This new addition to the Begley Building includes specialized music classrooms, teaching studios, practice rooms, faculty offices, and a recording studio. The main entrance opens up to a large two-story student lounge with soft seating and lockers for students to store their musical instruments. Eight practice rooms were created on the west side of the Begley Building as part of this project.

Functional Analysis

- The School of Music provides additional space for the music program, as well as informal gathering space for students.
- The new addition provides a departmental identity for the School of Music. This is important for all academic divisions, but especially for programs that hope to recruit students from outside the area.
- The location of the new addition and bold signage on the main facade gives the College a long-needed presence on State Street, particularly for visitors approaching the campus from the west.
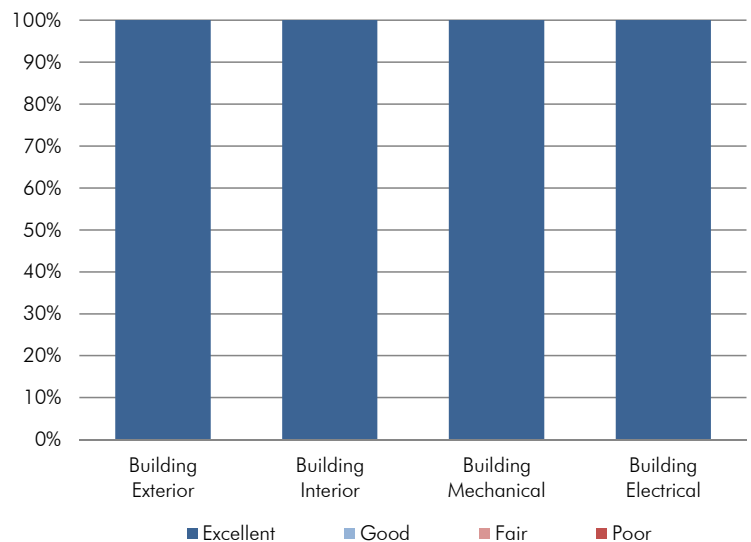

Site walls adjacent to main entrance

Building Condition

The adjacent chart summarizes the condition of the School of Music based on the observations of the planning team and information received from the College. Since the building was constructed in 2012, all components are in excellent condition.

Building Condition Assessment
Schenectady County Community College Facilities Master Plan

Building Name: Begely Building: School of Music
Construction Year: 2012
Occupancy Group: B - Business

Floors Above/Below: 2/0
NASF (from PSI): 10,811

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Building Exterior					**Building Electrical**				
Foundations	100				Fire Alarm System	100			
Exterior Walls	100				Emergency Power/Lighting Systems	100			
Building Framing	100				Lighting Systems	100			
Windows/Louvers	100				Electrical Distribution	100			
Doors/Frames/Hardware	100				Power Wiring	100			
Roof	100				Tel/Data Systems	100			
Building Interior					Specialty Systems				

Building Component	Condition (%)				Building Component	Compliance			
	E	G	F	P		C	PC	NC	
Floors	100				**NYS/ADA**				
Walls	100				Exterior Doors	X			
Ceilings	100				Interior Doors	X			
Doors/Frames/Hardware	100				Horizontal Circulation (Corridors)	X			
Built-In Furnishings	100				Horizontal Circulation (Ramps)				
Stairs	100				Vertical Circulation (Stairs)	X			
Elevators/Escalators	100				Vertical Circulation (Elevators)	X			
Specialty Systems	100				Toilet Rooms	X			
Building Mechanical					Locker Rooms				
HVAC Distribution & Controls	100				Drinking Fountains	X			
AHU/Controls	100				Signage	X			
Chiller/Controls					Assembly Areas				
Boiler/Heat Exchanger/Controls					Sales and Service Areas				
Pumps/Motors/Compressors					Dining Areas				
Fire Sprinkler/Standpipe Systems	100								
Plumbing Systems/Fixtures	100								
Specialty Systems									

☐ Not applicable

E - Excellent   Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.

G - Good   Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.

F - Fair   Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.

P - Poor   Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.

C - Compliant   Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).

PC - Partially Compliant   Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.

NC - Non-Compliant   Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).

Center for Science and Technology

Constructed 1930
13,141 NASF

Building History and Use

The Center for Science and Technology was originally constructed in 1930 as a television studio. It was purchased by the County in 1987 and renovated as laboratory and office space for the Chemistry, Physics, Circuits, Electronics, Vacuum Science, and Computer Networking Programs. The laboratories were renovated again in 1999 and 2006. The boilers were replaced in 2005 and the fire alarm system was upgraded in 2009.

Functional Analysis

- The Center for Science and Technology is separated from the main campus by State Street, but is connected with an enclosed, elevated walkway from Elston Hall.
- The laboratories are in good condition, but the building was not originally designed for classrooms and laboratories. This is most evident on the second floor, where there is a long single-loaded corridor connecting one of the laboratories to the pedestrian bridge and adjacent faculty offices.
- The existing building is not large enough to accommodate additional science laboratories or support space without a substantial addition or major renovation.

View from State Street

Physics Electronics Lab 215

Previously Identified Projects

Although the College has been proactive in implementing many of the projects identified in the 2007 Master Plan Update, the following projects have not yet been completed:
- Scope No. 87: Renovate Classrooms 102 and 215.
- Scope No. 88: Install additional light fixtures in the parking area and at exterior stairs.
- Scope No. 89: Investigate building settlement.
- Scope No. 90: Replace floor, wall, and ceiling finishes. Replace nonaccessible door hardware with fully accessible hardware.
- Scope No. 91: Remove abandoned wheelchair lift.
- Scope No. 92: Replace light fixtures, replace electrical panels, and increase the number of outlets in offices, classrooms and labs for additional computers.
- Scope No. 94: Install security cameras at the pedestrian bridge and parking area.
- Scope No. 95: Renovate existing restrooms.
- Scope No. 96: Install an energy management system.
- Scope No. 97: Repair and/or replace ventilation system equipment.
- Scope No. 98: Install additional signage.

Building Condition Assessment
Schenectady County Community College Facilities Master Plan

Building Name: Center for Science and Technology
Construction Year: 1930
Occupancy Group: B - Business

Floors Above/Below: 3/0
NASF (from PSI): 13,141

| Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Building Exterior					**Building Electrical**				
Foundations		75		25	Fire Alarm System		100		
Exterior Walls		25	25	50	Emergency Power/Lighting Systems		100		
Building Framing		100			Lighting Systems			100	
Windows/Louvers		50	50		Electrical Distribution		50	50	
Doors/Frames/Hardware		50	50		Power Wiring		50	50	
Roof		100			Tel/Data Systems		50	50	
Building Interior					Specialty Systems				
Floors		25	25	50					
Walls		50	25	25	**Building Component**	**Compliance**			
Ceilings		25	25	50		C	PC	NC	
Doors/Frames/Hardware		100			**NYS/ADA**				
Built-In Furnishings		100			Exterior Doors		X		
Stairs			50	50	Interior Doors		X		
Elevators/Escalators		100			Horizontal Circulation (Corridors)	X			
Specialty Systems		100			Horizontal Circulation (Ramps)				
Building Mechanical					Vertical Circulation (Stairs)		X		
HVAC Distribution & Controls			25	75	Vertical Circulation (Elevators)	X			
AHU/Controls				100	Toilet Rooms		X		
Chiller/Controls				100	Locker Rooms				
Boiler/Heat Exchanger/Controls				100	Drinking Fountains		X		
Pumps/Motors/Compressors				100	Signage		X		
Fire Sprinkler/Standpipe Systems		50	50		Assembly Areas				
Plumbing Systems/Fixtures			100		Sales and Service Areas				
Specialty Systems		50	25	25	Dining Areas				

▢		Not applicable
E - Excellent		Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
G - Good		Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
F - Fair		Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
P - Poor		Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
C - Compliant		Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).
PC - Partially Compliant		Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
NC - Non-Compliant		Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).

Building Condition

The adjacent chart summarizes the condition of the Center for Science and Technology based on the observations of the planning team and information received from the College. When compared to all other buildings on campus, this building is in the worst condition. The largest percentage of building components in fair to poor condition fall under building mechanical. A complete replacement of all HVAC systems is required to bring the building into good condition. There are also components of the building exterior (foundations, walls) and interior (floors, walls, ceilings, stairs) that are in poor condition.
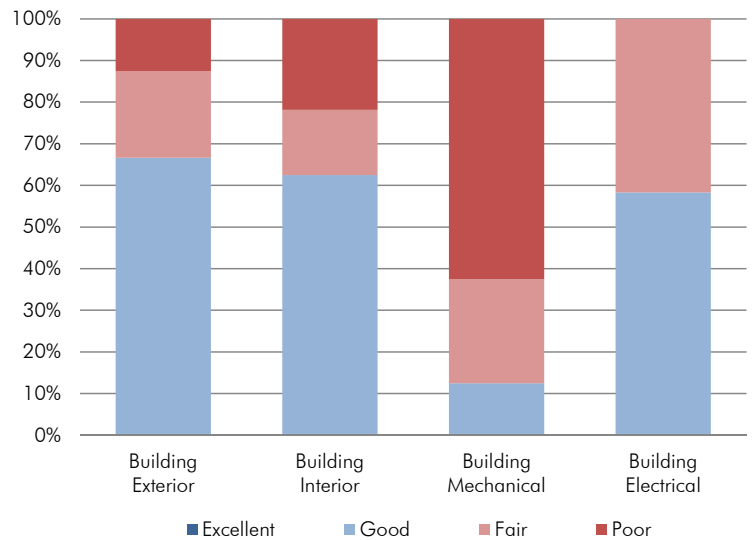
Exterior

- Several cracks in the exterior walls indicate that building settlement may be an issue. Investigation may be required to obtain information about subsurface and hidden conditions that may be causing the building settlement.
- Exterior concrete walls are deteriorating and, in some areas, steel reinforcement is exposed. The walls should be patched and refinished to prevent further deterioration.
- The plywood soffit along the east side of the building is in poor condition. It should be replaced with an alternate material that is more durable and suitable for exterior applications.
- The cornice around the building is deteriorating with large openings and peeling paint. It should be scraped, repaired, and repainted.
- Some exterior windows and doors are in fair condition.

Interior

- Resilient floor tile throughout the building is in fair to poor condition and should be replaced.
- The vinyl wall covering in the second floor corridors is peeling and in fair to poor condition.
- Some of the ceiling tiles are stained and in poor condition. They should be replaced.
- Water infiltration has severely damaged the finishes in Office 110. The occupant has moved to the first floor and the office remains vacant.
- Interior finishes and plumbing fixtures in the toilet rooms are in fair to poor condition.
- Interior finishes in the stairs are in fair to poor condition.
- The accessible lift is no longer in operation and should be removed.
- Due to the age of the building, a hazardous material survey should be conducted prior to any renovation projects.

Mechanical

- Completely replace all HVAC systems in the Center for Science and Technology. This includes boilers, chillers, air handling units, boiler piping, and DDC controls. The systems in CST are original to the building renovation converting it from a studio to a science building. The system controls are not supported and much of the system is operating uncontrolled or bypassed.
- Provide supplementary heat for security desk area in entrance.

Plumbing

• Evaluate sanitary and chemical waste piping and replace as required.

Electrical

• Upgrade lighting, power and life safety systems when building is renovated.

NYS/ADA Issues

The following items do not conform with the 2010 Building Code of New York State or 2010 ADA Standards for Accessible Design. While the building is not required to be updated at this time, these issues should be addressed when the building is renovated.

• The Building Code of New York State requires 60 percent of public entrances to be accessible. While the main entrance is accessible, the entrance from the parking area is not.
• Accessible hardware has been installed at some interior doors. The College should continue to replace non-accessible hardware throughout the building.
• Automatic door operators have been installed at the toilet rooms on the ground floor, but the bottom of the operator is 6'-3" above the floor. The building code requires door openings to be at least 6'-8" high. The operators should be moved or replaced.
• One of the stairs does not have the code-required landing at the top and bottom of the stair run.
• Guardrails at the stairs exceed the maximum baluster spacing permitted by the Building Code of New York. They should be replaced with fully-compliant guardrails.
• Handrails at some of the stairs do not have the required extensions. They should be replaced with fully-compliant handrails.
• The toilet rooms on the ground floor are fully accessible. The toilet rooms on the first floor have been updated with grab bars, but require additional modifications to be in full compliance with current ADA requirements.
• The College has installed some accessible drinking fountains in the building. All other drinking fountains should be replaced with fully-accessible units when the building is renovated.
• Some signage in the building does not comply with current ADA requirements. It should be replaced as part of a campus-wide signage project.

Elston Hall: Original Building

Constructed 1924
144,696 NASF (entire building)

Building History and Use

Originally the Van Curler Hotel, Elston Hall was purchased by the County in 1968 and transformed into an academic building. The building has been renovated numerous times over the last 45 years. Renovations included the reconfiguration of interior space, window restoration, mechanical equipment replacement, and fire alarm upgrades. The building currently houses classrooms, laboratories, meeting rooms, and offices for academic and non-academic faculty and staff. The two largest event spaces on campus, Van Curler Room and Lally Mohawk Room, are adjacent to the main lobby.

Main entrance

Functional Analysis

• Since the building is on the National Register of Historic Places, any renovations must be carefully considered and approved by the appropriate governmental agencies.
• Some faculty and staff offices are too large, too small, or not in an appropriate location as a result of the original building layout.
• Wide corridors on the upper floors present an opportunity for small, informal gathering spaces.

Van Curler Room

Previously Identified Projects

Although the College has been proactive in implementing many of the projects identified in the 2007 Master Plan Update, the following projects have not yet been completed:
• Scope No. 44: Improve HVAC in the Van Curler Room, Mohawk Room, and Presidents Office (partially complete).
• Scope No. 48: Convert the building to DDC control and install an energy management system (partially complete).
• Scope No. 52: Improve ventilation in the basement food storage rooms.
• Scope No. 57: Replace roof system and reconstruct roof framing.
• Scope No. 58: Replace older signage and provide new directional, room, and special event signage.
• Scope No. 60, 61, 62: Recondition Elevators - Phases 1, 2, 3
• Scope No. 63: Investigate building settlement.
• Scope No. 65: Reconfigure Admissions/Financial Aid/Registration Services
• Scope No. 66, 104, 105: Asbestos Abatement - Phases 1, 2, 3, 4 (partially complete)
• Scope No. 67: Replace single-glazed windows.
• Scope No. 69: Renovate the main lobby.
• Scope No. 102: Provide an isolation valve on the east water line.
• Scope No. 103: Replace floor, wall, and ceiling finishes.

Building Condition Assessment

Schenectady County Community College Facilities Master Plan

Building Name: Elston Hall - Original Building
Construction Year: 1924
Occupancy Group: A-2 - Assembly; B - Business

Floors Above/Below: 7/0
NASF (from PSI): 144,696 (entire building)

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Building Exterior					**Building Electrical**				
Foundations		75		25	Fire Alarm System		100		
Exterior Walls		70	15	15	Emergency Power/Lighting Systems		100		
Building Framing		100			Lighting Systems		50	50	
Windows/Louvers		50		50	Electrical Distribution		100		
Doors/Frames/Hardware		75		25	Power Wiring		100		
Roof		75		25	Tel/Data Systems		50	50	
Building Interior					Specialty Systems				

Building Component	Condition (%)				Building Component	Compliance			
	E	G	F	P		C	PC	NC	
Floors		25	50	25	**NYS/ADA**				
Walls		50	25	25	Exterior Doors	X			
Ceilings		50	25	25	Interior Doors		X		
Doors/Frames/Hardware		90		10	Horizontal Circulation (Corridors)		X		
Built-In Furnishings		100			Horizontal Circulation (Ramps)				
Stairs		25	50	25	Vertical Circulation (Stairs)		X		
Elevators/Escalators			100		Vertical Circulation (Elevators)		X		
Specialty Systems		100			Toilet Rooms		X		
Building Mechanical					Locker Rooms				
HVAC Distribution & Controls	75	25			Drinking Fountains		X		
AHU/Controls			25	75	Signage		X		
Chiller/Controls			25	75	Assembly Areas	X			
Boiler/Heat Exchanger/Controls	100				Sales and Service Areas		X		
Pumps/Motors/Compressors	75	25			Dining Areas				
Fire Sprinkler/Standpipe Systems		75	25						
Plumbing Systems/Fixtures			25	75					
Specialty Systems									

Not applicable

E - Excellent	Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
G - Good	Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
F - Fair	Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
P - Poor	Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
C - Compliant	Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).
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NC - Non-Compliant	Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).

Building Condition

The adjacent chart summarizes the condition of Elston Hall based on the observations of the planning team and information received from the College. The largest percentage of building components in fair to poor condition fall under building interior and mechanical. The building was originally renovated for SCCC in 1968 and is well-maintained by the College. Many of the original building components, however, are showing signs of age. Building settlement has also significantly impacted the condition of exterior walls, interior walls, and floors throughout the building. Interior finishes in toilet rooms and stairs are in fair to poor condition and should be replaced.
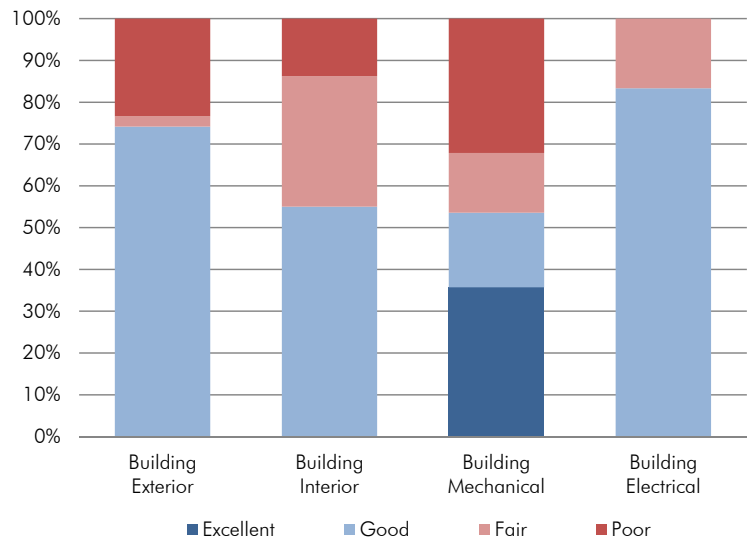
Exterior

- Severe cracking at exterior and interior walls, upheaval of concrete floors on the ground floor, and cracking of ground floor finishes indicate that building settlement is an issue. Investigation may be required to obtain information about subsurface and hidden conditions that may be causing the building settlement.
- The soffit to the south of the main entrance has become detached from the masonry and there is evidence of water infiltration. The College has installed metal screening to prevent the masonry from becoming detached and falling. The source of the water should be addressed and the soffit should be repaired.
- Exterior caulk at vertical expansion joints is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
- Lintels and soffits should be scraped, cleaned, and repainted.
- There is water damage at the head of third, fourth, and fifth floor corridor windows. The source of the water should be addressed and the finishes around the windows should be replaced.
- Many of the wood, single-glazed windows on the east side of the building are in poor condition and not energy efficient. They should be replaced with double-glazed, thermally-broken window units as part of a campus-wide energy efficiency project.
- Exterior caulk around windows is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
- The ground floor doors along Washington Avenue are in poor condition. They should be replaced as part of a campus-wide energy efficiency project.
- Major water damage to interior finishes on the sixth floor indicates past roof leaks. All roof sealant joints should be inspected and, if necessary, replaced as part of a campus-wide project.
- Some of the shingles are missing from the roof above the south wing. All missing shingles should be replaced to prevent future roof leaks.
- Mortar joints at the chimney should be repointed.

Interior

- Resilient floor tile on the ground floor is cracking, possibly due to building settlement. It should be replaced once building settlement has been addressed.
- Resilient floor tile and vinyl wall base is in fair condition throughout the building and should be replaced when the building is renovated.
- Gypsum wallboard in some areas of the ground floor is in poor condition and should be replaced.

- Wall tile in the toilet rooms was removed to install the new HVAC equipment. It should be reinstalled or replaced with new tile.
- Ceiling tiles throughout the building are stained and in fair condition. They should be replaced when the building is renovated.
- Ceilings in the corridor adjacent to Academic Advising have been damaged by water. The source of the water should be addressed and the ceilings should be replaced.
- Several doors in the building are rusted and in poor condition. They should be replaced.
- Interior finishes and plumbing fixtures in the toilet rooms are in fair to poor condition.
- Interior finishes in the stairs are in fair to poor condition.
- Interior finishes in the elevators are in fair condition.
- Due to the age of the building, a hazardous material survey should be conducted prior to any renovation projects.

Mechanical

- Replace original hotel kitchen exhaust system and fans. Ductwork is difficult to clean and is severely deteriorated. Fans are over 50 years old and in serious need of replacement.
- Replace air handling units serving Van Curler Room (S-6, S-7). Units are original to the hotel and over 50 years old. New controls and new hot water coil have allowed them to function better but they are in need of replacement.

Plumbing

- Numerous toilet rooms are in need of renovation. New fixtures should be water conserving type. Plumbing renovations would be included in finishes upgrade.
- Replace existing 500 gallon domestic hot water storage tank. Domestic hot water tank is very old and starting to leak. This tank feeds culinary spaces and is critical to the function of the kitchens.
- Evaluate fire protection system and extend for full coverage. Renovations have not always been coordinated with sprinkler coverage. A thorough overview of system should be completed to assure full coverage in all spaces including basement and storage rooms.

Electrical

- Upgrade elevators. This is a pending project to increase reliability of elevators.
- Upgrade lighting to higher efficiency fixtures where required. Some areas have relatively new lighting and some have older style fixtures. A comprehensive lighting project would increase lighting quality and decrease energy use.

NYS/ADA Issues

The following items do not conform with the 2010 Building Code of New York State or 2010 ADA Standards for Accessible Design. While the building is not required to be updated at this time, these issues should be addressed when the building is renovated.

- Accessible hardware has been installed at some interior doors. The College should continue to replace non-accessible hardware throughout the building, particularly at doors that are part of the accessible means of egress.
- Some of the interior doors appear to require more than the maximum five pounds of force to operate. The closers should be adjusted or, if necessary, the doors should be replaced.
- The door to Student Activities Office 223A is only 24 inches wide. The door should be widened or the office should be moved to an accessible location.

- The ceiling height in the ground floor service corridor, stairs, and some of the second floor offices is less than the code-required 7'-6". Although the code does not require the ceiling height to be adjusted when the building is renovated, the ceilings should be raised, if possible, when the they are replaced.
- The floor adjacent to the southeast stair tower and single elevator is not level. A self-leveling cementitious underlayment should be used to create a level floor area adjacent to the stair/elevator doors.
- One of the stairs does not have the code-required landings at the top and bottom of the stair run. In addition, kick plates should be installed at stair landings to prevent objects from falling on people below.
- One of the stairs does not have non-slip strips at the nosings of the stairs. They should be installed.
- Guardrails at the stairs exceed the maximum baluster spacing permitted by the Building Code of New York. They should be replaced with fully compliant guardrails.
- Handrails at the stairs do not have the required extensions and should be replaced with fully-compliant handrails.
- The College should verify that the exterior window into the elevator shaft is a rated assembly and, if not, replace the window with a fire-rated unit to maintain the required rating at the elevator shaft.
- The toilet rooms have been updated, but require additional modifications to bring them into full compliance with current ADA requirements.
- The College has installed some accessible drinking fountains in the building, including one with a bottle-filling station on the fourth floor. All other drinking fountains should be replaced with fully-accessible units when the building is renovated.
- Some signage in the building does not comply with current ADA requirements. It should be replaced as part of a campus-wide signage project.
- The counter in Financial Aid 221 is not at an accessible height. A portion of the counter should be lowered to no more than 36 inches above the floor.
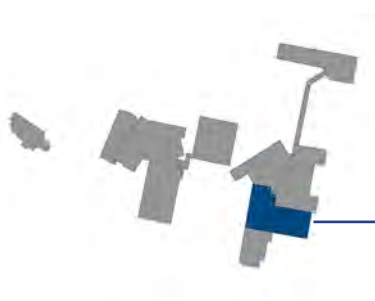
Elston Hall: B-Wing Addition

Constructed 1954
144,696 NASF (entire building)

Building History and Use

The B-Wing Addition was constructed in 1954 to increase the number of available rooms in the Van Curler Hotel. Fourteen years later, in 1968, Schenectady County purchased the building for SCCC. It contains maintenance and storage space on the ground floor, space for Culinary Arts on the first floor, and offices for faculty, staff, and students on the upper floors. The College is in the process of creating an Honors Lounge on the fourth floor, adjacent to several faculty offices.

View from main parking lot

Functional Analysis

- The configuration of the office areas is limited by the type of construction and structural layout of the building.
- Faculty offices for each department are not grouped together and, in some cases, are located on different floors. When the building is renovated, the College should create office suites to consolidate academic departments.
- The individual toilet rooms in the offices are original to the building and should be removed.

Conference Room 301

Previously Identified Projects

Although the College has been proactive in implementing many of the projects identified in the 2007 Master Plan Update, the following projects have not yet been completed:
- Scope No. 42.2: Reconfigure existing culinary arts labs (partially complete).
- Scope No. 48: Convert the building to DDC control and install an energy management system (partially complete).
- Scope No. 51: Replace the chiller and cooling tower.
- Scope No. 52: Improve ventilation in the basement food storage rooms.
- Scope No. 56: Replace domestic water system.
- Scope No. 58: Replace older signage and provide new directional, room, and special event signage.
- Scope No. 60, 61, 62: Recondition Elevators - Phases 1, 2, 3
- Scope No. 63: Investigate building settlement.
- Scope No. 66, 104, 105: Asbestos Abatement - Phases 1, 2, 3, 4 (partially complete)
- Scope No. 67: Replace single-glazed windows.
- Scope No. 79: Install additional security cameras at Student Accounts, Bookstore, and food service registers.
- Scope No. 103: Replace floor, wall, and ceiling finishes.

Building Condition Assessment

Schenectady County Community College Facilities Master Plan

Building Name: Elston Hall - B-Wing Addition
Construction Year: 1954
Occupancy Group: B - Business

Floors Above/Below: 6/0
NASF (from PSI): 144,696 (entire building)

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Building Exterior					**Building Electrical**				
Foundations		75		25	Fire Alarm System		100		
Exterior Walls		70	15	15	Emergency Power/Lighting Systems		100		
Building Framing		100			Lighting Systems		50	50	
Windows/Louvers		50		50	Electrical Distribution		100		
Doors/Frames/Hardware		75		25	Power Wiring		100		
Roof		50	50		Tel/Data Systems		50	50	
Building Interior					Specialty Systems				

Building Component	Compliance			
	C	PC	NC	
Floors	25	50	25	
Walls	90		10	
Ceilings	75	25		
Doors/Frames/Hardware	100			
Built-In Furnishings	100			
Stairs	25	50	25	
Elevators/Escalators				
Specialty Systems	100			

| Building Component	Condition (%)				Compliance			
	E	G	F	P	C	PC	NC	
Building Interior					**NYS/ADA**			
Floors		25	50	25	Exterior Doors	X			
Walls		90		10	Interior Doors		X		
Ceilings		75	25		Horizontal Circulation (Corridors)		X		
Doors/Frames/Hardware		100			Horizontal Circulation (Ramps)		X		
Built-In Furnishings		100			Vertical Circulation (Stairs)		X		
Stairs		25	50	25	Vertical Circulation (Elevators)				
Elevators/Escalators					Toilet Rooms				
Specialty Systems		100			Locker Rooms				
Building Mechanical					Drinking Fountains			X	
HVAC Distribution & Controls	50		50		Signage		X		
AHU/Controls					Assembly Areas				
Chiller/Controls			10	90	Sales and Service Areas				
Boiler/Heat Exchanger/Controls	100				Dining Areas				
Pumps/Motors/Compressors	100								
Fire Sprinkler/Standpipe Systems		75	25						
Plumbing Systems/Fixtures			75	25					
Specialty Systems									

Not applicable

E - Excellent	Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
G - Good	Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
F - Fair	Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
P - Poor	Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
C - Compliant	Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).
PC - Partially Compliant	Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
NC - Non-Compliant	Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).

Building Condition

The adjacent chart summarizes the condition of the B-Wing Addition based on the observations of the planning team and information received from the College. The largest percentage of building components in fair to poor condition fall under building interior and mechanical. Although the building has been renovated and is well-maintained by the College, many of the original building components are showing signs of age. Building settlement has also significantly impacted the condition of interior walls and floors throughout the building. Interior finishes in stairs are in fair to poor condition and should be replaced.

Legend: ■ Excellent ■ Good ■ Fair ■ Poor
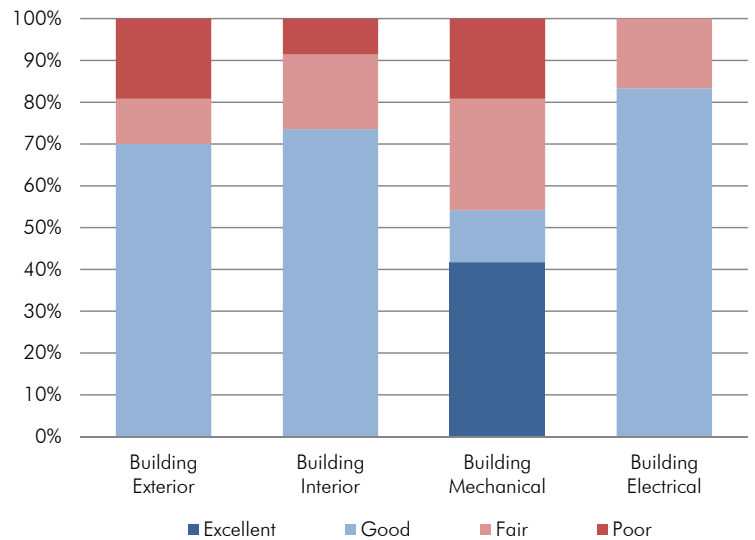
Exterior

- Severe cracking at interior walls, upheaval of concrete floors, and cracking of floor finishes indicate that building settlement may be an issue. Investigation may be required to obtain information about subsurface and hidden conditions that may be causing the building settlement.
- Holes in masonry walls where window grates have been removed should be sealed to prevent water infiltration and potential damage to walls.
- Exterior caulk at vertical expansion joints is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
- The ceiling finish above the loading dock is deteriorating and should be repaired.
- Lintels and soffits should be scraped, cleaned, and repainted.
- Sealant should be installed between the exterior wall and adjacent sidewalk as part of a campus-wide project.
- Many of the wood, single-glazed windows on the east side of the building are in poor condition and not energy efficient. They should be replaced with double-glazed, thermally-broken window units as part of a campus-wide energy efficiency project.
- Exterior caulk around windows is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
- The ground floor door on the east side of the building is in poor condition and should be replaced as part of the campus-wide energy efficiency project.
- Exterior caulk around doors is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
- There are some areas of alligator cracking and bubbling of the roof membrane. The membrane should be inspected and, if necessary, replaced.
- Some sealant joints on the roof are beginning to deteriorate. All sealant joints should be inspected and, if necessary, replaced as part of a campus-wide project.

Interior

- Resilient floor tile on the ground floor is cracking, possibly due to building settlement. It should be replaced once building settlement has been addressed.
- Resilient floor tile and vinyl base is in fair condition throughout the building and should be replaced when the building is renovated.
- The outside corners of the stone wall panels in the first floor main corridor are chipped. They should be repaired or replaced to improve the appearance of the corridor.

- Ceiling tiles throughout the building are stained and in fair condition. They should be replaced when the building is renovated.
- Interior finishes in the stairs are in fair to poor condition.
- Due to the age of the building, a hazardous material survey should be conducted prior to any renovation projects.

Mechanical

- Replace all dual temperature pipe risers and run outs to fan coil units. A recent project replaced fan coil units and controls. The piping in the walls is original, covered in asbestos, and in places almost plugged. All distribution piping needs to be replaced.
- Insulate vertical condenser water piping in chase.

Plumbing

- Remove all old hotel bathrooms in offices and re-capture space. This work should be included in office area renovations.
- Replace all domestic hot and cold water lines. Much of the plumbing lines are original to the building and showing signs of deterioration. Leaks are causing damage and indications are that much of the piping needs to be replaced.
- Evaluate fire protection system and extend for full coverage. Changes to program areas and architectural renovations will require adjustments to the sprinkler system.

Electrical

- Upgrade office lighting. This work should be included in program changes and any architectural renovations. New fixtures will provide better lighting, as well as reduced energy usage.

NYS/ADA Issues

The following items do not conform with the 2010 Building Code of New York State or 2010 ADA Standards for Accessible Design. While the building is not required to be updated at this time, these issues should be addressed when the building is renovated.

- Accessible hardware has been installed at some interior doors. The College should continue to replace non-accessible hardware throughout the building, particularly at doors that are part of the accessible means of egress.
- The dead end corridor on the second floor exceeds the minimum length defined in the 2010 Building Code (20 feet) and 2010 Existing Building Code (35 feet) and will need to be addressed when the building is renovated.
- The ramp from the loading dock to the main corridor does not have the code-required handrails. They should be installed.
- One of the stairs does not have kick plates at the landings to prevent objects from falling on people below.
- Guardrails at the stairs do not meet the minimum requirements of the code and should be modified or replaced.
- Handrails at the stairs do not have the required extensions and should be replaced with fully compliant handrails.
- Drinking fountains should be replaced with fully accessible units when the building is renovated.
- Some signage in the building does not comply with current ADA requirements. It should be replaced as part of a campus-wide signage project.
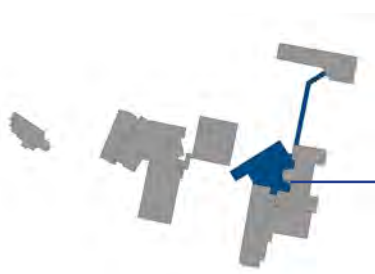
Elston Hall: North Addition

Constructed 1992
144,696 NASF (entire building)

Building History and Use

The North Addition, constructed in 1992, added a substantial amount of student activity and instructional space on campus. It includes the Student Commons, Student Activities Forum, College Store, and student lounge on the first two floors. The second, third, and fourth floors contain fourteen general classrooms and laboratory space for Anatomy and Physiology, Earth Science, General Biology, and Microbiology. The campus security desk is located at the main entrance near the student lounge. The pedestrian bridge that connects the third floor of Elston Hall to the Center for Science and Technology was also constructed in 1992.

Functional Analysis

- The Student Commons is the primary gathering space for students and appears to be very well-utilized.
- The Academic Advising Office on the second floor above the Mohawk Room is open to the Student Commons below and, therefore, does not have adequate acoustic separation or privacy. In addition, it is below skylights and reportedly becomes very warm in the spring and summer.
- The second floor terrace along the south wall of the Student Commons is currently being used for the storage of EMT equipment. This space should be repurposed for faculty or student use.
- The pedestrian bridge that connects the third floor of Elston Hall to the Center for Science and Technology is in poor condition and does not have adequate ventilation.
- The main security desk is too small, does not have adequate storage space, and does not have a direct line of sight into the adjacent student lounge.
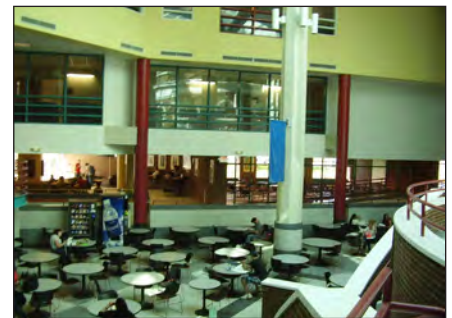
Student Commons
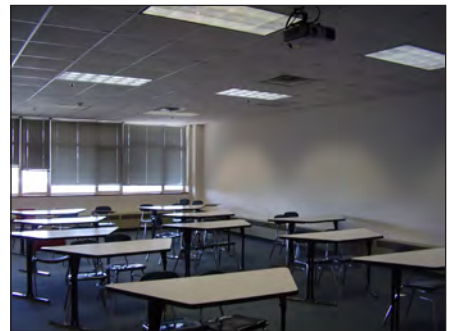
Typical classroom

Previously Identified Projects

Although the College has been proactive in implementing many of the projects identified in the 2007 Master Plan Update, the following projects have not yet been completed:
- Scope No. 53: Install fin-tube units in the classrooms below the "Greenhouse" (partially complete).
- Scope No. 54.1: Install a steam cabinet heater above the security desk.
- Scope No. 58: Replace older signage and provide new directional, room, and special event signage.
- Scope No. 99: Repair floor tile and damage caused by canopy leaks in the pedestrian bridge.
- Scope No. 100: Increase natural ventilation in the pedestrian bridge.

Building Condition Assessment

Schenectady County Community College Facilities Master Plan

Building Name: Elston Hall - North Addition
Construction Year: 1992
Occupancy Group: A-2 - Assembly; B - Business

Floors Above/Below: 4/0
NASF (from PSI): 144,696 (entire building)

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Building Exterior					**Building Electrical**				
Foundations		100			Fire Alarm System		100		
Exterior Walls		90		10	Emergency Power/Lighting Systems		100		
Building Framing		100			Lighting Systems		50	50	
Windows/Louvers		75		25	Electrical Distribution		100		
Doors/Frames/Hardware		75		25	Power Wiring		100		
Roof		50	25	25	Tel/Data Systems		50	50	
Building Interior					Specialty Systems				

Building Component	Condition (%)				Building Component	Compliance			
	E	G	F	P		C	PC	NC	
Floors		90		10					
Walls		90		10					
Ceilings		100			**NYS/ADA**				
Doors/Frames/Hardware		100			Exterior Doors	X			
Built-In Furnishings		100			Interior Doors	X			
Stairs		100			Horizontal Circulation (Corridors)	X			
Elevators/Escalators		100			Horizontal Circulation (Ramps)		X		
Specialty Systems		100			Vertical Circulation (Stairs)		X		
Building Mechanical					Vertical Circulation (Elevators)	X			
HVAC Distribution & Controls			50	50	Toilet Rooms	X			
AHU/Controls				100	Locker Rooms				
Chiller/Controls			25	75	Drinking Fountains				
Boiler/Heat Exchanger/Controls					Signage		X		
Pumps/Motors/Compressors		100			Assembly Areas				
Fire Sprinkler/Standpipe Systems		100			Sales and Service Areas		X		
Plumbing Systems/Fixtures			75	25	Dining Areas	X			
Specialty Systems									

|	Not applicable

E - Excellent   Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.

G - Good   Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.

F - Fair   Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.

P - Poor   Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.

C - Compliant   Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).

PC - Partially Compliant   Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.

NC - Non-Compliant   Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).

Building Condition

The adjacent chart summarizes the condition of the North Addition based on the observations of the planning team and information received from the College. The largest percentage of building components in fair to poor condition fall under building mechanical. This reflects the need to replace the HVAC system in the pedestrian bridge and the poor condition of several pieces of mechanical equipment including chillers, cooling towers, air-handling units, and rooftop exhaust fans. Other mechanical issues that need to be addressed include providing emergency showers in the third floor science labs and replacing sanitary waste piping from the kitchen.
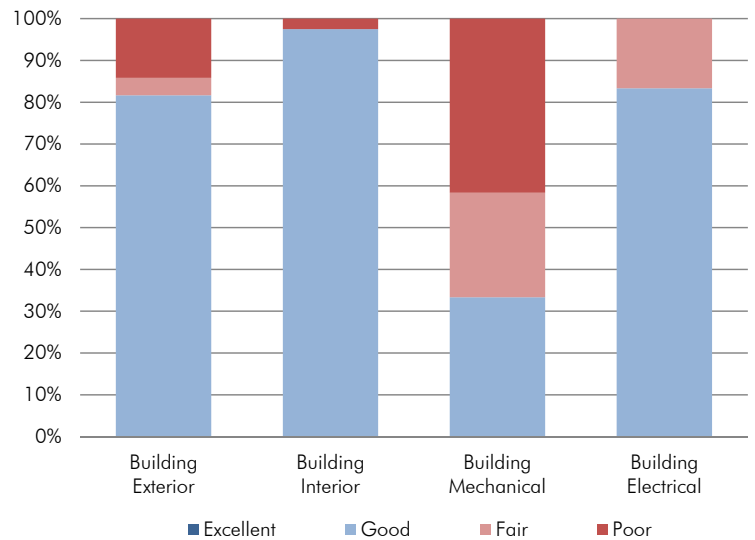
Exterior

- The ceiling finish above the main entrance is deteriorating and should be repaired.
- Failed seals at some of the double-glazed windows and skylights have resulted in condensation inside the units. The glass should be replaced.
- Exterior caulk around the skylights in the Student Commons is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
- There is water damage at the head of the third floor corridor windows. The source of the water should be addressed and the finishes around the windows should be replaced.
- The bottoms of the main entrance doors are in poor condition, possibly due to the use of de-icing chemicals in the winter. They should be replaced as part of a campus-wide energy efficiency project.
- There are some areas of alligator cracking of the roof membrane. The membrane should be inspected and, if necessary, replaced.
- Sealant at some of the head joints of the parapet wall cap are deteriorating. They should be raked and resealed as part of a campus-wide project.
- The joint between the pedestrian bridge and the building is leaking and should be repaired before interior finishes are damaged.

Interior

- Resilient floor tile in the pedestrian bridge is cracking and warping due to past leaks and extreme temperature swings. The tile should be replaced when the bridge is renovated.
- Gypsum wallboard in the pedestrian bridge is cracking and should be replaced when the bridge is renovated.

Mechanical

- Replace Carrier (racked) chillers and BAC cooling tower. Chillers are old, inefficient, and require excessive maintenance. The cooling tower is old and has been cleaned to extend its life for a few years, but is in need of replacement.
- Replace two main rooftop air handling units. Furnaces have completely failed. Units are inefficient, unreliable, and in need of replacement.
- Replace rooftop exhaust fans. Many fans are over 40 years old and in deteriorated condition.
- Replace old air handling units S-1, S-2, AHU100, AHU105 & AHU 108. All air handlers are over 40 years old, well past their listed service lives, and are in need of complete replacement.

- Provide new pipe insulation on chilled water and cold water lines. Lack of insulation is a waste of energy and condensation is rusting pipes.
- Replace leaking hot water piping throughout. Piping is showing signs of both interior clogging and external leaking.
- Provide new heating and air conditioning system for bridge to CST. The bridge is heated with expensive electric resistance heat. There is no air-conditioning and temperatures regularly exceed 100 degrees Fahrenheit in the summer.
- Provide supplementary heat to security desk area in Student Commons entry. Security desk is just inside main entrance doors and is uncomfortable to staff during periods of cold weather and high occupant movement through the doors.

Plumbing

- Provide emergency showers and floor drains in the science labs. Emergency showers should be provided to protect building occupants and floor drains should be installed to protect the building if showers are used or accidently opened.
- Evaluate and substantially replace all sanitary waste piping from kitchens. The extremely heavy use of kitchens and aggressive waste have accelerated deterioration of the main sanitary piping. Piping is failing in many locations.

Electrical

- Replace high bay lighting in Student Commons with LED or provide retractable fixtures. Ceiling light fixtures are extremely difficult to access and, as a result, many burned out lamps cannot be replaced in a timely manner.
- Upgrade lighting to higher efficiency fixtures where required.

NYS/ADA Issues

The following items do not conform with the 2010 Building Code of New York State or 2010 ADA Standards for Accessible Design. While the building is not required to be updated at this time, these issues should be addressed when the building is renovated.

- Handrails at some of the ramps do not have the required extensions. They should be replaced with fully compliant handrails.
- One section of the stairs from the Student Commons to the terrace adjacent to the Mohawk Room have no handrails. They should be installed.
- Some signage in the building does not comply with current ADA requirements. It should be replaced as part of a campus-wide signage project.
- The food service counter in the Student Commons is not at an accessible height. A portion of the counter should be lowered to no more than 36 inches above the floor.
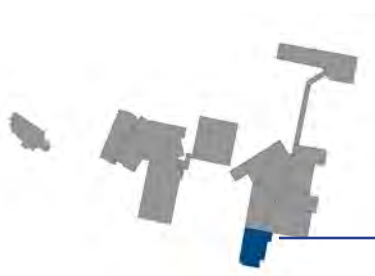
Elston Hall:
Casola Addition

Constructed 2006
144,696 NASF (entire building)

View from main entrance plaza

Building History and Use

The Casola Addition, built in 2006, is the most recent addition to Elston Hall. This addition includes new laboratories for the Culinary Arts program and the Casola Dining Room. One of the storage rooms on the ground floor was recently converted into the campus mail room and copy center.

Functional Analysis

- The new addition is well-suited to address the needs of the Culinary Arts program.
- Interior finishes in the Casola Dining Room are in good condition, but the ceiling tiles have an institutional look. Faculty feel that they should be upgraded to provide a more polished, high-end appearance.

Casola Dining Room

Building Condition

The adjacent chart summarizes the condition of the Casola Addition based on the observations of the planning team and information received from the College. Since the addition is only seven years old, most components are in excellent to good condition. The only building components in fair to poor condition fall under building mechanical and electrical.
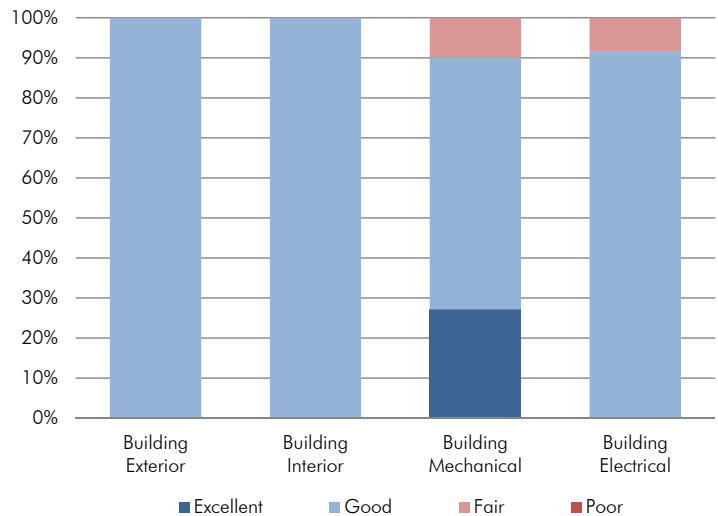
Mechanical

- Replace Marley cooling tower. The cooling tower has been cleaned but is nearing the end of its useful life.
- Upgrade DDC controls to JCI Metasys and integrate to central JCI graphics system.

NYS/ADA Issues

The following items do not conform with the 2010 Building Code of New York State or 2010 ADA Standards for Accessible Design. While the building is not required to be updated at this time, these issues should be addressed when the building is renovated.

- The counter in Mail Room 002 is not at an accessible height. A portion of the counter should be lowered to no more than 36 inches above the floor.

Building Condition Assessment
Schenectady County Community College Facilities Master Plan

Building Name: Elston Hall - Casola Addition
Construction Year: 2006
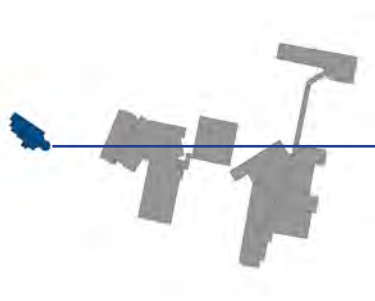Occupancy Group: A-2 - Assembly; B - Business

Floors Above/Below: 2/0
NASF (from PSI): 144,696 (entire building)

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Building Exterior					**Building Electrical**				
Foundations		100			Fire Alarm System		100		
Exterior Walls		100			Emergency Power/Lighting Systems		100		
Building Framing		100			Lighting Systems		100		
Windows/Louvers		100			Electrical Distribution		100		
Doors/Frames/Hardware		100			Power Wiring		100		
Roof		100			Tel/Data Systems		50	50	
Building Interior					Specialty Systems				

Building Component	Condition (%)				Building Component	Compliance			
	E	G	F	P		C	PC	NC	
Floors		100			**NYS/ADA**				
Walls		100			Exterior Doors	X			
Ceilings		100			Interior Doors	X			
Doors/Frames/Hardware		100			Horizontal Circulation (Corridors)	X			
Built-In Furnishings		100			Horizontal Circulation (Ramps)				
Stairs		100			Vertical Circulation (Stairs)	X			
Elevators/Escalators		100			Vertical Circulation (Elevators)				
Specialty Systems		100			Toilet Rooms	X			
Building Mechanical					Locker Rooms	NO ACCESS			
HVAC Distribution & Controls		75	25		Drinking Fountains				
AHU/Controls		75	25		Signage	X			
Chiller/Controls	90		10		Assembly Areas	X			
Boiler/Heat Exchanger/Controls		90	10		Sales and Service Areas		X		
Pumps/Motors/Compressors		100			Dining Areas				
Fire Sprinkler/Standpipe Systems	100								
Plumbing Systems/Fixtures		100							
Specialty Systems									

▢ Not applicable

E - Excellent — Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.

G - Good — Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.

F - Fair — Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.

P - Poor — Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.

C - Compliant — Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).

PC - Partially Compliant — Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.

NC - Non-Compliant — Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).

Gateway Building

Constructed 2000
6,472 NASF

Main entrance

Building History and Use

The Gateway Building was constructed as a child care center and laboratory for the Early Childhood Education program in 2000. The building contains general classrooms, offices, and the Gateway Montessori Preschool, which is a child-centered learning environment that emphasizes spontaneous activity and hands-on, self-motivated learning. A large, gated playground is located to the east of the building.

Functional Analysis

• The building works well for its current use as a child care, laboratory preschool, and kindergarten facility. The playful layout and colorful finishes are appropriate.

Main corridor

Previously Identified Projects

Although the College has been proactive in implementing many of the projects identified in the 2007 Master Plan Update, the following projects have not yet been completed:
• Scope No. 18: Repair security camera viewing the playground.
• Scope No. 19: Repair playground gate latch.
• Scope No. 20: Install fire-rated glass at interior door assembly per local code agencies directive.
• Scope No. 21: Repair exterior door latch.
• Scope No. 22: Prevent water intrusion at the two windows that have sills pulling away from the walls.
• Scope No. 23: Replace roof.
• Scope No. 101: Construct additional classroom space.

Building Condition Assessment
Schenectady County Community College Facilities Master Plan

Building Name: Gateway Building
Construction Year: 2000
Occupancy Group: B - Business

Floors Above/Below: 1/0
NASF (from PSI): 6,472

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Building Exterior					**Building Electrical**				
Foundations		100			Fire Alarm System		100		
Exterior Walls		90	10		Emergency Power/Lighting Systems		100		
Building Framing		100			Lighting Systems		100		
Windows/Louvers		75	25		Electrical Distribution		100		
Doors/Frames/Hardware		100			Power Wiring		100		
Roof		100			Tel/Data Systems		50	50	
Building Interior					Specialty Systems		100		

| Building Component	Condition (%)				Building Component	Compliance			
	E	G	F	P		C	PC	NC	
Floors		100							
Walls		90		10					
Ceilings		100			**NYS/ADA**				
Doors/Frames/Hardware		90		10	Exterior Doors	X			
Built-In Furnishings		100			Interior Doors	X			
Stairs					Horizontal Circulation (Corridors)	X			
Elevators/Escalators					Horizontal Circulation (Ramps)				
Specialty Systems		90		10	Vertical Circulation (Stairs)				
Building Mechanical					Vertical Circulation (Elevators)				
HVAC Distribution & Controls		100			Toilet Rooms	X			
AHU/Controls		100			Locker Rooms				
Chiller/Controls		100			Drinking Fountains	X			
Boiler/Heat Exchanger/Controls		50	50		Signage		X		
Pumps/Motors/Compressors		25	75		Assembly Areas				
Fire Sprinkler/Standpipe Systems		100			Sales and Service Areas				
Plumbing Systems/Fixtures		100			Dining Areas				
Specialty Systems									

▢ Not applicable

E - Excellent — Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.

G - Good — Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.

F - Fair — Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.

P - Poor — Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.

C - Compliant — Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).

PC - Partially Compliant — Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.

NC - Non-Compliant — Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).

Building Condition

The adjacent chart summarizes the condition of the Gateway Building based on the observations of the planning team and information received from the College. In general, the building is in good condition. Most building components listed in fair to poor condition can be addressed individually and with a relatively small investment. These include replacing sealant at the main entrance canopy, replacing sealant around exterior windows, painting exterior lintels, and replacing the existing duplex grinder pumps.
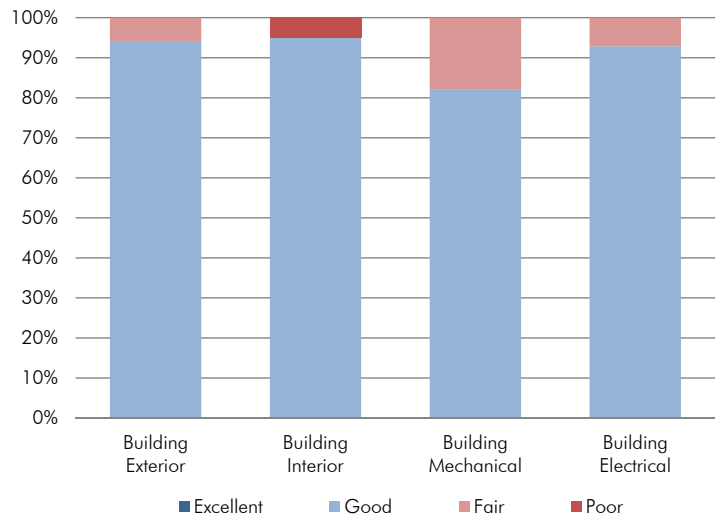
Exterior

- Exterior sealant at the entrance canopy is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
- Window lintels should be scraped, cleaned, and repainted.
- Exterior caulk around windows is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
- Failed seals at some of the skylights has resulted in condensation inside the units. The glass should be replaced.

Interior

- Some gypsum wallboard in the mechanical room was damaged when some of the equipment failed and should be replaced.
- Delamination of interior doors has been a reoccurring issue. Since the doors are still under warranty, they have been replaced at no cost to the College.
- One of the integral blinds in Classroom 103 does not work and should be repaired or replaced.

Mechanical

- Replace natural draft hot water boilers with high efficiency units. Replacing these boilers with high efficiency units would save energy and utility costs.
- Upgrade controls and integrate to central JCI DDC system.

Plumbing

- Replace existing duplex grinder pumps. Sanitary pumps are unreliable and need to be replaced.

NYS/ADA Issues

The following items do not conform with the 2010 Building Code of New York State or 2010 ADA Standards for Accessible Design. While the building is not required to be updated at this time, these issues should be addressed when the building is renovated.

• Some signage in the building does not comply with current ADA requirements. It should be replaced as part of a campus-wide signage project.

Stockade Building

View from main entrance plaza
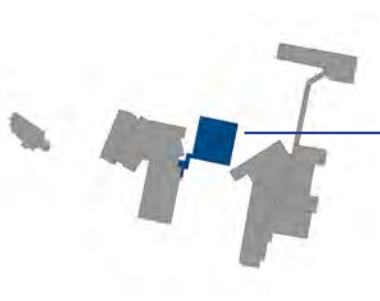
Building History and Use

Constructed in 2001, the Stockade Building contains lecture halls, general classrooms, computer classrooms, conference rooms, and offices. The building is connected to Elston Hall and the Begley Building by an enclosed walkway.

Functional Analysis
- Admissions, located on the first floor adjacent to the main entrance, is highly-visible and easily-accessible.
- The upper floors of the building are well-suited for classrooms and computer classrooms.
- Admissions and Workforce Development share an office suite on the first floor. As enrollment grows, Admissions may need to expand to accommodate a larger number of incoming students and there is no space to expand in its current location.

Typical classroom

Previously Identified Projects

Although the College has been proactive in implementing many of the projects identified in the 2007 Master Plan Update, the following projects have not yet been completed:
- Scope No. 11: Extend rear access roadway for maintenance accessibility.
- Scope No. 12: Prevent water intrusion at the windows in the atrium.
- Scope No. 13: Prevent water intrusion at the windows in the pedestrian walkway to Elston Hall.
- Scope No. 14: Replace carpet in the first floor offices and lecture halls.
- Scope No. 15: Connect area of refuge communication system to the security desk in Elston Hall.
- Scope No. 16: Adjust unit ventilators to eliminate the excessive noise.
- Scope No. 17: Locate and replace the automatic flush valves.

Building Condition Assessment
Schenectady County Community College Facilities Master Plan

Building Name: Stockade Building
Construction Year: 2001
Occupancy Group: B - Business

Floors Above/Below: 3/0
NASF (from PSI): 26,248

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Building Exterior					**Building Electrical**				
Foundations		100			Fire Alarm System		100		
Exterior Walls		90	10		Emergency Power/Lighting Systems		100		
Building Framing		100			Lighting Systems		100		
Windows/Louvers		100			Electrical Distribution		100		
Doors/Frames/Hardware		100			Power Wiring		100		
Roof		100			Tel/Data Systems		50	50	
Building Interior					Specialty Systems				

Building Component	Condition (%)				Building Component	Compliance			
	E	G	F	P		C	PC	NC	
Floors		75	25		**NYS/ADA**				
Walls		100			Exterior Doors	X			
Ceilings		90	10		Interior Doors	X			
Doors/Frames/Hardware		100			Horizontal Circulation (Corridors)	X			
Built-In Furnishings		100			Horizontal Circulation (Ramps)	X			
Stairs		100			Vertical Circulation (Stairs)	X			
Elevators/Escalators		100			Vertical Circulation (Elevators)	X			
Specialty Systems		100			Toilet Rooms	X			
Building Mechanical					Locker Rooms				
HVAC Distribution & Controls		80	20		Vertical Circulation (Elevators)	X			
AHU/Controls		90	10		Toilet Rooms	X			
Chiller/Controls		90	10		Locker Rooms				
Boiler/Heat Exchanger/Controls			100		Drinking Fountains	X			
Pumps/Motors/Compressors			100		Signage	X			
Fire Sprinkler/Standpipe Systems		100			Assembly Areas	NO ACCESS			
Plumbing Systems/Fixtures		100			Sales and Service Areas				
Specialty Systems					Dining Areas				

[ ] Not applicable

E - Excellent   Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.

G - Good   Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.

F - Fair   Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.

P - Poor   Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.

C - Compliant   Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).

PC - Partially Compliant   Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.

NC - Non-Compliant   Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).

Building Condition

The adjacent chart summarizes the condition of the Stockade Building based on the observations of the planning team and information received from the College. Since the building was constructed in 2001, most components are in good condition. The largest percentage of building components in fair to poor condition fall under building mechanical. These include replacement of boilers, water pumps, and controls.
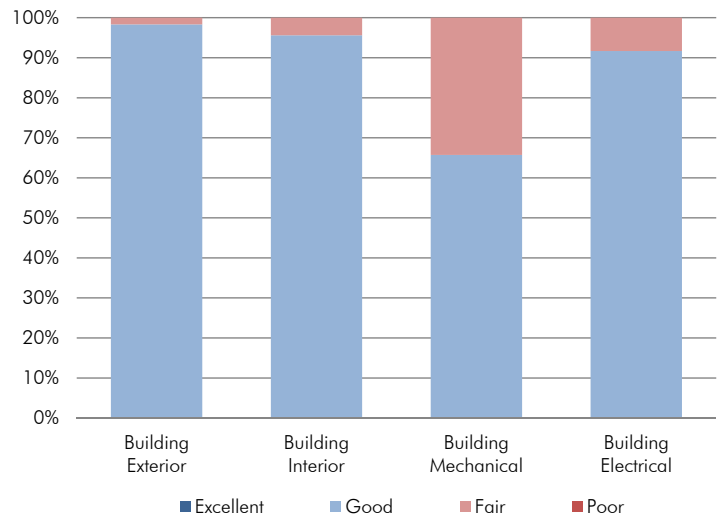
Exterior

- Damaged brick at the northwest corner and holes at the northeast corner should be repaired to prevent further deterioration to the exterior wall assembly.
- The roof balustrade should be scraped, cleaned, and repainted.

Interior

- Some carpet on the first floor is worn and should be replaced.
- Some resilient floor tile on the second and third floors is cracking and in fair condition. It should be replaced when the building is renovated.
- Some of the terrazzo floors are cracking. They should be monitored and, if necessary, repaired.
- Ceiling tiles throughout the building are stained and in fair condition. They should be replaced when the building is renovated.

Mechanical

- Replace natural draft hot water boilers with high efficiency units. Units are nearing the end of their useful life and new units would be more energy efficient.
- Replace primary and secondary water pumps. Pumps are unreliable and need to be replaced.
- Upgrade DDC panels to NAE and integrate to central JCI DDC graphics system. New network controllers will allow existing control system to be integrated into the central monitoring and control system.

Sustainability and the Environment

Planning an environmentally friendly campus requires taking a holistic approach to ensure long-term sustainability. Cost, long-term payback, organizational culture, building codes, and maintenance capabilities must be carefully examined by the College.

Schenectady County Community College has already implemented a variety of sustainable strategies. The College has recently partnered with the Capital District Transportation Authority (CDTA) to provide a free bus program for students with a valid SCCC ID. This program offers students an alternative means to get to campus, while reducing the carbon footprint of the College. Water bottle filling stations have been installed in several campus buildings. These stations encourage faculty, staff and students to bring refillable containers for water and coffee, thus reducing the number of disposable plastic bottles that end up in landfills.

The Culinary Arts program composts waste material from the kitchen. The College is also planning to sign an initiative that will encourage the purchase of locally grown/produced materials for the program. In addition to reducing the carbon footprint, this initiative will reduce transportation costs, ensure freshness of the materials, and support the local economy.

Many of the other sustainable strategies that the College has implemented are related to facilities. First, most of the buildings use energy-efficient T5 lighting fixtures and occupancy sensors. Second, the buildings are individually metered to improve water use management. Finally, the maintenance department uses environmentally friendly cleaning products.

Additional Strategies

Water Efficiency

- Install a drainage system to collect storm water from roofs and use it for irrigation.
- Install low-flow plumbing fixtures in toilet rooms to help reduce water consumption.

Energy Conservation

- Consider alternative energy sources to heat and cool buildings, such as geothermal heat pumps.

Transportation

- Provide premium parking spaces for faculty and students that carpool and/or drive hybrid vehicles.
- Provide additional options for public transportation.
- Install additional bicycle racks to encourage bicycle use.
- Provide charging stations for electric cars.

Operations and Maintenance

- Replace all college vehicles with energy efficient alternatives, such as electric golf carts.

- Reduce greenhouse gas emissions through the purchase of green energy.
- Charge a per sheet fee in all campus computer labs to discourage paper consumption.

Student Life

- Orient students, faculty, and staff to campus environmental programs and goals. According to a Princeton Survey Research Associates/ National Wildlife Federation survey titled "National Report Card on Environmental Performance and Sustainability in Higher Education," this is the biggest opportunity missed by colleges looking to become more sustainable.

Curriculum

- Incorporate environmental principles into the curriculum for all relevant disciplines. Provide opportunities for students to study campus and local environmental problems as a part of their course work.
- Advance "microscaling efforts" for experiments in science labs to reduce the use and storage of chemicals.

Facilities

- Use high-quality, durable materials that will have a long lifespan.
- Install walk-off mats at building entrances to improve indoor air quality.
- Maximize the use of products with a high recycled content, products that are recyclable, and products that are rapidly renewable.
- Specify materials that are harvested locally and give preference to materials with a low embodied energy content to reduce the energy used to produce and transport materials.
- Eliminate the use of products that pollute or are toxic during manufacture, as well as products that require toxic materials for maintenance.
- Limit construction debris and look for opportunities to reuse resources.
- As HVAC systems are upgraded or replaced, install humidity controls to help eliminate excess moisture in buildings and minimize potential mold growth.

Appendix B

Community Leader Survey Responses

Community Leader Survey

The questions included in the Community Leader Survey and associated responses are included below:

Please describe your relationship and familiarity with SCCC?

- Foundation Board member.
- Serve on Foundation Board and Events Committee.
- Chair of the Foundation Board.
- I have lived in the Schenectady region for a good part of my life. I first heard of this place as a small child when my dad stayed at the original Van Curler Hotel when working with GE; he was impressed with the historic building! Currently, I am a leader in a local business (VP, Human Resources at MVP Health Plan) and am a member of the SCCC Foundation Board. My son was a SCCC student in the 2013-16 time period and subsequently joined in the Air Force and is studying at their Defense Language Institute.

How well does the college address the education and workforce needs of the community/region?

- Very well.
- Not qualified to respond but would like to see more civic engagement.
- Although SCCC is well known for it's Culinary, Music and Criminal Justice schools is addresses the needs for all of our community for both as a stepping stone to a four-year college and for our workforce needs. I have always been a resident of Albany County a location where SCCC needs a greater identity to compete with HVCC. Over the past few years there has been an effort making inroads to Albany, but this should be a priority.
- SCCC offers a wide range of academic options from Culinary to Music to Science to Gaming to Business, etc. There are program options that support movement from 2-year degree to 4-year school and beyond, programs that result in certification for trades, a wide range of program availability from morning to evening to accommodate student schedules, many financial aid, and scholarship opportunities and a broad array of student services to enable success. The opportunity for SCCC is to continue to make all the options better and better known in the community, to keep enrollments and graduates increasing, resulting in growth and strengthening of the community workforce, transfers to 4-year institutions, and improvement in the lives of our students and their families.

What are the biggest challenges facing SCCC?

- Continuing enrollment strength.
- Space to grow.
- Growing SCCC's enrollment. Acknowledging the fact that success should not always be measured on graduation as placement in another institution or using SCCC as a stepping stone to new/other disciplines of degrees. For example, my daughter is a graduate of Penn State and decided she wanted medicine. She enrolled in a Community college to take the required science core courses to allow her to gain acceptance in a Masters PA program her outcome was a success but she had no need to graduate. SCCC has developed curricula designed for our region's needs and this needs to continue this process.
- Prepare for potential of NYS adopting Governor Cuomo's proposal of free tuition at 2-year and 4-year state schools to all eligible NYS residents; this could result in more community college students but is also likely to result in more students skipping the CC route and going directly to 4-year schools; SCCC needs to be ready for the various outcomes.

What opportunities should SCCC seize in the future?

- Continue to offer course work in new industries in the region.
- Consider a collegiate school model. See State College of Florida – they accommodate grades 6-10 then pass a test and begin college at grade 11.
- Offer 4-year programs.
- Workforce development is an agenda platform for President Trump. SCCC should be seen as a greater opportunity to tool up our workforce. In that regard, there should be a campaign to solicit students who have received a 4-year degree but need to enhance skills or learn skills suitable for our work force needs. Our student housing is a significant asset which presents a great opportunity.
- The situation at GE is also an opportunity both for funding and perhaps land for expansion.

- Continue ongoing efforts to communicate broadly to our community members about the wide variety of short and long term opportunities available at SCCC, especially in addition to the more well-known curricula, e.g., culinary and music
- Continue physical facilities and property enhancements – this is important part of the college's branding and contributes significantly to first impressions and ensuing actions from students, families, donors/potential donors, i.e., is this place they want to be a part of? The dorm addition in the past few years was a great step! Is there a possibility in the future to reroute the highway exit/entrance that divides the dorms from the campus and create a green space there to further beautify and bring the campus together? Also, the walkway over Erie Boulevard is a great idea for safety and convenience; however, it looks a bit dingy and is one part of the campus that is very visible to all who pass by – is there a simple, inexpensive way to freshen that up?
- Consider prospects arising from being adjacent to Mohawk River, e.g., are there opportunities for waterside businesses, green space activities or related endeavors that could provide opportunities for students, bring $$ in to SCCC, bring community members to campus, bring community and campus people together more, or all of the above?

What is your overall impression of the SCCC campus (site and/or facilities)?

- Very good.
- I love it. Kudos to the facilities staff!!
- Our campus needs new facilities in science and technology to compete with HVCC and ACC. We need to stop looking at the campus through the old hotel entrance and promote our campus which is behind the hotel. Our logo needs to change to reflect this fact.
- There seems to be good positive movement in recent years (see comment about dorms above). There are still observable pockets of what has been redone or refurbished and what still needs work. Location is a challenge, tucked in between busy highways – impacts first impression significantly.
- I've often had meetings in Begley library conference room. The library strikes me as a bit dark and old fashioned. This should be a hub that attracts students and, as actual physical books become less and less common, it seems the library should be reflecting that – more open space, strong internet connectivity, significant places for laptop research and studying, more current desk options (stand up, even treadmill??), etc.

What should the college do to improve the campus (site and/or facilities) in the future?

- Continue to maintain and upgrade technology and aging parts of facilities.
- I'm impressed with how extremely well kept it is.
- See above. I believe our site presents opportunities for the community. We have athletic fields which appear to be underutilized. Our fields could be used for craft fairs and farmer's markets on weekends.
- If more green space could be added and older, more "frayed" looking areas updated, this would add very positively to overall impressions and experience. An example is the very large parking lot and over flow areas; though I am only on campus approx. 2x month so perhaps not aware of actual use, I have never seen overflow lots fully in use – do we really need that additional asphalt? Even in space truly needed, is there a visually more pleasing way to set up the lots, e.g., smaller footprint by using a two-story garage, using islands to break up space, etc.
- In addition, continue working on internal office, shared facilities and classroom spaces to bring them up to date, keep them looking clean and modern, and add to the overall attractiveness of the campus. More open space and light wherever it makes sense and is possible.

Is there anything else you think the facilities master planning team should consider?

- No.
- Not qualified to respond.
- We need to significantly upgrade our meeting and banquet space.
- I am aware all of these initial thoughts are not without cost, but you asked so I shared! Seriously, thank you for the opportunity to provide input.

Appendix C

Open Session Results

Open Session

The results of the open session for faculty, staff, and students are included below. The number of responses, for items that received multiples responses, is indicated in parentheses.

One thing that would improve the SCCC campus is:

- More student activity space
- More seats and space
- Need space for student gathering - study space (4)
- Improve main entrance - more welcoming - makes a statement
- Improve first impression
- Student services should be in one location
- Create space for a fully staffed counseling center
- More meeting space
- Consolidate STEM
- Improve science labs
- Metal detectors with trained security at every entrance
- College store on the first floor
- Integrate academic offices with student services - closer proximity to promote easier collaboration
- Improve CST bridge - branding opportunity
- Outdoor classroom space
- Dedicated space for expanded food pantry
- More natural light in classrooms and hallways
- Individual Mac books
- Improve WiFi (3)
- More informal seating and gathering space
- Faculty offices for each division close to each other
- Get rid of high school chairs
- Larger center for online learning for faculty
- Campus needs a facelift
- Elevator upgrades (6)
- Learning commons
- More recycle bins
- Improve floor to floor access in Elston (2)
- Library and math lab should be open later
- More water fountains (2)
- Better wayfinding
- Hard to navigate campus - signage (2)
- Show off campus sites on campus maps - Center City & YMCA
- Art program (2)
- Film studio
- Science lab expansion for other programs
- Outside gathering space away from traffic
- Welcome space - not just security desk (2)
- TC3 welcome center is nice
- Exterior facelift - macabre
- Interiors, too!
- Address water issues in library

- More tutoring space
- Fix HVAC in CST-ELS walkway
- Redo the floor in stockade - it's peeling
- Bigger art room
- Better elevators
- School events later in the day
- More restrooms in Elston Hall (2)
- More lockers
- Toilet room improvements - library (4)
- More unisex bathrooms
- Improve food options - Taco Bell
- Better food options
- Bigger café - the main one
- Printers in café - more outlets for laptops
- Student parking closer to campus
- Closer parking for peak class times - trolley from back lot
- More ADA parking
- Better accessibility
- More bike racks
- Kickball
- Intramural sports
- Gaming center
- More activities
- Basketball gym
- Gymnasium & work out space (2)
- Restore the outdoor athletic facilities

The thing I like most about the SCCC campus is:

- Student activities
- Student commons
- Historical roots - important to history of the City
- Central location
- Central City
- All buildings are connected
- Convenient
- Small - easy to get across campus
- Dining program
- Teachers
- Students
- Student diversity (4)
- Students respect the buildings
- Kindl Hall is very nice
- Personality of Elston Hall
- The culinary wing
- Albany is very nice
- New science labs
- More water fountains - improve
- Biotech lab
- Welcoming environment in lobby
- Size of library
- The quiet lounge - need more
- The help around the building
- Free tutoring
- Commitment of the culture
- Elevators
- Security is great

Appendix D

Phasing Plans

Underutilized Classrooms
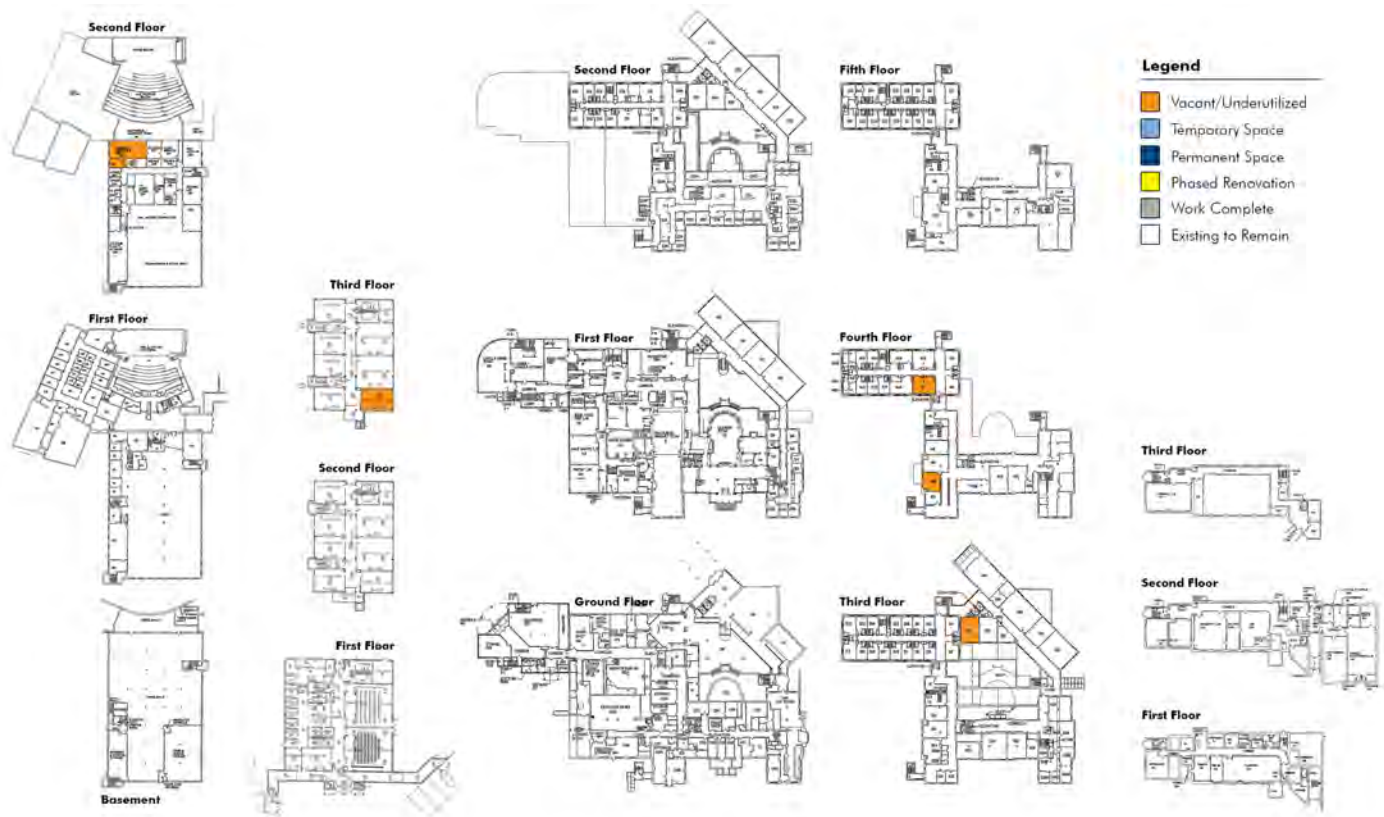
The following classrooms are utilized for less than 50 percent of available weekly student contact hours:

• Begley Building 212
• Elston Hall 341
• Elston Hall 411
• Elston Hall 420
• Stockade Building 301

Underutilized & Vacant Space
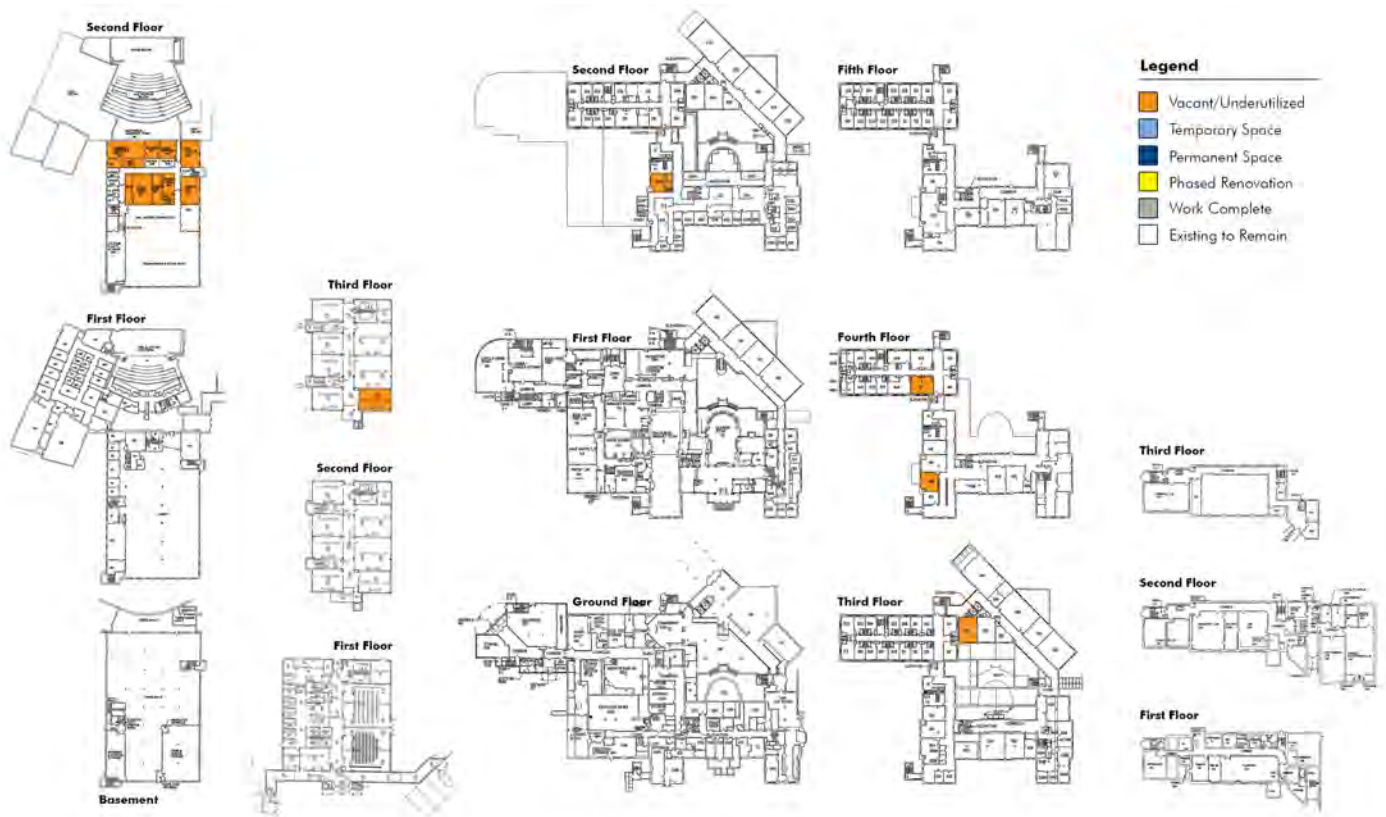
The following spaces are underutilized and/or vacant:

- Begley Building 211
- Begley Building 212
- Begley Building 213
- Begley Building 215
- Begley Building 216
- Begley Building 217
- Begley Building 218
- Begley Building 221
- Begley Building 223
- Begley Building 224
- Begley Building 227
- Begley Building 230
- Begley Building 231
- Elston Hall 220
- Elston Hall 341
- Elston Hall 411
- Elston Hall 420
- Stockade Building 301

Learning Commons - Phase 1
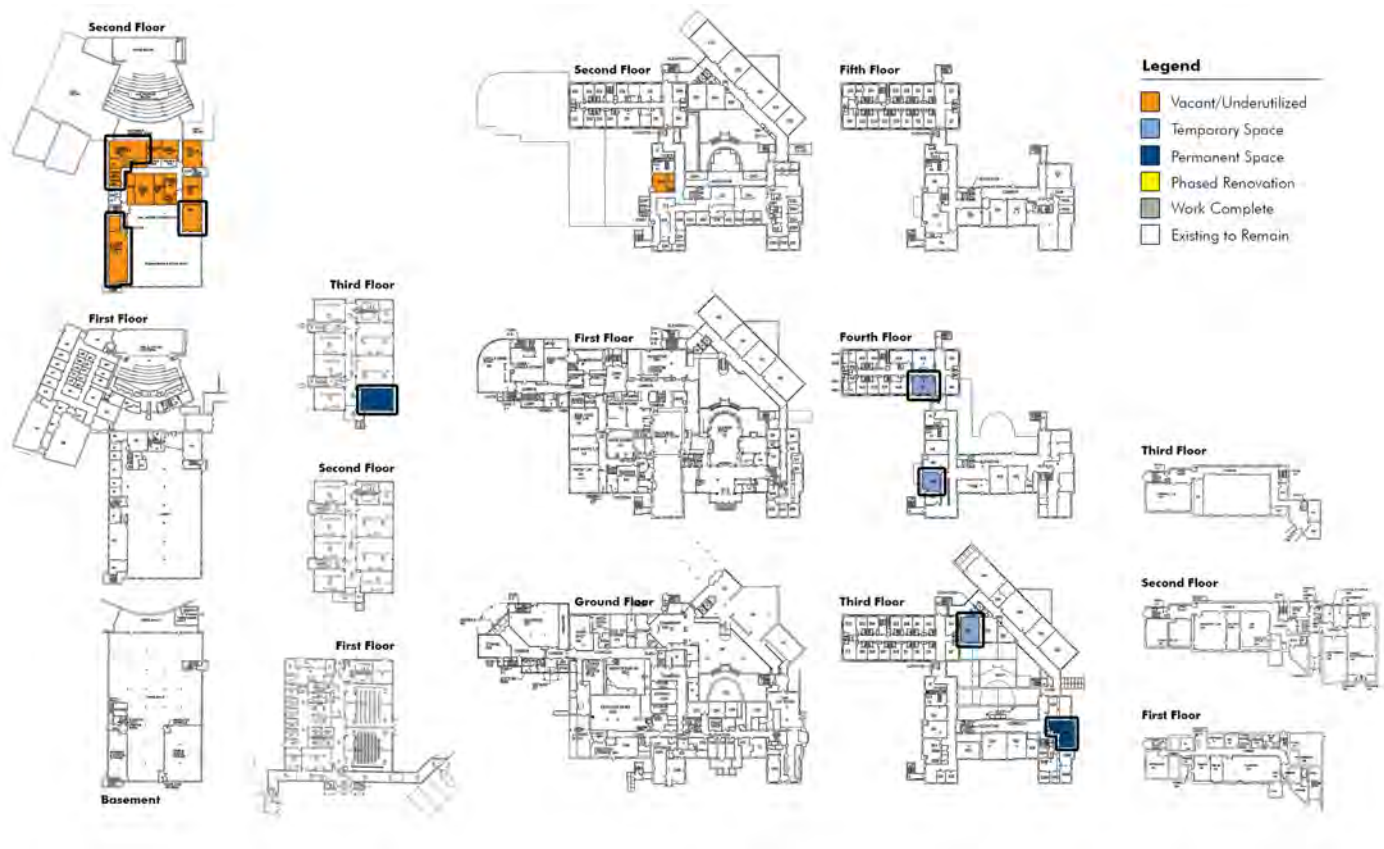
Proposed Scope of Work

- Relocate EOP to permanent space the on third floor of Elston Hall - adjacent to TRIO
- Relocate classes currently scheduled in Begley Building 212 to Stockade Building 301
- Relocate Tutoring Center to temporary space in Elston Hall

Learning Commons - Phase 2
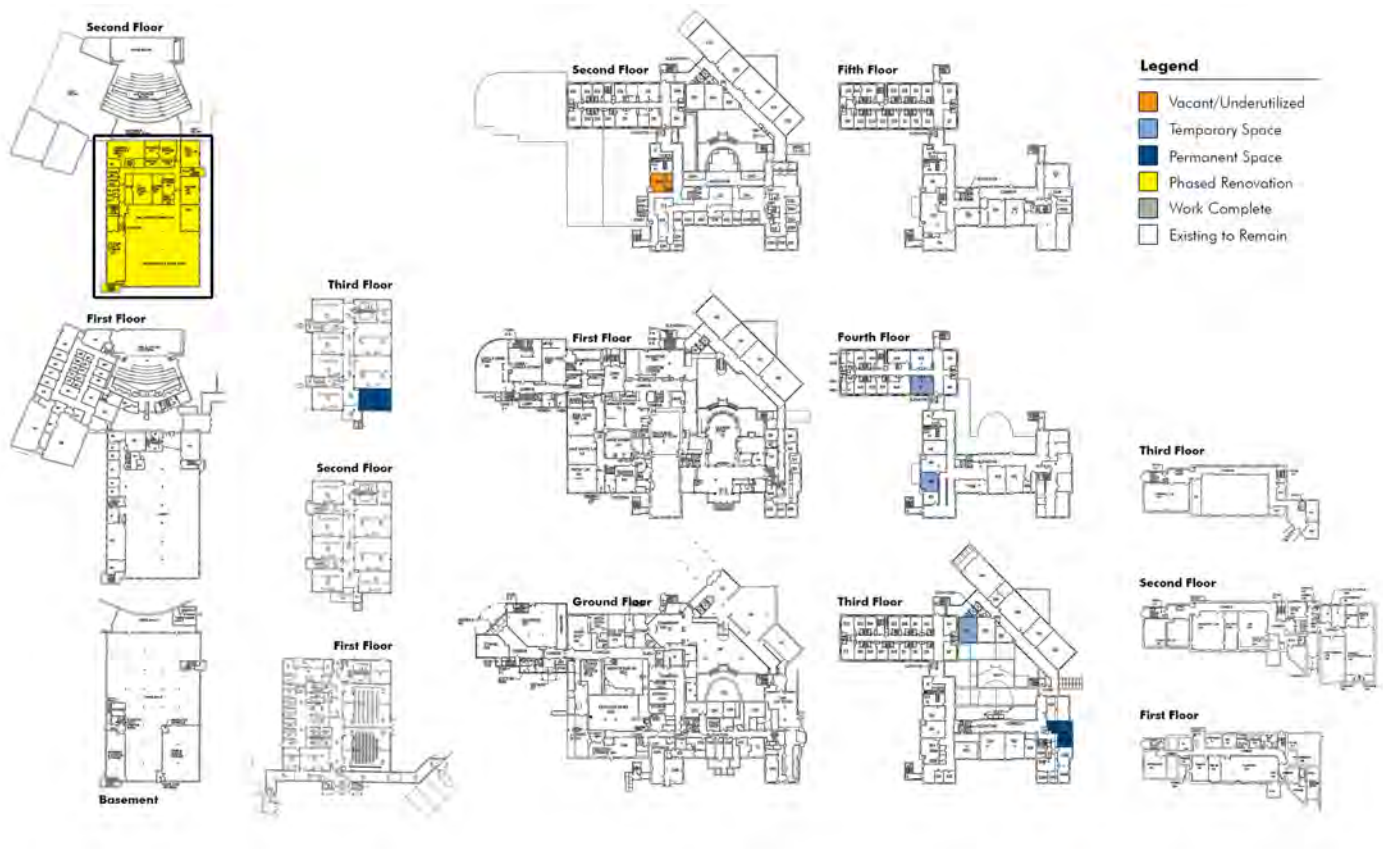
Proposed Scope of Work

• Renovate the second floor of the Begley Building

  • Library Reading Area
  • Library Stack Area
  • Library Offices and Support
  • Group Study Rooms
  • Quiet Study Rooms
  • Replace Windows
  • Replace HVAC System
  • Exterior Improvements

Learning Commons - Phase 3
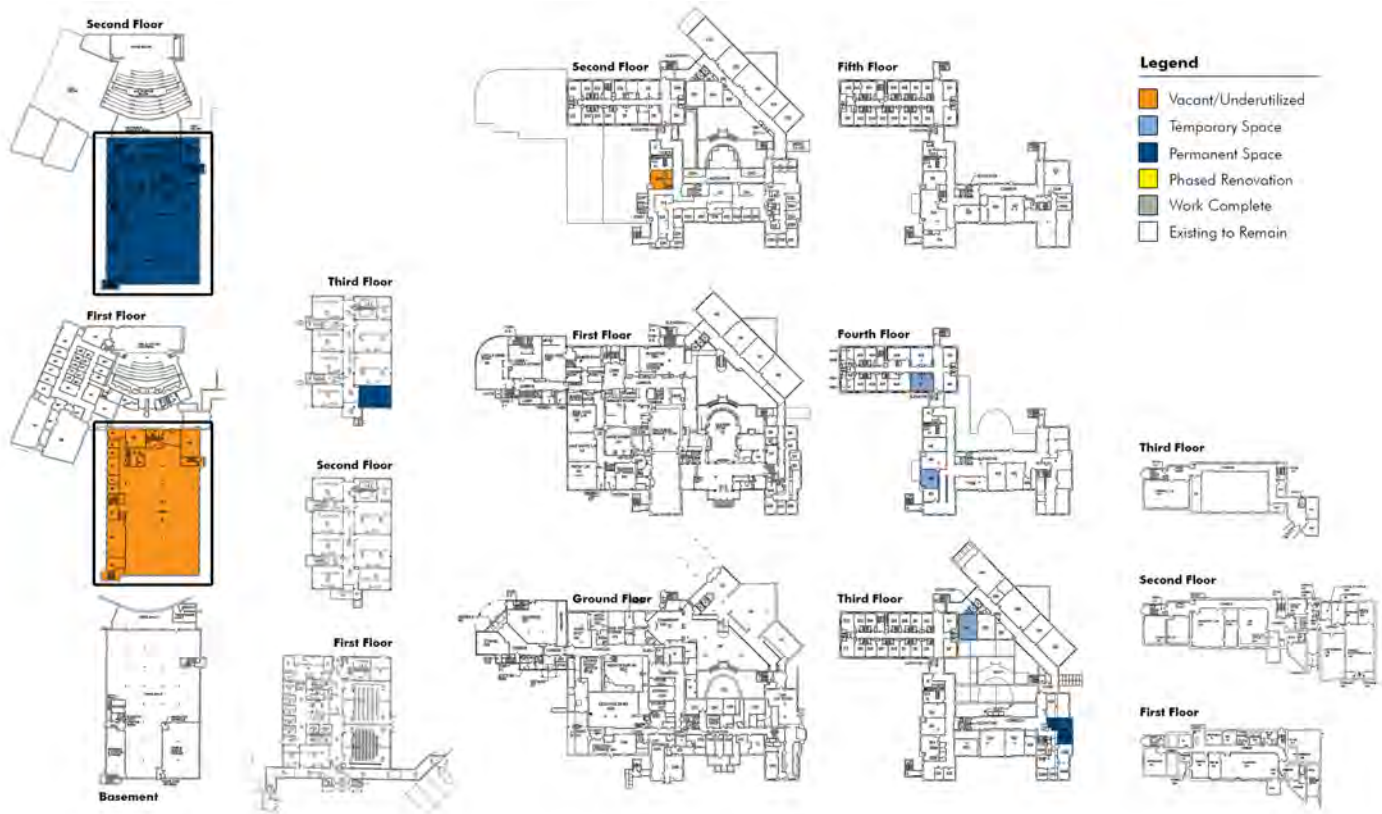
Proposed Scope of Work

• Relocate the library to permanent space the on second floor of the Begley Building

Learning Commons - Phase 4
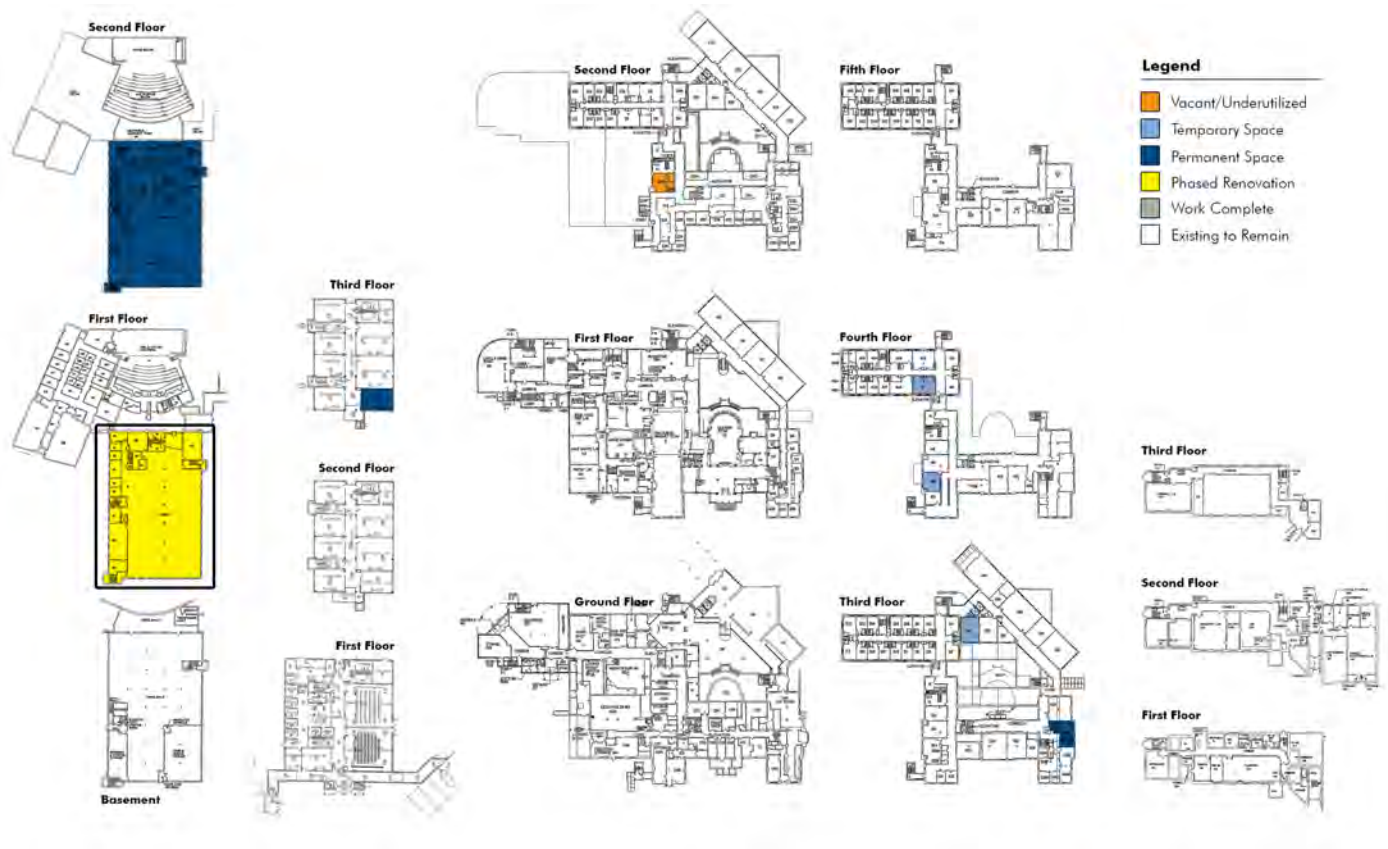
Proposed Scope of Work

• Renovate the first floor of the Begley Building

  • Center for Excellence in Teaching
  • Learning Center
  • Tutoring Center
  • Café
  • Student Lounge
  • Computer Area
  • Presentation Practice Rooms
  • Meeting Rooms
  • Maker Space
  • Replace Windows
  • Replace HVAC System
  • Exterior Improvements

Learning Commons - Phase 5
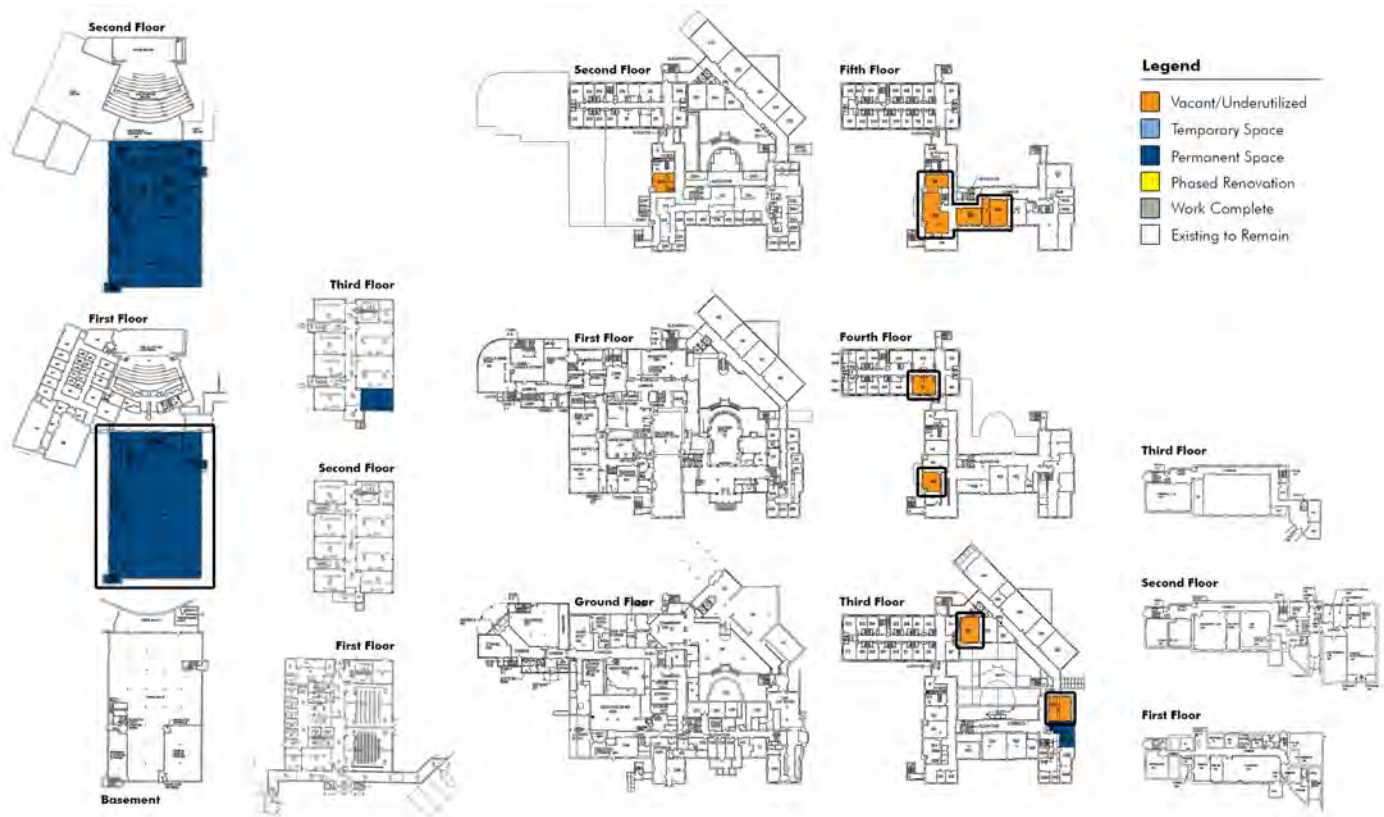
Proposed Scope of Work

- Relocate Accounting Lab to permanent space the on the first floor of the Begley Building
- Relocate Math Lab to permanent space the on the first floor of the Begley Building
- Relocate Writing Lab to permanent space the on the first floor of the Begley Building
- Relocated Tutoring Center to permanent space on the first floor of the Begley Building

Campus Safety

Legend
- ![orange] Vacant/Underutilized
- ![light blue] Temporary Space
- ![dark blue] Permanent Space
- ![yellow] Phased Renovation
- ![gray] Work Complete
- ![white] Existing to Remain
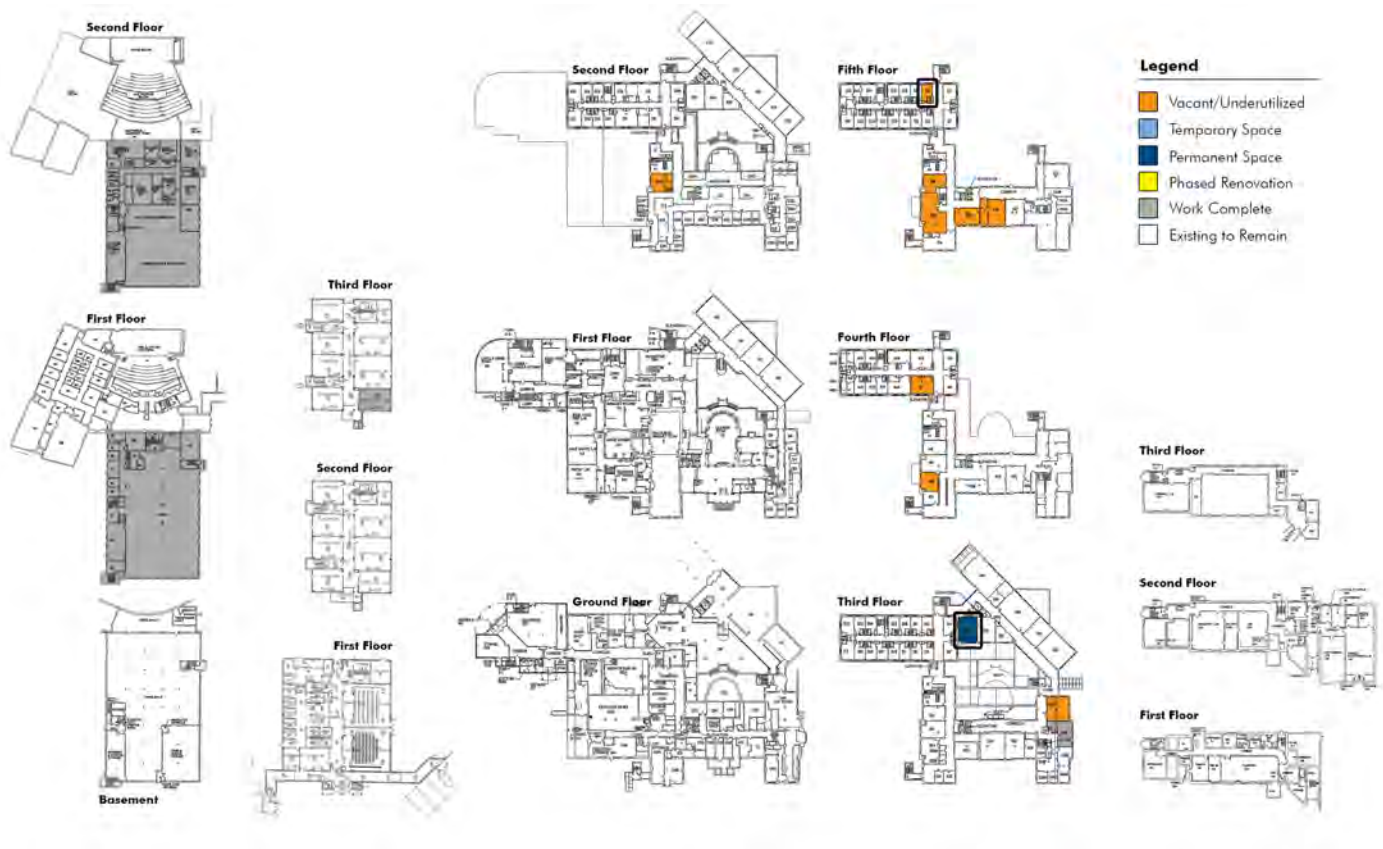
Proposed Scope of Work

- Relocate Campus Safety to permanent space the on the third floor of Elston Hall

Student Services - Phase 1

Legend
- Vacant/Underutilized
- Temporary Space
- Permanent Space
- Phased Renovation
- Work Complete
- Existing to Remain
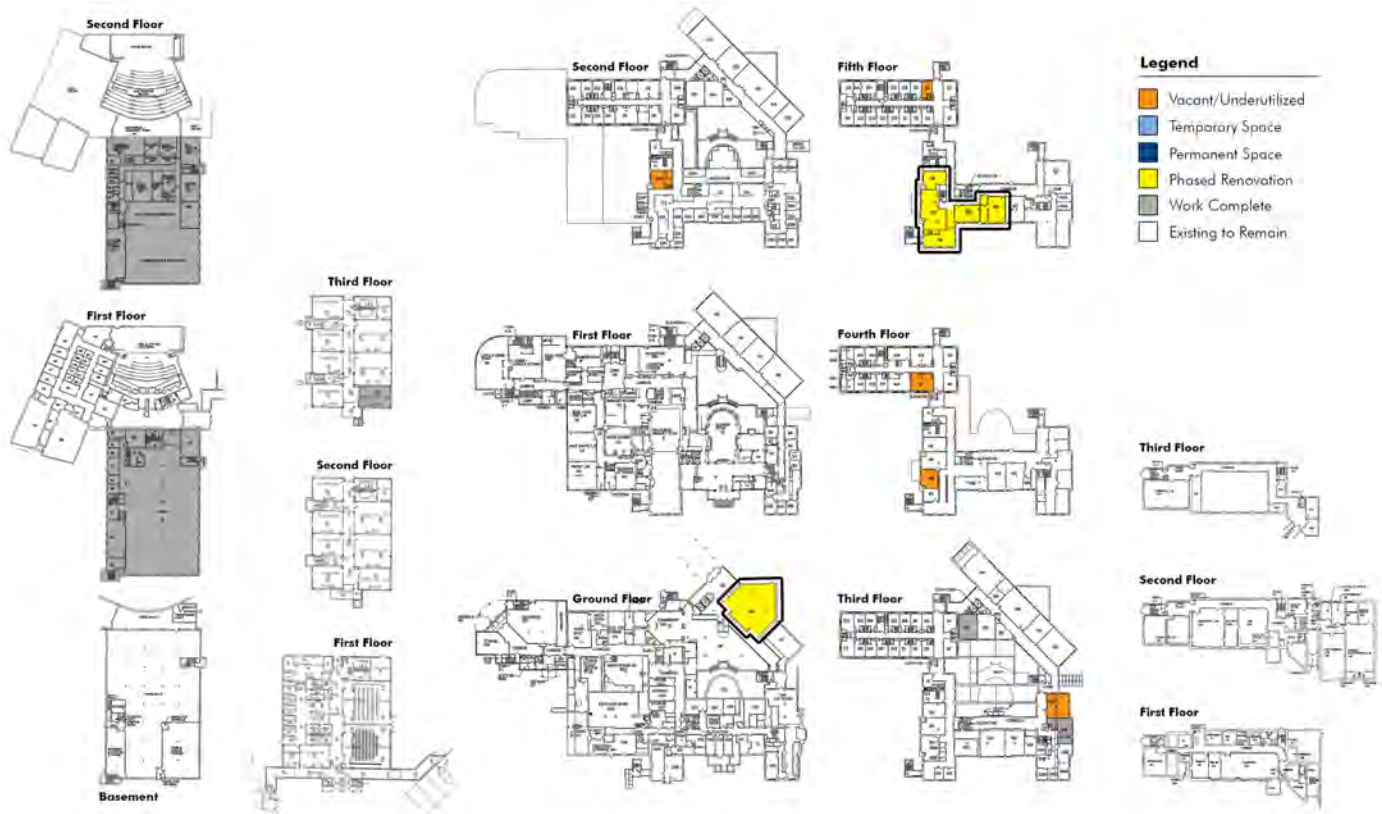
Proposed Scope of Work

• Renovate a portion of the ground floor of Elston Hall for Admissions and the Welcome Center
• *Optional: Create project-based learning classrooms on the fifth floor of Elston Hall*

Student Services - Phase 2

Legend
- Vacant/Underutilized
- Temporary Space
- Permanent Space
- Phased Renovation
- Work Complete
- Existing to Remain
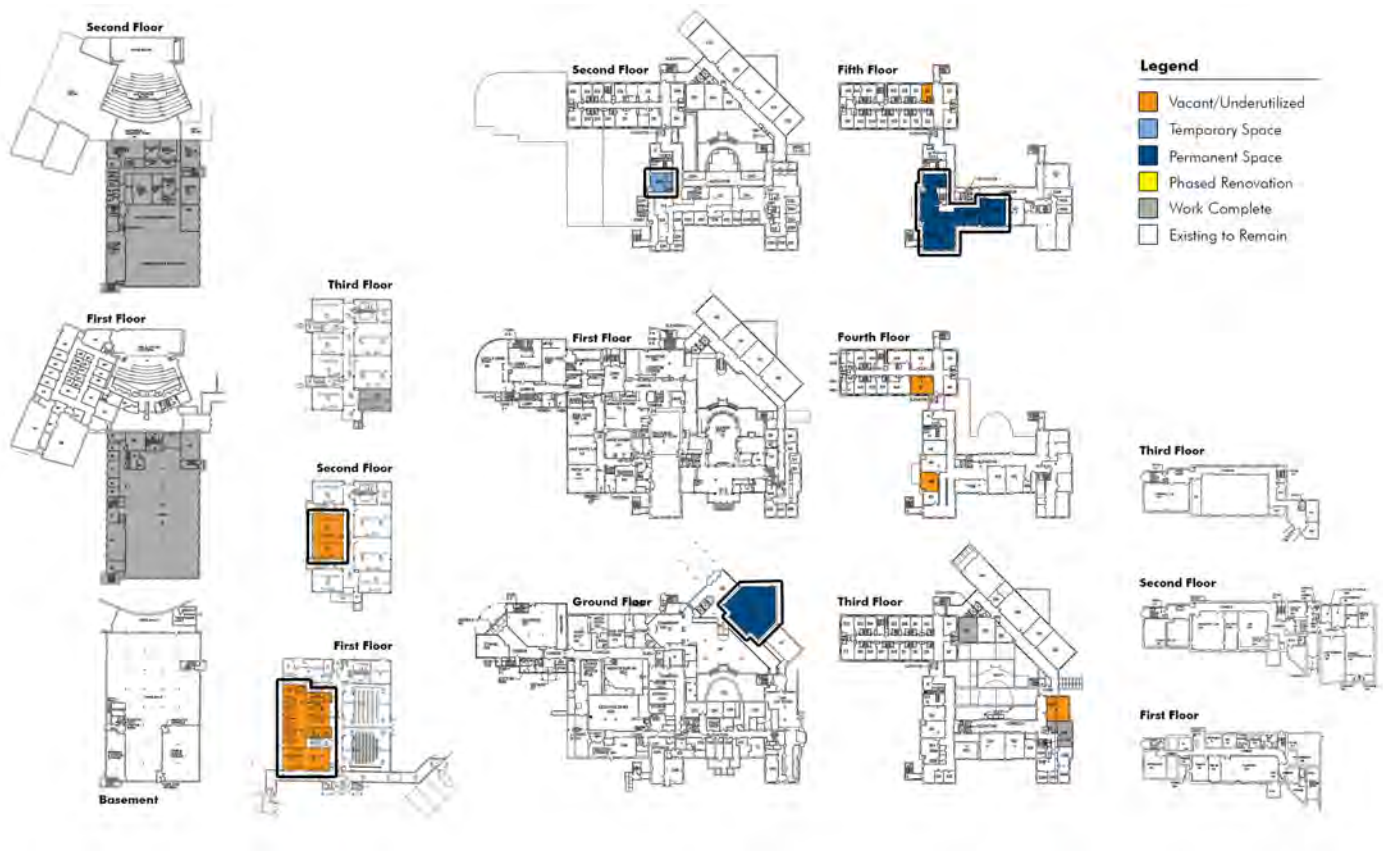
Proposed Scope of Work

- Relocate Admissions to permanent space the on the ground floor of Elston Hall
- Relocate classes currently scheduled in Stockade Building 204 and 206 to the fifth floor of Elston Hall
- Relocate Athletic Director to temporary space in Elston Hall

Student Services - Phase 3

Legend

- Vacant/Underutilized
- Temporary Space
- Permanent Space
- Phased Renovation
- Work Complete
- Existing to Remain
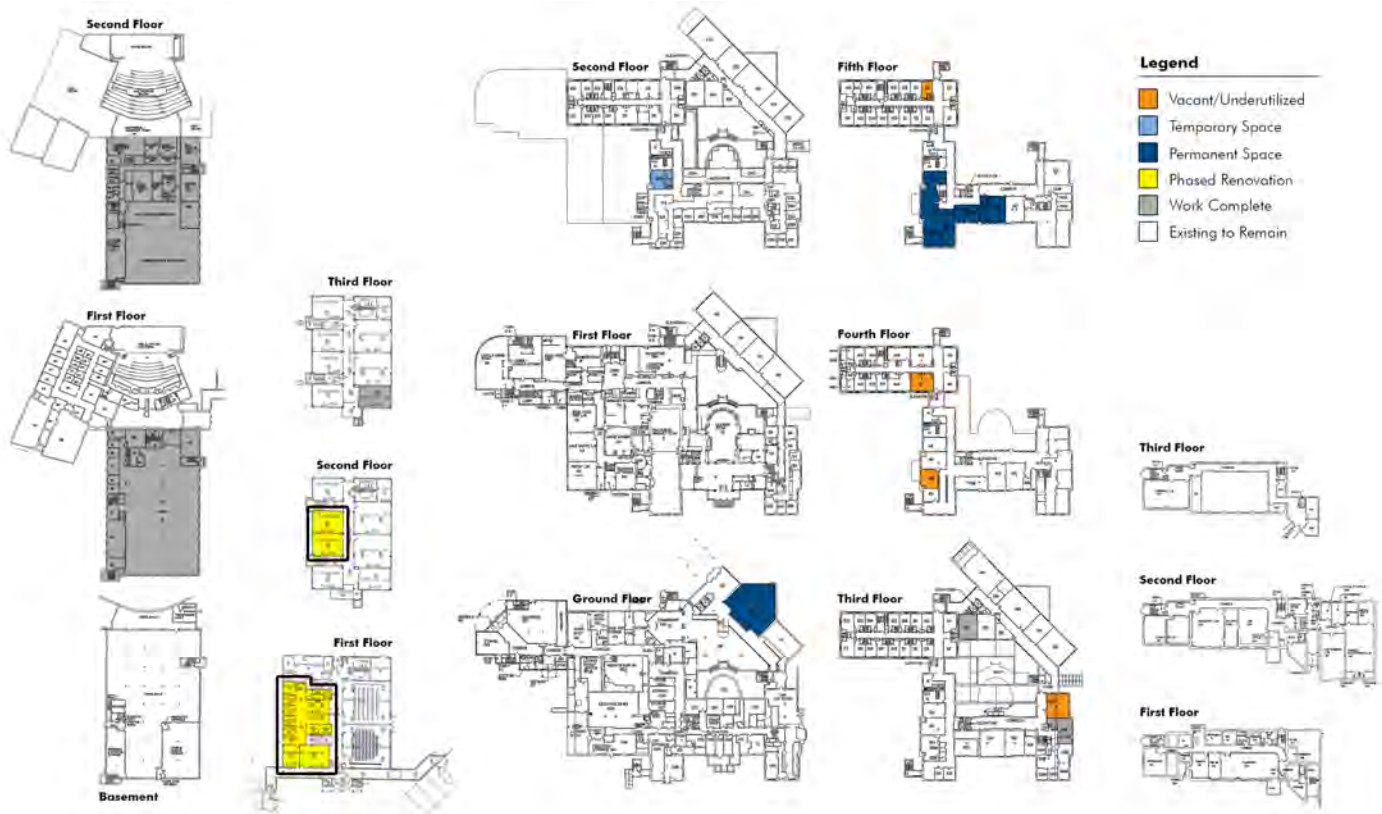
Proposed Scope of Work

- Renovate a portion of the first and second floors of the Stockade Building
    - Student Services Center
    - Academic Advising
    - Bursar
    - Financial Aid
    - Registrar

Student Services - Phase 4

Legend
- Vacant/Underutilized
- Temporary Space
- Permanent Space
- Phased Renovation
- Work Complete
- Existing to Remain
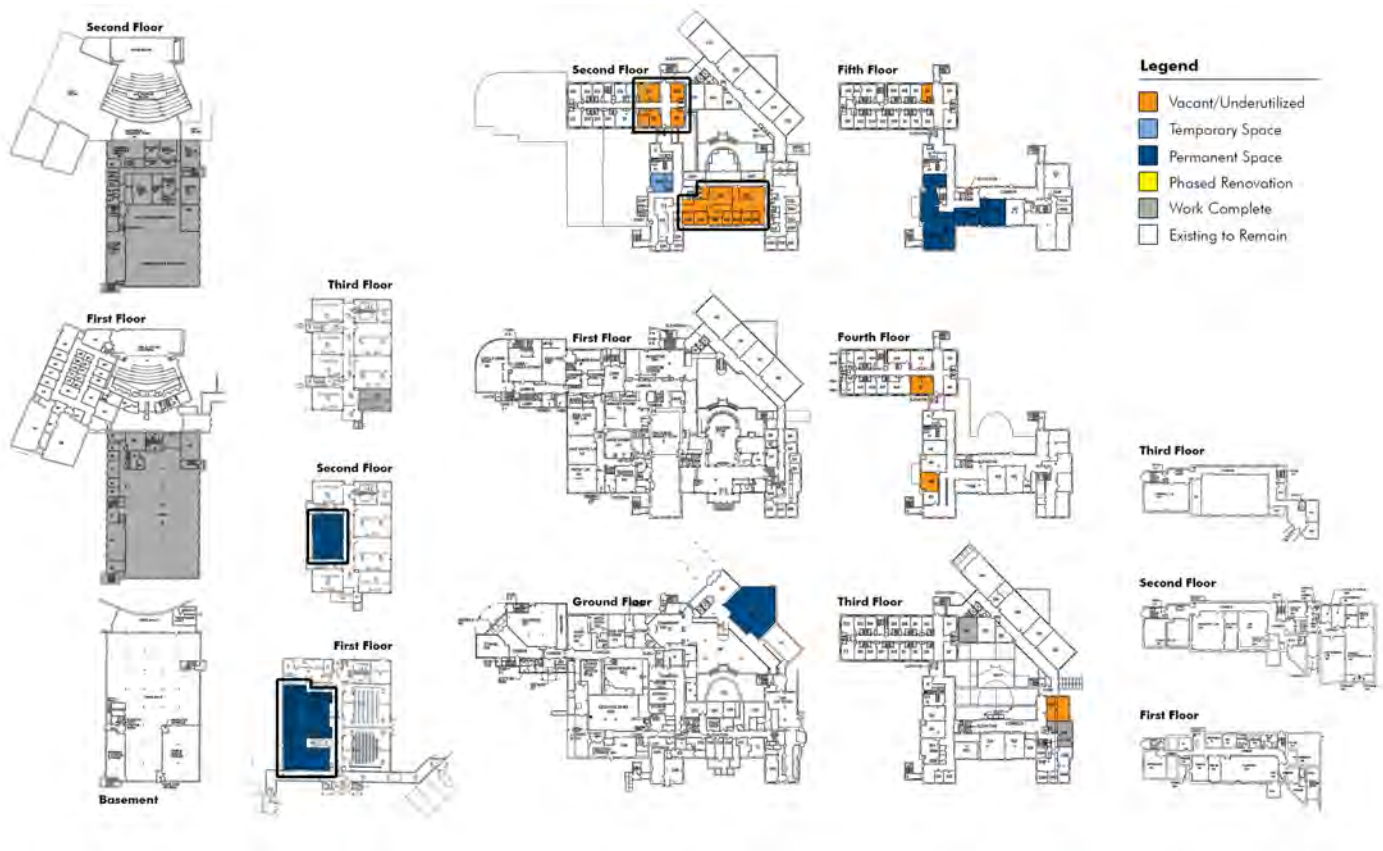
Proposed Scope of Work

- Relocate Academic Advising to permanent space the on the second floor of the Stockade Building
- Relocate Bursar to permanent space the on the first floor of the Stockade Building
- Relocate Financial Aid to permanent space the on the first floor of the Stockade Building
- Relocated Registrar to permanent space on the first floor of the Stockade Building

Student Services - Phase 5
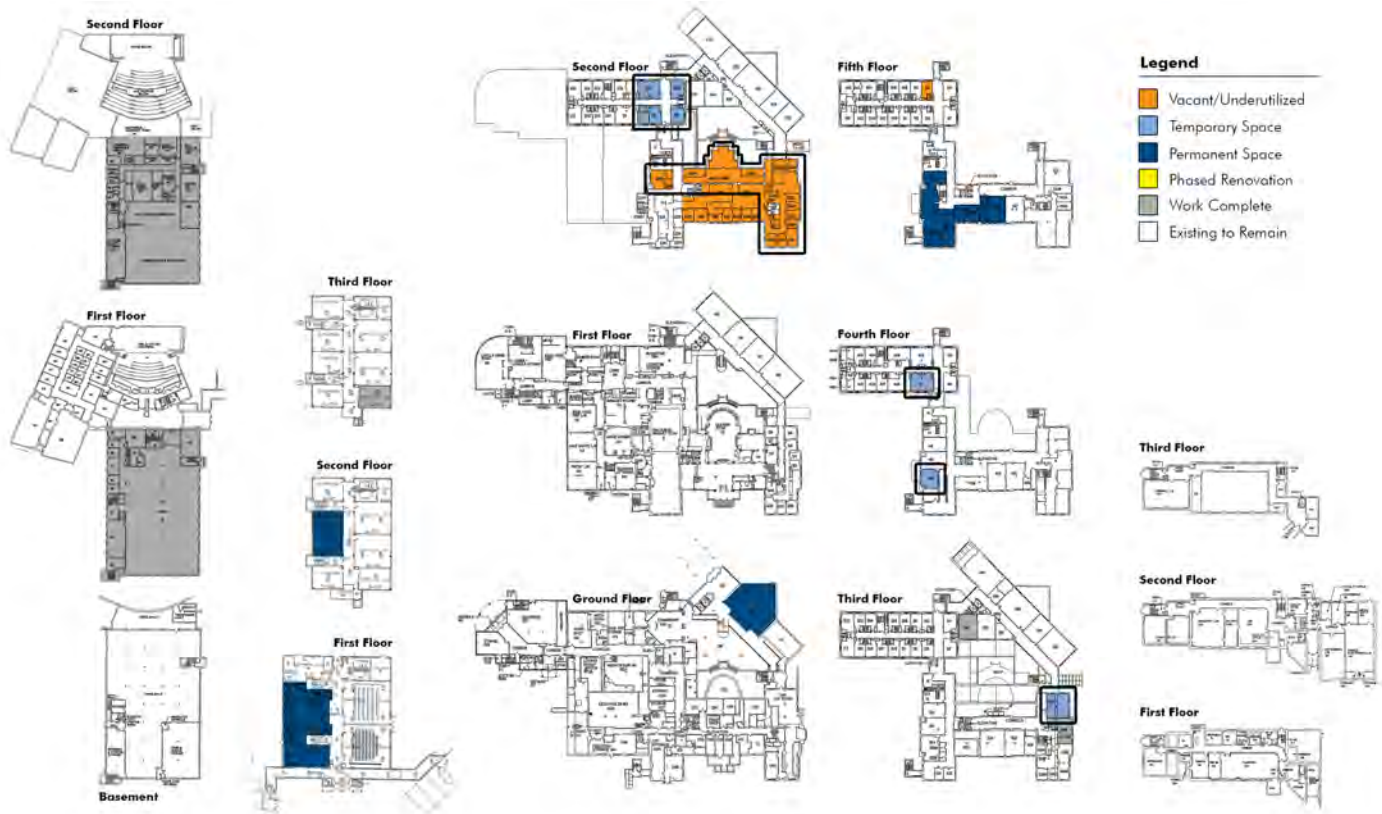
Proposed Scope of Work

• Relocate Student Affairs to temporary space in Elston Hall

Student Services - Phase 6

Legend
- Vacant/Underutilized
- Temporary Space
- Permanent Space
- Phased Renovation
- Work Complete
- Existing to Remain
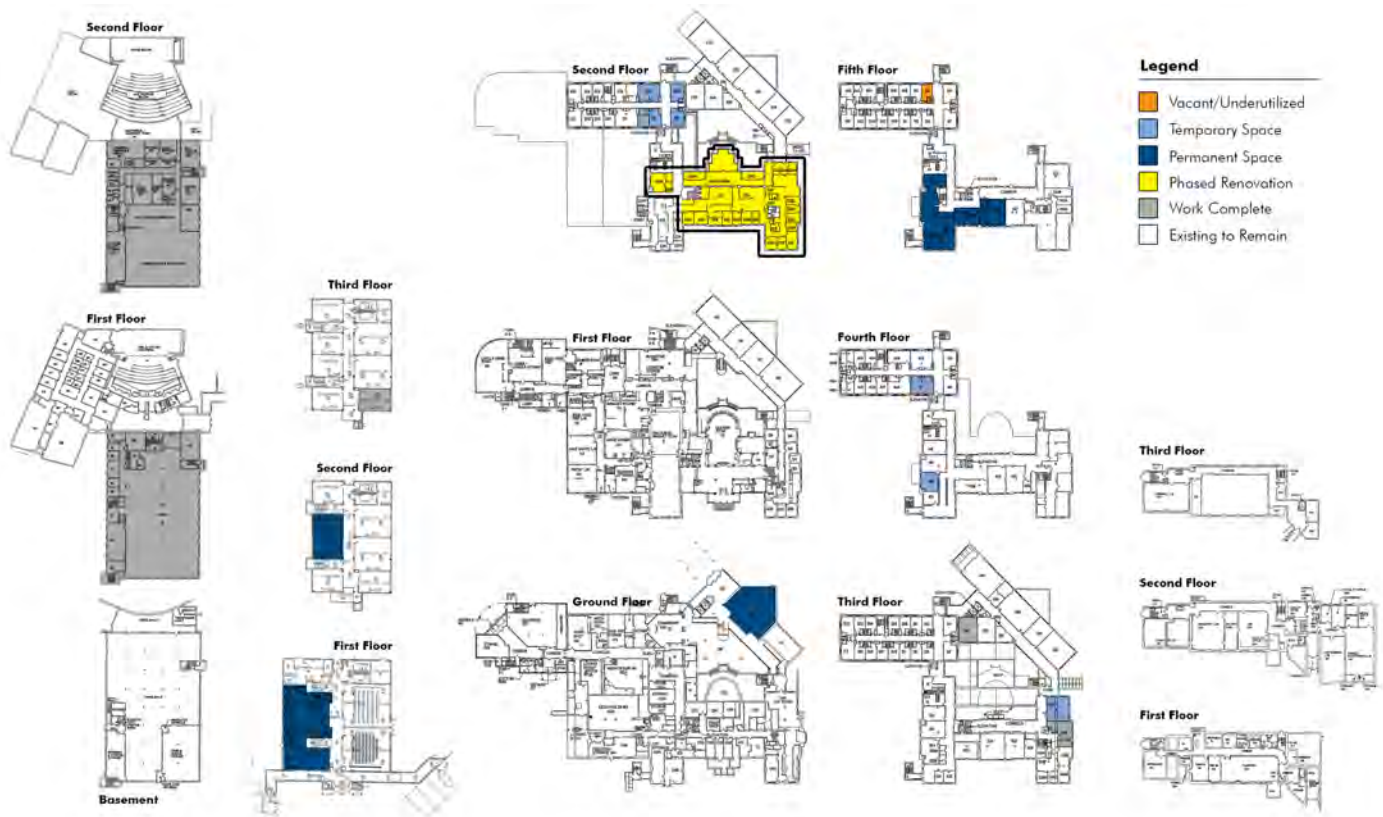
Proposed Scope of Work

- Renovate a portion of the second floor of Elston Hall

  - Student Affairs
  - Athletics
  - Counseling
  - Liberty Partnerships
  - Smart Scholars
  - Student Activities
  - Student Government Association
  - Veterans Affairs
  - Wellness and Support Services

Student Services - Phase 7
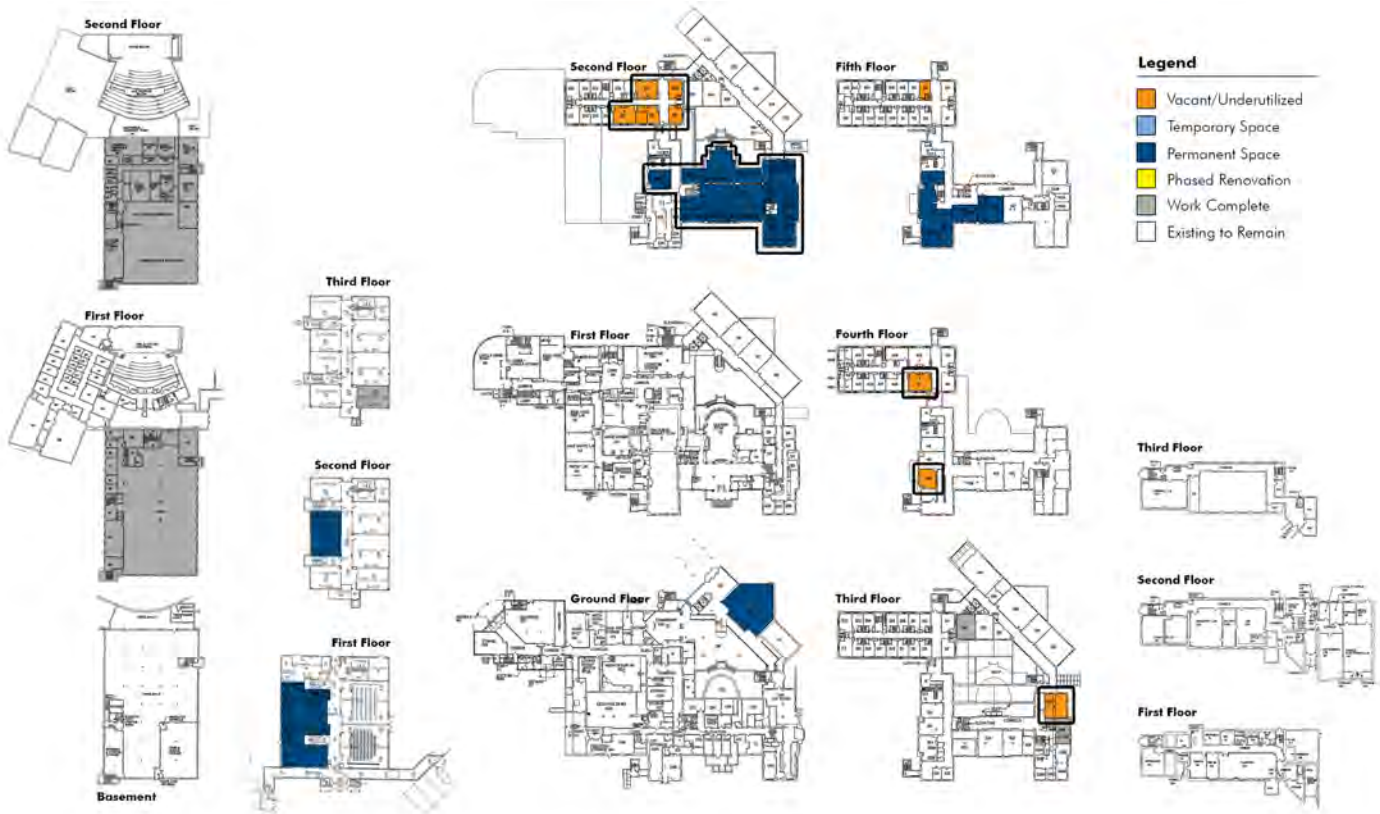
Proposed Scope of Work

• Relocate Student Affairs to permanent space on the second floor of Elston Hall

Science and Technology Labs
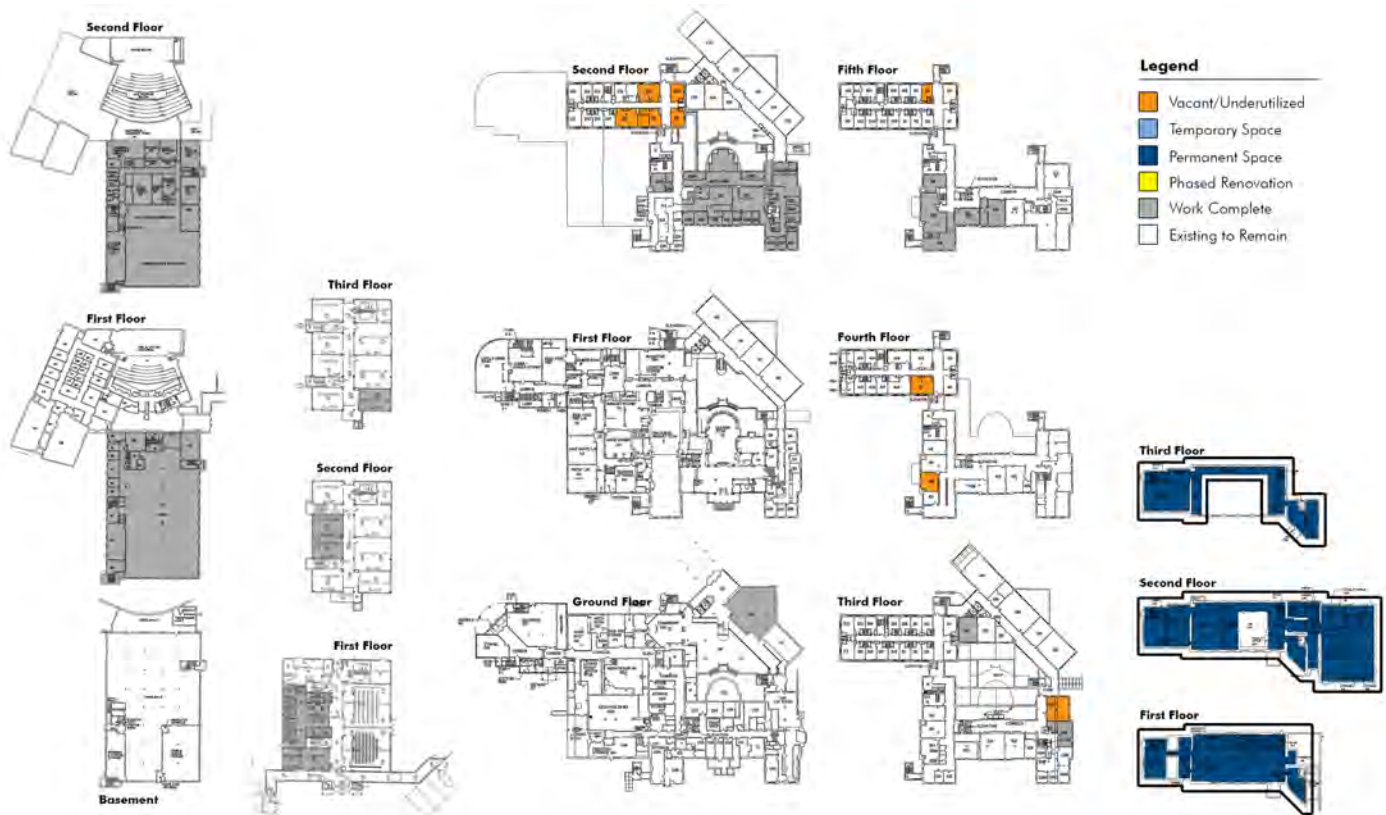
Proposed Scope of Work

- Renovate the Center for Science and Technology

  - General Chemistry Lab
  - Organic Chemistry Lab
  - Physics Lab
  - Information Technology Lab
  - Networking Lab
  - Office and Support Space
  - Replace Windows
  - Replace HVAC System
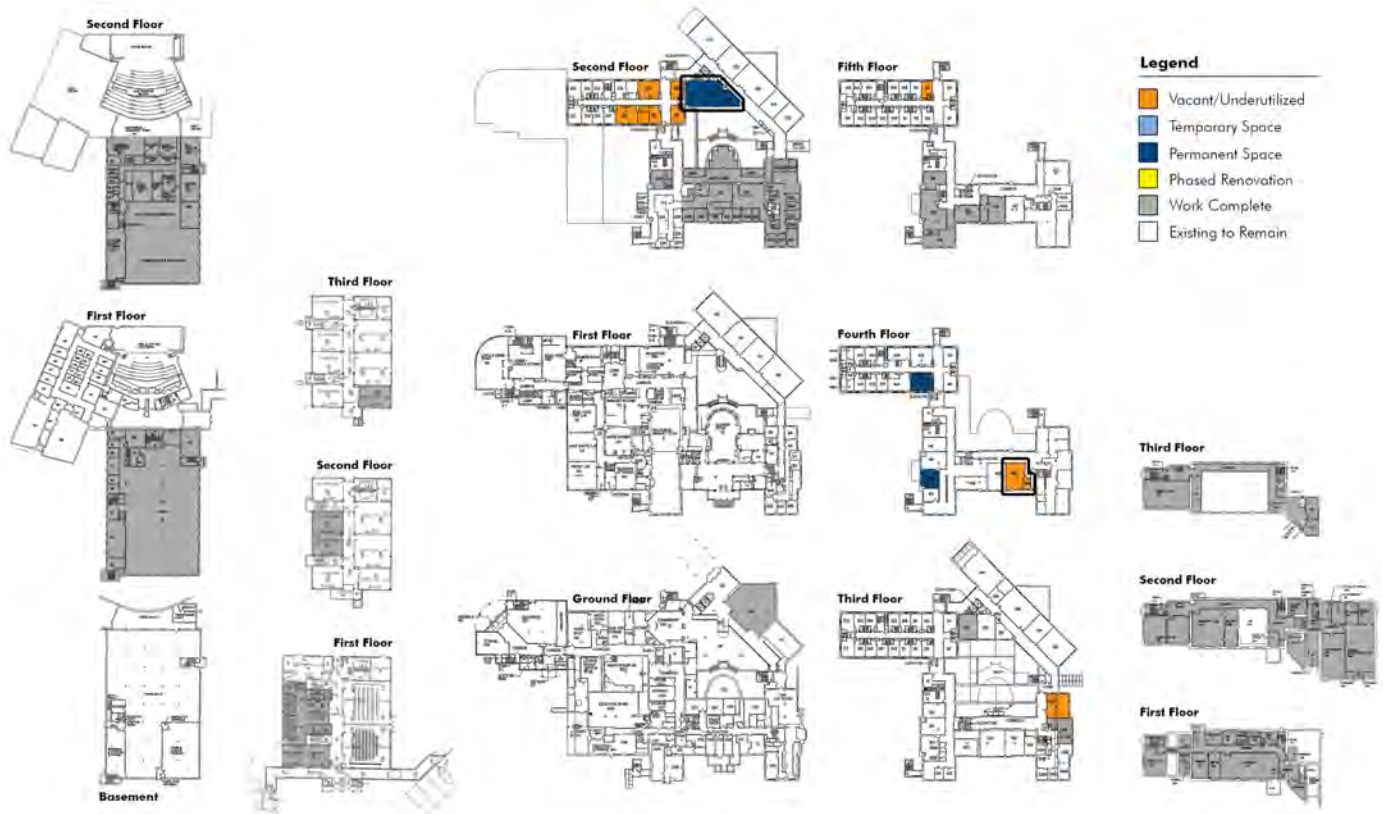 - Exterior Improvements

Testing Center - Phase 1

Legend
- Vacant/Underutilized
- Temporary Space
- Permanent Space
- Phased Renovation
- Work Complete
- Existing to Remain
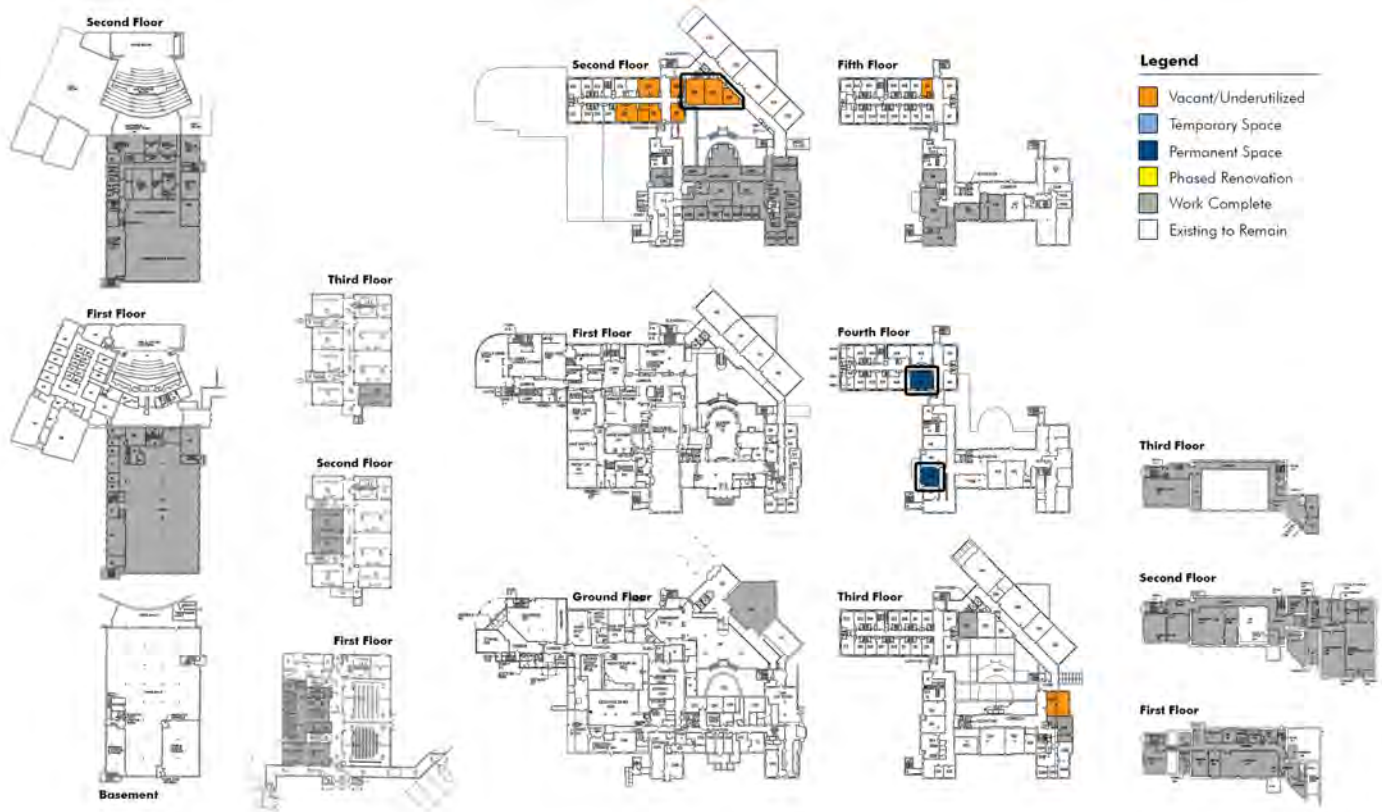
Proposed Scope of Work

• Relocate classes currently scheduled in Elston Hall 239 and 245 to the fourth floor of Elston Hall

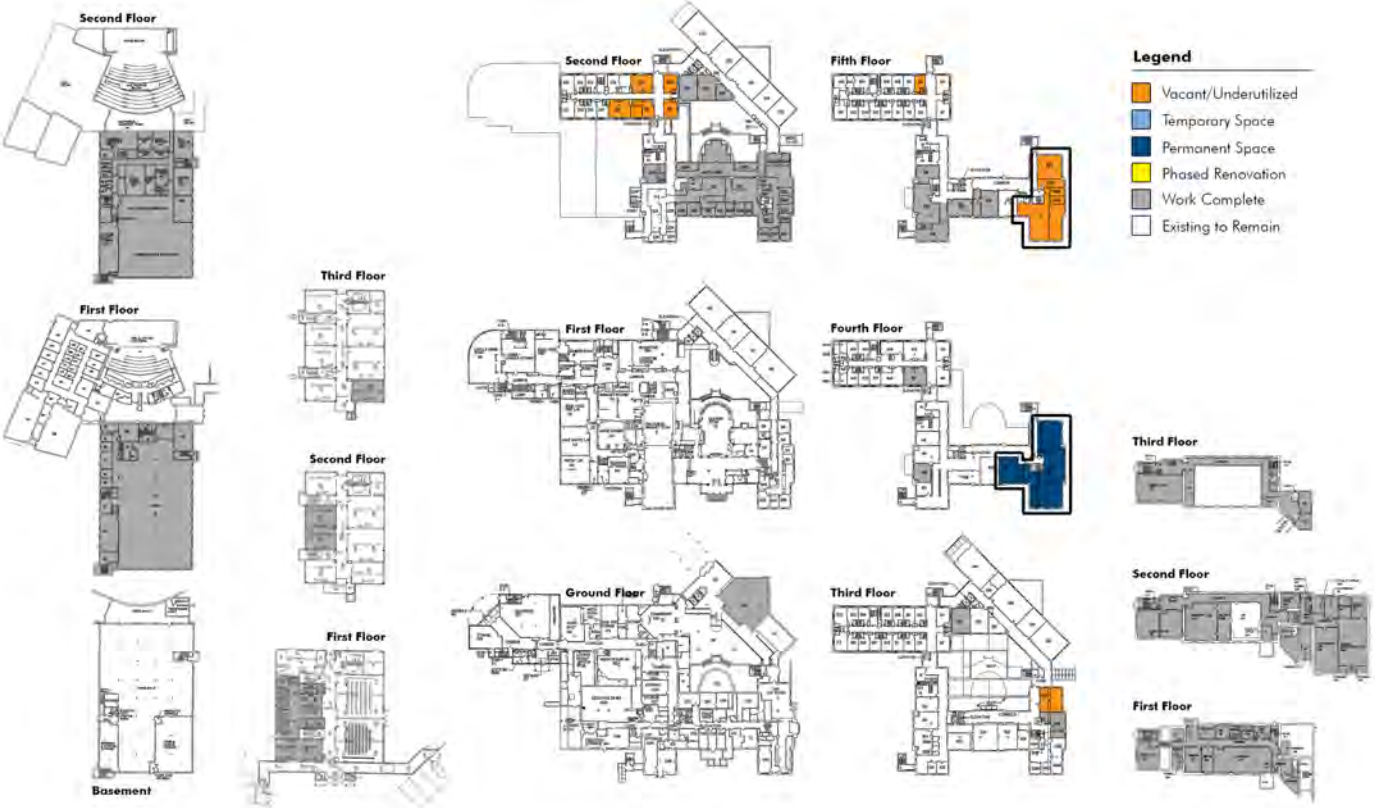# Testing Center - Phase 2

Legend
- Vacant/Underutilized
- Temporary Space
- Permanent Space
- Phased Renovation
- Work Complete
- Existing to Remain

Proposed Scope of Work

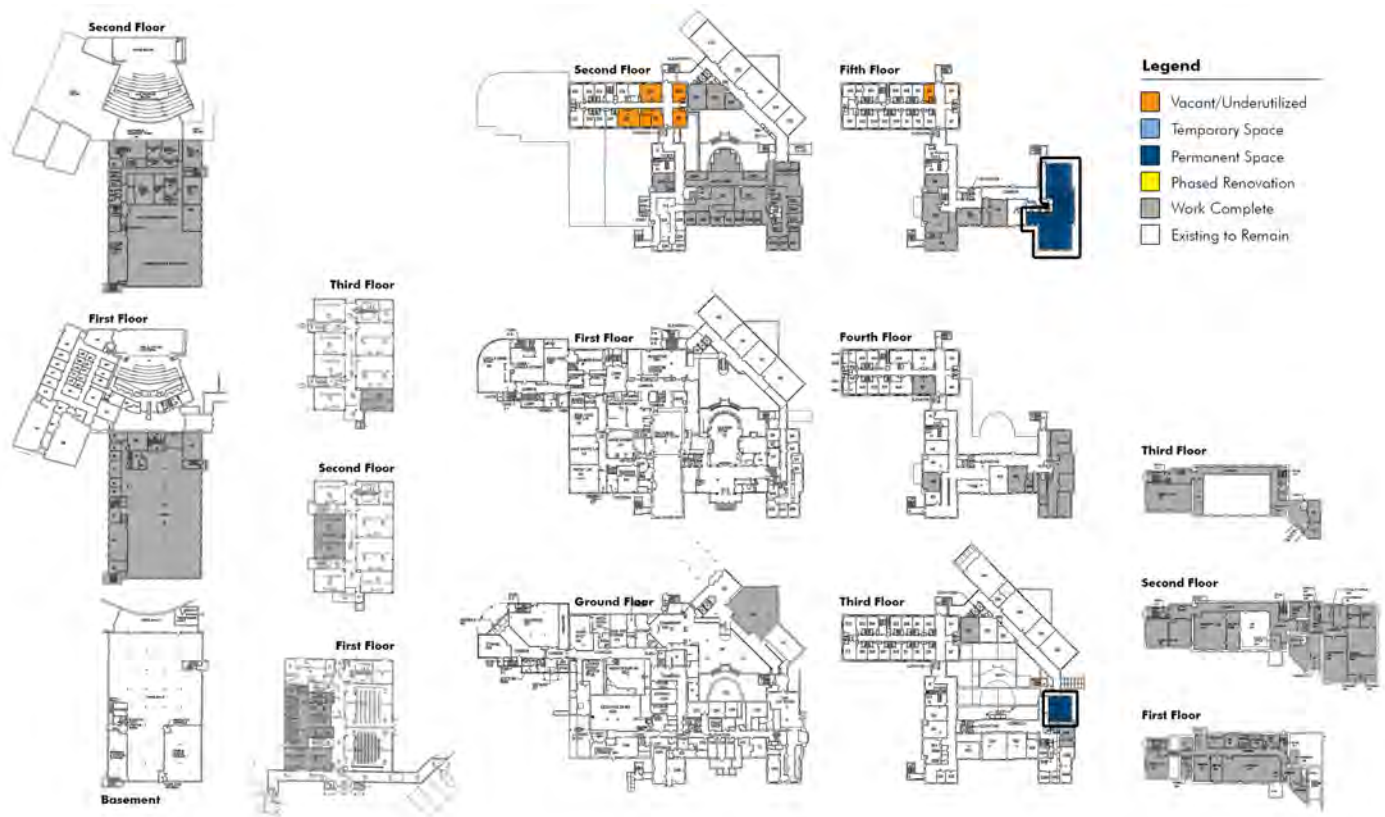• Relocate Testing Center to permanent space the on the second floor of Elston Hall

Data Center

Proposed Scope of Work

• Consolidate Data Center of the fourth floor of Elston Hall

General Classroom/Computer Labs

Legend
- ■ Vacant/Underutilized
- ■ Temporary Space
- ■ Permanent Space
- ■ Phased Renovation
- ■ Work Complete
- □ Existing to Remain

Proposed Scope of Work

- Create project-based learning classrooms on the fifth floor of Elston Hall
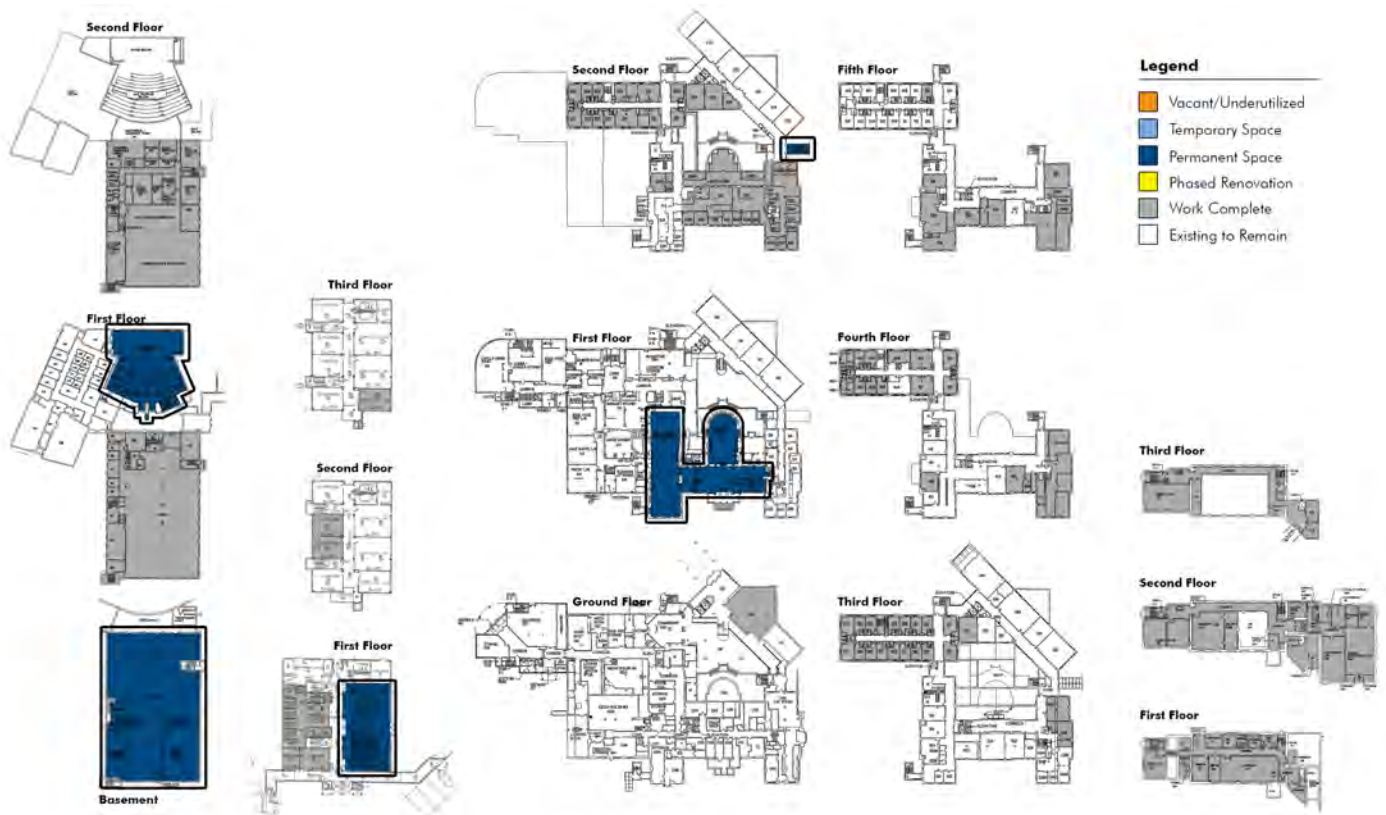- Create computer labs on the third and fifth floors of Elston Hall

Faculty Offices
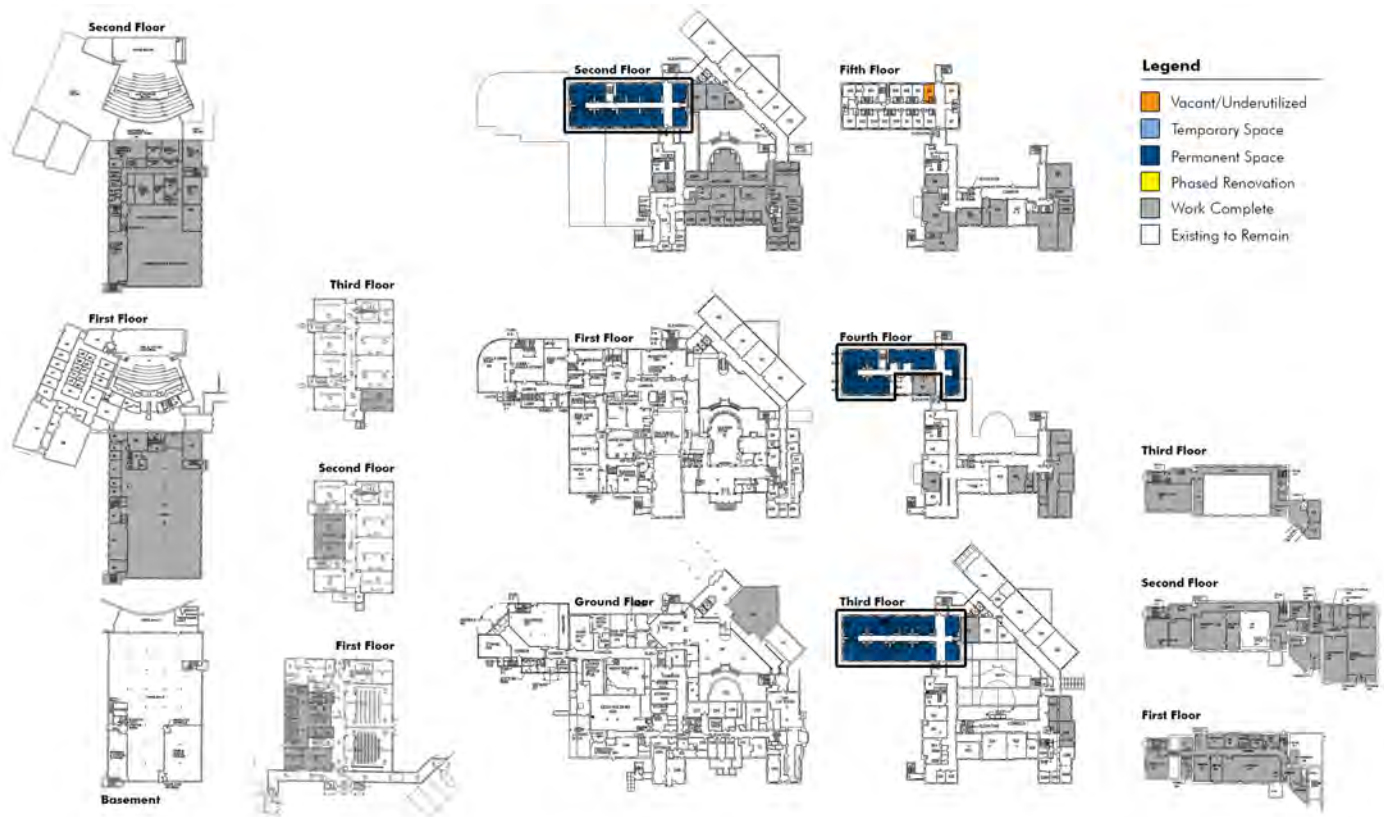
Proposed Scope of Work

• Create faculty office suites on the second, third, and fourth floors of Elston Hall

Other Master Plan Projects

Proposed Scope of Work

The following master plan projects could be completed at anytime during the master plan process:

Begley Building

- Auditorium Upgrades
- Basement Upgrades
- Toilet Room Upgrades

Stockade Building

- Replace Carpet in Lecture Hall
- Mechanical Equipment Upgrades

Elston Hall

- Repair/Replace Roof
- Upgrade Main Lobby and Community Rooms
- Exterior Improvements
- Mechanical Equipment Upgrades

Gateway Building

- Repair/Replace Roof

Other Master Plan Projects

- Create Outdoor Gathering Spaces
- Pedestrian Bridge Upgrades
- Upgrade Storm Drainage System
- Provide Emergency Generator
- Parking Lot Improvements
- Upgrade Fire Alarm System
- Campus-wide Signage Project