



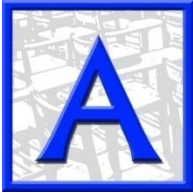
Phase II

Assessment of Conditions

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Land Use

The SUNY Geneseo campus is located primarily within the Village of Geneseo, with small portions of the western and southern edges located in the Town of Geneseo. The campus is bounded on the north by a residential neighborhood on Court Street, on the east by commercial/mixed-use development along NYS Route 39/Main Street, on the south by current and former agricultural use along NYS Route 63/Genesee Street and US Route 20A/Mount Morris and to the west by agricultural lands across NYS Route 63/Genesee Street. NYS Route 63 Bypass/Mary Jemison Drive divides the South Village Residences and Roemer Arboretum from the core campus.

The campus is oriented north-south, and is situated on the west-facing slope of the Genesee River valley. It is divided into five distinct areas: Main Street/Uptown, the academic Upper Campus, the residential North and South Villages, and the Lower Campus (Image II-A.1). Each of these areas is separated from the others topographically, with Main Street/Uptown being at the highest elevation. The Upper Campus is slightly lower than Main Street/Uptown, the North and South Villages are on the next elevation tier, followed by the Lower Campus.

The Main Street/Uptown area of campus is comprised of a few campus buildings nestled among residences and businesses along Main Street. The campus buildings



McClellan House

are the President's Residence, Campus House, the McClellan House, and the Big Tree Inn. McClellan House (28 Main Street) was purchased by the campus and now houses the Lockhart Gallery and the Offices of Alumni and Parent Relations. The Big Tree Inn was purchased by Campus Auxiliary Services and has been extensively renovated and restored for use as a restaurant and inn. There are pedestrian linkages to campus from Main Street through Bank Street and School Street.

The historic Main Street character provides an attractive boundary and edge to the campus, and the retail and restaurant establishments add a valued service to the campus community. Main Street provides opportunities for future expansion for publicly visible programs and uses, similar to the successful locations of the President's House, Campus House, McClellan House and the Big Tree Inn. One challenge to the campus in this location is the limited control of how parking, landscape, and pedestrian connections are made between the campus boundary and individual private properties. For example, retail establishments on Park Street detract from the campus' entry sequence because of their residential scale and front yard parking.



Doty Hall

The Upper Campus consists of academic buildings, many of which are historic. Buildings are situated orthogonally around common greens. Welles Hall, Sturges Hall, and the soon-to-be renovated Doty Hall are the College's signature buildings and distinguish the historic core of the campus. The primary entrance to campus is located at the intersection of Main Street and Park Street. The Village Park, though not part of the campus property, lends a historic and bucolic character to the campus entrance.

Just west of the College Green is Sturges Quad, which is fronted by Erwin Hall, Wadsworth Auditorium, Blake Hall, Fraser Hall, and Sturges Hall. South of Sturges Quad is the new amphitheater, which was developed as part of the renovation of Welles Hall. While the Upper Campus exhibits the most developed quadrangle character and formal landscapes, the limited distance between buildings such as Erwin Hall, Wadsworth Auditorium and Fraser Hall and narrow sloping campus roads poses a challenge to service and maintenance patches and access. Some service drives double as pedestrian ways, which creates conflicts and confusion.

The North and South Villages are anchored to the Upper Campus by MacVittie College Union. MacVittie College Union plaza starts to create a site relationship with North Village through the use of decorative paving, site walls, stairs and furnishings.



The service drive between Fraser and South Hall coincides with the pedestrian path, resulting in confusing wayfinding.



There is an opportunity to extend the axis from MacVittie Union plaza to the north to strengthen the connection to the North Village.

The College Union plaza is an important gathering space that is used for freshman orientation and commencement, as well as other activities.¹

The green space just north of the College Union Plaza, bounded by Steuben, Jones, Livingstone and Putnam Halls, is an important residential quadrangle and pedestrian connector. However, steep topography and poor pavement conditions detract from its prominence.

There are several clusters of residence halls that create smaller courtyards and quadrangle spaces centered on Letchworth Dining Hall and Erie Hall. The northernmost cluster consists of the recently completed Seneca Hall, Ontario Hall, and Genesee Hall. The southern group consists of Putnam Hall, Allegany Hall and Wyoming Hall. The realignment of Letchworth Drive and elimination of the extension of University Drive have created pedestrian quadrangles, better integrating Monroe Hall into North Village.

While the Lauderdale Health Center is located geographically close to the North Village residence halls, it is somewhat detached due to topography and the separation by University Drive. A balance must be struck between privacy and discretion on one hand and ease of access and community integration on the other hand. There is an opportunity to improve the quadrangle green spaces in the North Village, and create a grand pedestrian axis that will terminate in the College Union Plaza. This will require a re-imagination of this central, character-giving space.

The South Village residential area is comprised of the Saratoga Terrace, and the residence halls situated around Red Jacket Drive. Saratoga Terrace is a distinctly different type of on-campus residential living. These townhouse-style residences are arranged on a mews, a narrow pedestrian alley, with very little common landscape. Saratoga Field is located west of the townhouses.

South of Mary Jemison Drive, Onondaga, Niagara, Wayne, Nassau and Suffolk Halls are clustered around Red Jacket Dining Hall. A small plaza seating area exists near the Red Jacket Dining Hall. Parking and associated roadways circumscribe the residences, and the Onondaga Fields are located east of the complex. From this area there are significant views to the Genesee River Valley as well as north toward the core academic campus. Roemer Arboretum is located south of the residence hall complex, but could have a stronger pedestrian connection to the South Village complex.

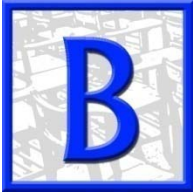
¹ <http://www.geneseo.edu/index.html>

The Lower Campus consists of several buildings that are situated with access from College Drive, which have a logical relationship to one another given the public access required for the programs housed in the Merritt Athletic Center and Holcomb Hall. Other buildings in this area of campus are the Clark Service Building complex, Schrader Sports & Recreation Building, the heating plant, and MacVittie Student Union. The tennis courts, Raschi Field, Moensch Track and Field, Merritt Fields, and Holcomb Field create a verdant edge to the campus from NYS Route 63 and enhance Genesee Valley views from the campus.

The overall impression of the SUNY Geneseo campus is that it is a well-kept pedestrian campus, anchored by close relationships with the historic village and the agricultural setting around it.

Zoning

The campus property falls within both the Town of Geneseo and the Village of Geneseo. Image II-A.2 compiles the zoning mapping for both municipalities. To the north, the adjacent zoning is C-1 Commercial and R-3 Multi-Family Residential. At the northeast corner, bounded by Court Street, Main Street, University Drive and Franklin Drive, the adjacent zoning is R-2 Residential. Along Main Street on the eastern boundary of campus, properties are zoned Mixed-Use. On the south and west sides of campus, the adjacent zoning districts are Residential & Agricultural and Highway Commercial in the Town of Geneseo and C-1 Commercial within the village limits. The designation of single family housing close to campus helps to provide housing for faculty and staff, while multi-family housing is useful for undergraduate and graduate students. While development of the campus itself is not subject to local zoning ordinances, it is informative to understand neighboring issues and context.



Circulation

The SUNY Geneseo campus is comprised of 57 buildings, over two miles of roads, and ten miles of walkways.² The primary vehicular circulation

occurs on Park Street/College Drive, Letchworth Drive, and University Drive. Main Street, Mary Jemison Drive, NYS Route 63, and Court Street form the campus perimeter roads. From these roads, vehicular access is generally limited to service and loading areas. Campus entrances are at the following intersections:

Park Street & Main Street, University Drive & Main Street, University Drive & Court Street, Mary Jemison Drive & Route 20A West/39 South, Mary Jemison Drive & Route 63, and College Drive. More detailed descriptions and assessment of each of these entrances occurs within the Landscape section of this report.



Typical bicycle rack.

Parking lots are generally dispersed around the perimeter of campus, which is appropriate for a pedestrians-first campus. Large student lots are located close to North and South Villages, and faculty/staff lots are located in Upper and Lower Campus. The majority of parking lots have an adequate amount of landscaping both within the lots and along the edges, to mitigate views. Lots W, L, and LL on Upper Campus have limited landscaping associated with them. The parking lots north and south of Doty Hall, as well as the service area west of Welles Hall could be better screened from Park Street. Parking Lot B is well-landscaped and buffered from the road. Refer to Image II-B.1 for an inventory of campus parking lots.



Pedestrian crossing at the main entrance to the Schrader Sports and Recreation Building.

The primary pedestrian routes consist of the east-west movement from Main Street along Bank Street and through the Campus Green to Sturges Quad; the north-south route from South Village, through Saratoga Terrace to Sturges Quad; and from North Village in a generally south-easterly direction to the Gazebo and up to Sturges Quad and Upper Campus beyond. Refer to Image II-B.2 for primary and secondary vehicular and pedestrian routes. Pedestrian/vehicular conflicts were observed crossing Park Street, primarily from the Saratoga Terraces, Lot B, and similarly at Mary Jemison Drive. It was also noted that the

² "SUNY Geneseo Site Circulation Study," Clark Patterson Associates, July 1998.

eastbound, vehicular left turn out of College Circle on to Park Street is difficult due to limited visibility to the west because of the vertical curvature/profile of the road. Most pedestrian crossings have decorative pavement crosswalks.

There are no designated bicycle routes on either roads or in quads, but numerous bicycle racks are available throughout campus. Bicycle routes might be considered for uphill vehicular travel lanes. In pedestrian areas, if bicycle/pedestrian conflicts occur, dismount zones should be instituted in heavy traffic areas.

Bus service is provided on campus by Livingston Area Transportation Service (LATS), which is a subsidiary of the Rochester-Genesee Regional Transportation Authority. Based on observations, the bus seemed well-used by students. Bus stops are distributed throughout campus, and vary from signed stops to full shelters. In addition, the buses may be flagged from any location on the route. Several electric/GEM cars were observed being used by both students and staff. Electric vehicles were observed



Electric/GEM car observed near the College Green

parked on various sidewalks and plazas throughout campus. The College should consider establishing guidelines for their use, so they do not become a substitute for walking or cause parking problems on sidewalks and plazas.

Two Zipcars (a car-share alternative to car ownership and car rental, <http://www.zipcar.com/>) are provided on campus in Lot P, east of Schrader Hall. Refer to Image II-B.3. Access to alternative modes of transportation clearly communicates the campus' commitment to reducing its carbon footprint.



Two Zipcars are available in Lot P.

Service access to most buildings is provided by service drives or loading docks off of the perimeter roads. In a few instances, service vehicle access coincides with pedestrian routes, resulting in sidewalks that look like roadways. It is assumed that emergency access occurs on pedestrian walkways, as several buildings within quads do not have direct road access.

The pavement across campus varies in material. All the roadways around campus and through campus are asphalt, with granite curbing in more developed areas of

campus. Parking lots are similarly paved and curbed, and are generally in good condition.

The primary walkways on the upper quad are scored concrete, both at College Circle and the College Green. The curbing and pavement at College Circle are showing signs of settlement and normal wear and tear, and could benefit from rehabilitation. If College Circle is rebuilt, consideration should be given to eliminating the striped pavement areas and replacing with either sidewalk or pavers.



Brick unit pavers, asphalt paving, and granite curb at College Circle are showing wear and tear.



College Green sidewalks are scored concrete with concrete unit paver bands.

Concrete unit pavers are used in major plazas, building entrances, and as an accent band along many of the walkways. At Brodie Fine Arts and along the asphalt walkway in North Village, clay brick is used as an accent. Some unit paver areas—both clay brick and concrete—have suffered from differential settlement, and could benefit from resetting.

The primary walkway through the South Hall Quad consists of concrete unit pavers, while secondary walkways are concrete. The north-south walkway and the amphitheater walkways are asphalt. Ideally, both of these paved areas would be concrete as the mixed materials give the amphitheater an unfinished appearance. The north-south walk is approximately 14 feet in width and curbed, giving it the appearance of a roadway rather than a pedestrian way.

In North Village, most walkways are asphalt pavement, with the exception of sidewalks and plazas associated with recent renovations at Seneca and Putnam Halls. The new plaza and seating terrace at Seneca Hall consists of scored concrete with stamped concrete accents, along with scored colored concrete, while Putnam Hall's terrace consists of scored concrete with colored concrete bands. The remainder of the interior large quad consists of asphalt walks. The small quad created by Wyoming, Putnam and Allegany Halls has concrete sidewalks and site walls in good condition. The sidewalks in worst condition are between Livingston Hall and Steuben Halls, and between Jones Hall and Milne Library. The primary north-south walk from University

Drive to the end of MacVittie Union plaza consists of an approximately 16 foot wide former road bed with a brick soldier course and paved shoulder, creating an environment that can be confusing to vehicles and pedestrians alike.



View north toward University Drive. The appearance of this walkway appears as if intended for vehicles.



Asphalt walkways behind Milne Library are in poor condition. Providing ADA-accessible walkways from North Village to the upper quad in this area will be considered.

At Saratoga Terrace, the pavement treatment consists of scored concrete and stamped asphalt. The stamped asphalt has performed poorly and has lost its color and is showing signs of settlement and cracking. At South Village, most of the sidewalks are scored concrete in good condition. At most of the residence halls and at Red Jacket dining hall, there are brick paver plazas that were installed with mortar joints that have since failed. Nassau Hall has a large stamped concrete plaza. While all the pavements appear to be in fair to good condition, the ambiguity of wide asphalt drives intruding into primarily pedestrian spaces creates confusion and possible pedestrian/vehicular conflict.

There is greater consistency in materials on the upper campus, with an established hierarchy designating primary, secondary and tertiary walkways. On the residential villages and lower campus, use of materials is less consistent, and there is little hierarchy to distinguish vehicular and pedestrian spaces. Pavement condition in these areas is also poorer, and in need of updating.

There are numerous stairs and ramps throughout the campus. Many seem to have deferred maintenance, with spalled nosings and rusting handrails. During a



The stamped asphalt at Saratoga Terrace has lost its color and settled in many places, creating low spots and puddles when it rains.

winter visit, it was noted that several stairs were closed off for maintenance or liability reasons.

SUNY Geneseo is primarily a pedestrian-first campus, with few pedestrian/vehicular conflicts. Improvements can be made where these do occur, often by changing materials and clarifying the road and path vocabularies.

Parking Lot	Location	Type	Total Number of Spaces	Number of ADA Spaces	Required Number
A	Upper Campus	Faculty/Staff	39	2	2
B	South Village	Faculty/Staff	215	8	7
BB	South Village	Faculty/Staff	75	0	4
C	North Village	Faculty/Staff	52	2	3
D	North Village	Student	31	1	2
E	North Village	Student	178	2	6
F	North Village	Student	64	0	3
G	North Village	Special Permit	13	1	1
H	Lower Campus	Student	124	0	5
I	Lower Campus	Commuter/Conference	173	6	6
J	South Village	Student	129	0	5
K	Lower Campus	Faculty/Staff	91	0	4
L	Upper Campus	Faculty/Staff	52	1	3
LL	Upper Campus	Special Permit	50	7	2
M	Lower Campus	Faculty/Staff	51	2	2
N	Lower Campus	Faculty/Staff	27	2	2
NN	Lower Campus	Faculty/Staff	60	0	3
O	Lower Campus	Special Permit	11	0	1
P (Schrader East)	Lower Campus	Metered	14	2	1
PP (College Union)	Lower Campus	Metered	10	2	1
Q	Lower Campus	Student, Faculty/Staff	20	0	1
R	North Village	Student	246	3	7
S	Lower Campus	Special Permit	40	0	2
T	South Village	Student	169	0	6
TT	South Village	Student	124	0	5
U	South Village	Student	294	3	7
V	South Village	Faculty/Staff	32	2	2
W	Upper Campus	Special Permit	18	1	1
Doty South	Upper Campus	Special Permit	65	5	3
Doty North	Upper Campus	Special Permit	28	10	2
Blake	Upper Campus	Faculty/Staff	4	0	1
College Circle	Upper Campus	Visitors	24	2	2
Saratoga Terrace	South Village	Handicap	7	5	1
Letchworth Loop	North Village	Metered	17	2	1
Letchworth Drive	North Village	Faculty/Staff	10	0	1
President's Residence	Main Street	Off Campus	5	0	1
Campus House	Main Street	Off Campus	16	2	1
McClellan House	Main Street	Off Campus	6	0	1
Milne	Upper Campus	Metered	5	3	1
Mary Jemison Dining Hall	North Village	Handicap	2	2	1
Park Street	Upper Campus	Metered	4	0	1
Big Tree Inn	Main Street	Off Campus	21	1	1
Roemer House	Main Street	Off Campus	4	1	1
Schrader South	Lower Campus	Metered	7	0	1
Schrader West	Lower Campus	Special Permit	9	1	1
Parking Lot Totals:			2636	81	115

Parking Lot Tabular Summary

Image II-B.1



Landscape

Arrival Experience

Detailed driving directions lead visitors to the Main Street/Park Street entrance, which is closest to the Admissions Office in Welles Hall, and also offers the best first impression of the campus. The primary vehicular approach to the SUNY Geneseo campus is via the NYS Route 20A West to Main Street route. The Main Street approach offers views of the Homestead to the east entering the village, followed by views north to the Courthouse and other historic buildings along Main Street. The views and approach to the Village Park gives the college a signature identity.

Continuing west on Park Street, the parking lot north of Doty Hall is unscreened and detracts from the otherwise attractive views of Welles Hall and the distant views to the Genesee River Valley. In addition, there is no sidewalk on the south side of Park Street. With the recent re-acquisition of Doty Hall, the campus now has an opportunity to improve the visual aesthetics and pedestrian network on both sides of Park Street.

The other entrances at Mary Jemison Drive, College Drive, Letchworth Drive and University Drive are secondary and appropriately scaled with directional signage and landscaping.



Secondary vehicular entrance on Court Street at Letchworth Drive. Signage is standard across campus.

Bank Street and School Street are strong pedestrian links to Main Street. The arrival experience through these corridors is less than ideal, as they connect through parking lots and service areas of the buildings that front on Main Street. Both of these links are opportunities for creating important pedestrian gateways to the campus.

The campus' perimeter is generally well-developed and attractive due to the buffer provided by mature canopy trees.

Public Art and Memorials

Public art on the SUNY Geneseo campus is limited almost completely to the courtyard within Brodie Fine Arts. One exception is a sculptural piece in the South Hall amphitheater quad. There are numerous memorials in the Roemer Arboretum in the form of trees and benches with plaques. One memorial tree was identified in North Village near Wyoming Hall. In addition, the campus sign located at Park Street is a gift from the Class of 2000.

Hardscape, Plazas and Campus Gathering Spaces

A notable characteristic of SUNY Geneseo's landscape is the abundance of named landscape places (see Image 11-C.1). This demonstrates the college's commitment to its landscape, and reinforces campus identity. Named landscapes can be a source of tradition and memory, two factors which can strongly affect alumni giving. They also assist in wayfinding, and give students a sense of belonging and connection to the campus.



Campus sign located on Park Street, east of the Brodie Fine Arts Center.

The following spaces were identified as activity areas for new student orientation:³

- The Green
- Village Park
- Doty Park
- Sturges Quad
- College Union Plaza
- Suffolk Hall Volleyball Court
- Onondaga Fields
- South Hall Quad

Other memorable landscapes and frequently photographed locations are:

- The Bronze Bear (on Main Street)
- Painted Tree/Sturges Tree
- The Green
- Seuss Spruce
- The Gazebo
- Cardiac Hill

The Village Park, located on the corner of Main and South Streets, was granted to the people of Geneseo for use in perpetuity as a park by Miss Elizabeth Wadsworth in the mid-1840s.⁴ It serves as an attractive borrowed landscape for the campus, fronting on Doty Hall with lawn and a mature tree canopy. Another feature, the Bronze Bear, serves as an important marker on Main Street, which aids in wayfinding and navigation. The Bear is host to numerous legends and pranks throughout the academic year,⁵ which highlights that the strong connection between the campus and Main Street is not merely economic, but cultural as well.

³ <http://www.geneseo.edu/index.html>

⁴ <http://www.geneseony.com/todo/pdf/tour-historic.pdf>

⁵ http://en.wikipedia.org/wiki/State_University_of_New_York_at_Geneseo

The prominent landscape features of the Upper Campus are College Circle, which is formed by a one-way traffic and parking loop flanked by Welles Hall and Brodie Hall, and the College Green and the Integrated Science Center. The College Green is perhaps the most distinctive landscape area within the academic core. This space provides a sophisticated area defined by Erwin and Bailey Halls and the Integrated Science Facility. The subtle lawn terracing, plantings, and unique arbor structures make this a memorable first impression from the adjoining visitor parking. On a sunny day, students were observed having outdoor classes in small informal groups and playing pick-up sports.



Sturges Quad.

Sturges Quadrangle is the most classic quadrangle space of campus. Sturges Quadrangle exemplifies the English Oxford model, with a clock tower on Sturges Hall. The quadrangle is defined by Sturges, Blake, Erwin and Fraser Halls, as well as Wadsworth Auditorium. The quadrangle is home to both the Painted Tree and the Seuss Spruce. The quad is a crossroads for droves of students as they move from both North Village and South Village to the Academic Quadrangle. This activity and visibility enlivens the space and makes it a successful landscape. Among

the few challenges to the Sturges Quadrangle are the topography, which makes providing accessibility difficult and an under-used space in the southeast corner. This corner of the quad is in heavy shade from Wadsworth Auditorium and Fraser Hall. The accessible entrance for Wadsworth Auditorium is located here, but the ramp and aged unit pavers make the entry awkward.



View of College Union Plaza, Mary Jemison Dining Hall, and the Genesee Valley from the Gazebo.

Adjacent to Sturges Quad is the Gazebo, which affords expansive views of the Genesee Valley in the distance, and is another often-photographed site.



View southwest toward South Hall. The amphitheater format allows for outdoor classes and performances.

The quadrangle, bounded by Fraser Hall to the north, South Hall to the south and west, and Welles Hall to the east, is an attractive space with a variety of programmatic elements. The most prominent feature is the distinctive amphitheater terraced into the slope, complete with an architectural screen of limestone veneer on the exterior east-facing façade of South Hall, and a free-standing projector housing. In addition to the large amphitheater, there is a smaller, more intimate outdoor theater located at the base of the slope with a performance balcony one story above the amphitheater.

There are also other seating areas in the quad, nestled among mixed evergreen and deciduous shrub plantings.



This outdoor theater allows for smaller gatherings and different types of performances.



View south toward MacVittie Union.



View north toward North Village.

The plaza in front of MacVittie College Union creates an important terminus to the north-south axis that connects North Village to the center of campus. The plaza is also a crossroads, as many student activities occur in the Union. Seat walls, dining tables, and landscaping make it an attractive place for formal gathering, outdoor dining, and people-watching. The College Union Plaza extends northward and terminates just past Mary Jemison Dining Hall.

As shown in the photos above, the pavement design transitions into the former roadway west of Steuben Hall and connects to University Drive with a curb cut. This axis provides an opportunity to clarify ambiguous pavement and create an attractive pedestrian spine with focused activity centers. Another plaza at the northern end of the spine could become a node that would pick up the diagonal pedestrian load from the North Village residence halls. The larger green space bounded by Erie, Steuben, Jones, Livingston and Allegany Halls is characterized by steep topography.

Within North Village, there are a number of landscape spaces, ranging from the large quad formed by Erie, Putnam, Seneca and Letchworth Halls, to the smaller spaces that serve as interior courtyards for Ontario and Allegany Halls.

In South Village, Saratoga Terrace is a dense arrangement of townhouses organized on a pedestrian street. It serves as a heavily-used pedestrian street connecting both the Saratoga Terrace residences and the Red Jacket residences to the academic campus. The mews is too narrow for the volume of pedestrian traffic served, and the building mechanicals at grade detract from the aesthetics of the corridor. The stamped asphalt paving is also starting to appear worn and uneven. The west side of the complex takes advantages of views of Saratoga Field nearby, and the pastoral Genesee River Valley in the distance. There is a small plaza near Red Jacket Dining Hall for seating.

Overall, the paved areas and plazas on campus appear to be appropriate in scale to their use, and well-balanced with the amount of green space on campus. Pavement condition varies across campus, with some older plazas needing maintenance. More recent building development has improved gathering space on campus. The named quads and plazas are an asset to the campus.

Plantings

Based on site observations, the overall landscape quality on campus is very high and appears to be well cared for. There is wide diversity of plantings, both in type and age. Older, deciduous trees provide excellent canopy and add stature to the campus landscape, while evergreen species add winter interest. There are numerous ornamental shrub beds that serve as foundation plantings and minimize mowed lawn areas. All the landscape beds and trees are well-maintained, with spaded edges and adequate mulch.



Large canopy trees and ornamental trees add to the diversity of species on campus.

The College may want to explore opportunities for low-mow lawn areas to reduce water consumption, maintenance, and greenhouse gas emissions associated with mowing. Because the campus has a fair amount of topography, there are numerous steep slopes that could benefit from plantings other than lawn. Some candidate areas are located along the western boundary of campus in the vicinity of Route 63. These are well-suited due to steep topography and limited foot traffic on the edge of campus. Another potential area for low-mow lawn is “Cardiac Hill,” adjacent to the Gazebo and MacVittie Union. While some of the slope is planted with groundcovers; much of the landscape is seeded lawn, and can be difficult to maintain due to the steep slopes. Alternatives to traditional lawn should be acknowledged and celebrated as part of the campus landscape. Low use and low visibility areas can be returned to natural landscape as an effort to reduce campus energy expenditures. Landscapes central to the campus can be maintained with low-mow lawn that contrast with manicured lawns much as fairway roughs provide discreet edges framing manicured landscapes.

Problems and Opportunities

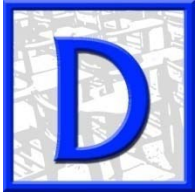
The following site problems and opportunities were identified and will be addressed in Phase IV. Item numbers correspond to the mapping on Image 11-C.2:

1. **Franklin Street:** There are no sidewalks along Franklin Street, yet this is a heavily-traveled area. Large quantities of parking and nearby residential neighborhoods suggest better pedestrian circulation should be offered here.
2. **Entrance to North Village quad at Seneca Hall:** This entrance to the North Village quad is steep and lacks intuitive circulation routes.
3. **Letchworth Dining Hall north plaza:** The existing plaza in this space is aging and undersized and does not best serve building functions. Planned renovations to Letchworth dining facility will provide an opportunity to reimagine this space.
4. **Letchworth Dining Hall east face:** The east face of Letchworth dining facility fronts on the North Village quad, a highly public space shared by residents of the North Village community. The current condition does not provide a suitable address on the quad and lacks programmable outdoor space related to building and quad functions. This space can be improved along with renovations to the dining facility.
5. **Letchworth Dining Hall south plaza:** This plaza space suffers from the same issues as the north plaza and should receive similar treatment, see item 3 above.
6. **Driveway from University Drive:** The driveway in this area is ambiguous as to the vehicle/pedestrian hierarchy. The position within the core campus suggests pedestrian use dominates. Layout and material properties suggest vehicles dominate. This relationship should be clarified to favor pedestrians through use of different materials, and reduction of pavement width to the minimum necessary for emergency/service vehicles.
7. **North-south walkway to MacVittie Union:** Much of this walkway retains the character of the old road bed that predated it. Asphalt surface treatment is ambiguous as to the pedestrian/vehicle hierarchy. Pavement width should be reduced to minimum necessary for emergency/service vehicles, and different materials should be considered to highlight this primary connector between North Village and Upper Campus.
8. **Driveway to Jones and Blake Halls:** This driveway provides service and emergency access to these buildings. The driveway in this area is ambiguous as to the vehicle/pedestrian hierarchy. The position within the core campus suggests pedestrian use dominates. Layout and material properties suggest vehicles dominate. This relationship should be clarified to favor pedestrians through use of different materials.

9. **Jones Hall east side:** Steep slopes on this side of Jones Hall provide a barrier to accessibility, while also providing topological separation from the upper campus academic zone.
10. **Blake Hall service area:** This service area is located adjacent to a primary pedestrian route, in highly visible location within the core of campus. There is an excessive expanse of asphalt paving, and cars are often parked here.
11. **Bank Street entrance:** A campus pedestrian entrance as well as emergency access is provided where Bank Street connects to the campus from Main Street. The area between Main Street and the campus is mainly occupied by surface parking and service access to establishments located along Main Street. Campus property does not extend onto Bank Street. Visual and pedestrian connections to Main street should be strengthened, and parking better screened.
12. **School Street entrance:** A campus pedestrian entrance is provided where School Street connects to the campus from Main Street; vehicle access is prohibited. The area between Main Street and the campus is mainly occupied by surface parking and service access to establishments located along Main Street. Campus property extends onto School Street nearly half way to Main Street. Visual and pedestrian connections to Main Street should be strengthened.
13. **Park Street main entrance:** The ceremonial and primary entrance to the campus is located on Park Street. The Village Park on the south side of Park Street provides a nice setting for the entrance Sequence. Unfortunately the northern side of Park Street is occupied by some minor structures and parking lots that seem inappropriate and out of place for the ceremonial entrance to campus.
14. **Brodie Fine Arts plaza:** Brick unit pavers here and around College Circle have settled and deteriorated. Breezeway/building connector creates an uninviting visual barrier to the building.
15. **Erwin Hall west entrance:** Entrances along west face of Erwin do not provide an address on Sturges Quad. Any redesign or shift in program should reconsider creating a more prominent entrance on the quad.
16. **East-west walk at South Hall quad:** This walk appears ambiguous as to vehicle/pedestrian use due to width and material properties. This walk is not an emergency or service vehicle access route. Alterations should be made to clarify the intended use of this walkway.
17. **Doty Hall north side parking lot:** Current parking lot configuration on the north side of Doty Hall provides essential parking for previous occupants. The current parking lot interrupts east-west pedestrian travel. New program associated with the occupation of Doty Hall by the college allows for

reimagining the parking in this important area highly visible to visitors and anyone arriving to the college via the ceremonial entrance at Park Street.

18. **Doty Hall south side parking lot:** Current parking lot configuration on the south side of Doty Hall provides essential parking for previous occupants, yet affords an unattractive view for visitors from the south. New program associated with the occupation of Doty Hall by the college allows for reimagining the parking in this important area on the front lawn of campus.
19. **Drive to Heating Plant and MacVittie drop-off:** This vehicle route serving the heating plant, as well as providing access to MacVittie Union, carries large truck traffic into the campus core associated with operations at the heating plant. Circulation routes are confusing to first time visitors.
20. **Clark Service Building parking area:** The Clark Service Building and associated parking and service areas are located at the geographical center of campus. Functions associated with the operations at this facility are not conducive to pedestrian traffic. The parking lot serves as a cut-through for pedestrians moving from South Village, which can be dangerous.
21. & 22. **Mary Jemison crossing:** Street crossings along Mary Jemison Drive traveling to and from the South Village are problematic. Mary Jemison Drive is the bypass for NY State Route 63 to US 20A, and is not a campus road nor on campus property. Consequently the majority of traffic on Mary Jemison is public. Large trucks and fast moving cars characterize the bulk of the traffic along this public road and there are few features to calm or control traffic.
23. **Merritt Athletic Center dropoff circle:** The direct road alignment to MacVittie Union and the heating plant, as well as the drive to Lot K create a wide expanse of asphalt on the east side of the circle. This makes a long crossing for pedestrians cutting across from College Drive to the entrance.



Geography

As stated above, the SUNY Geneseo campus is primarily located in the Village of Geneseo, in Livingston County, New York. The average annual rainfall in the area is more than 30 inches. Prevailing winds are from the west-southwest. The campus is fully-exposed to these winds due to its location on a moderate to steep hillside that forms the eastern edge of the Genesee River Valley (see Image II-D.1).

Soils in the area are mostly of the Aurora, Cayuga, Berrian and Odessa silt loam series of soils, containing sandy loams and silts and ranging from poorly to well-drained. Construction limitations are generally due to surface slopes, which can range from 0% to 25% or more. The accompanying plan indicates the soil group locations, as well as wetlands and floodplain areas that impact the campus.

There are some small wetland areas located on the western portion of the campus, adjacent to Route 63 (Image 11-D.3). These areas probably developed from the transport of sediment down the steeper slopes to the east. As the grade flattened out or the water flow was restricted by the Route 63 embankment, the sediment load built up and formed pocket wetland areas.



Sloped areas of campus pose challenges to building construction.

As indicated above, the moderately-sloped areas of the campus pose challenges to building construction. The Cashaqua shale bedrock underlying the soil overburden is often encountered in a tilted position, creating particular foundation problems due to the “slippage lines” parallel to the rock surface. Moderate and steep slope areas that pose construction or access problems are indicated on the topographic plan.



Security

The accompanying plan indicates locations of Blue Light Emergency phones across the campus, as well as emergency access routes and the location of emergency entrances to various buildings and/or athletic facilities (see Image 11-E.1). The heaviest concentrations of emergency phones are located within the residential areas of the North Village and South Villages. There is no surveillance monitoring of blue light locations, however each location connects directly with campus security.

The residence halls, Newton Lecture Hall, and the ISC have card access. The college is moving to proximity readers as the campus standard. Students I.D. cards are read at the access point for entry. All dorms are accessible by Students residing in dorms from 7:30 am until 7:30 pm, after that time they only have access to the dorm in which they reside. Academic buildings remain open after classes end, but are locked over night. The college has plans underway to provide card access and security control at all the academic buildings.

Campus service routes may be used by non-college medical or police personnel to respond to emergency situations. The college meets with the local fire officials twice a year to review and confirm designated fire routes and emergency access locations and procedures.

The Campus Police Station is located on the ground floor of the Schrader Sports and Recreation Building. Somewhat centrally-located, access from this location is primarily oriented towards the academic portion of the campus, making response to emergency calls to other parts of campus more difficult with a longer time-of-arrival. Travel to the South Campus residence halls or north to the North Campus is via Lot T or Letchworth Drive, respectively. This report recommends relocating campus security to a new facility on route 63. Vehicular access to campus would be via an east-west service road that connects with Letchworth Rd., or Route 63 to College Dr. or Mary Jemison Dr. to access South Campus.

Normal Health & Safety Services is provided through the Lauderdale Health & Safety Building off University Drive. Emergency medical services are provided through the Geneseo First Response System, a coordinated effort of the University Police, Lauderdale Health, and the Village of Geneseo Fire Department. It would be difficult to “close off” the campus in a state of emergency, although this could be accomplished in limited areas if the need arose.

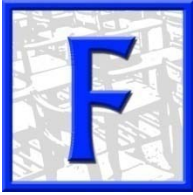
See “Section G: Life Safety” for additional information relating to security.



Blue light in Lot H



Proximity reader with keypad



Physical Conditions

Infrastructure

The site infrastructure utilities for the SUNY Geneseo campus includes potable water, storm sewers, sanitary sewer, steam, electrical, natural gas and fiber cable. The College provides general maintenance for the utilities on the campus except for natural gas, which is maintained by Rochester Gas & Electric (RG&E), and for the reading of water meters, which is conducted by the Village of Geneseo Water Department. The utilities somewhat follow vehicle or pedestrian pathways, with services extended to each building at one or more locations. In 2007 sanitary and storm sewer pipe mainlines were televised to determine the existence of “cross connections” that might indicate sources of storm water inflow into the sanitary sewers. Information from that work was utilized in the development of mapping for those utilities. Other information was collected through interviews with campus Facilities Planning staff and from available documents and maps.



College Green

Potable Water

Potable water is supplied to the campus by the Village of Geneseo, whose source of supply is Conesus Lake. There are three (3) connection points with the Village system: On Park Street by Brodie Hall, on Bank Street by the Integrated Science Center, and on University Drive at Court Street. Each of these connection points has a backflow preventer located in a vault that separates the campus and Village systems. Distribution mains run throughout the campus, ranging in size from 2 inches to 8 inches in diameter, with smaller sizes providing service to the

buildings (see Image 11-F.1). Consumption is measured by water meters in each campus building. There are no master meters that measure the amount of water delivered to campus. Many buildings also have backflow preventers to protect the campus system from potential contamination by an incident from within. Interviews with Facility Planning indicate that while the system overall seems to be in good condition, they have experienced problems in shutting down sections of the system to make repairs when necessary due to valves not operating properly. Recent work along University Drive revealed that the existing water piping at that location is old and in need of replacement.

Hydrant flow tests conducted in 2008 indicate no problem areas with either flow or pressure; in fact, due to the location and elevation difference between the campus and most of the Village system, pressures are often on the “high” end and require pressure reducers on service lines entering the buildings. It was also noted that there are a few “dead end” lines in the campus system that should be looped to improve flow and quality of service.

Storm Water

The storm sewer system for the campus consists of pipe ranging in size from 4 inches to 48 inches in diameter (see Image 11-F.2). In general, the entire campus slopes from east to west, draining into the Genesee River valley. However, there are several distinct systems serving different portions of the campus: South Campus has its own storm sewer system that collects runoff and directs it westerly to existing drainage ditches west of Parking Lot U, where it then proceeds to and under NY Route 63. The area along and immediately north of Mary Jemison Way drains into an existing ditch that carries flow west and under Route 63. The Holcomb Complex and adjacent parking lots drain into a dry detention pond just west of Parking Lot NN. The discharge from this pond travels west under Route 63 and to the Genesee River. Areas just north of College Drive and Park Street drain into a major storm sewer that runs west down the hill between Clark and Schrader, emptying into an existing ditch next to Parking Lot I. The portion of campus bordered on the south by Bank Street and its westerly projection drains west into a swale just north of Raschi Field. The remaining north section of the campus drains to storm sewers that convey the runoff toward Court Street, where it then goes west and into drainage ditches that direct it under Route 63 and into the River.

There are several bio-detention and bio-swale sites along Letchworth Road that provide some quality and quantity treatment to the runoff before it reaches the river. Runoff from the commercial area around Main Street and the residential area to the east also runs into the storm sewer system on campus, due to the general topography of the area. Televising of the storm sewers was completed in 2007 and did not identify any connections from main-line storm sewers into the sanitary sewer system. However, that study did not include verification that building roof drains were tied into the storm system. While local drainage problems are always an issue, discussions with service personnel did not indicate any major current problems or concerns with the existing storm sewer systems.

Sanitary Sewer

Sanitary sewers serve the entire campus at Geneseo with a pipe system ranging in size from 6 to 24 inches and more than 100 manholes (see Image 11-F.3). The age of the system varies. As the campus added buildings and expanded, the sewer system also grew. In general, the gravity collection system flows west and north, discharging into the Village of Geneseo sanitary sewer on Court Street. The wastewater continues in the public sewer north along Riverside Drive to the Village Wastewater Treatment Plant. After treatment, the plant discharges the effluent directly into the Genesee River. Discharges are controlled by a SPDES permit issued to the Village by the NYS Department of Environmental Conservation. Some wastewater from portions of the Village east of the college are conveyed in the College's system, in addition to the flows generated by the College itself.

All buildings drain by gravity into the existing system, except for the Holcomb Complex, which is served by a wastewater pump station and forcemain due to its location at a lower elevation than the gravity system. This building is planned to be demolished and replaced by the new stadium facility; it is not known at this time if the

stadium project will require an upgrade to or replacement of the pump station and forcemain system.

Interviews with College personnel indicated no significant issues with the existing system. As a result of concerns raised by the Village of Geneseo that storm water might be getting into the campus sanitary sewer system, the campus' sanitary and storm sewer systems were televised in 2007. No "cross connections" were found in the main piping systems. That study did not include investigation into whether building roof and footer drains were connected to the sanitary sewer or storm sewers, however. Any potential significant increases to wastewater flows from the campus should be discussed with the Village of Geneseo to insure that the Village will be able to accept those additional flows.

Natural Gas

Natural gas service is supplied to the campus from the Rochester Gas & Electric's gas distribution system. The on-campus gas piping is owned and maintained by RG&E, with the piping from the gas meters to and in the buildings maintained by the College. Natural gas is used to fuel boilers at the central heating plant to generate steam and to fuel individual boiler units for the several buildings that are heated that way. Each building is metered for natural gas consumption individually.

Heating Systems

The central portion of the campus, including most of the academic buildings, are heated through the central heating plant, which utilizes steam boilers and a tunnel distribution system (see Image 11-F.4). The buildings heated in this manner include Schrader, College Union, Sturges, Fraser, Wadsworth, Welles, South Hall, Blake, Erwin, Milne Library, Newton, Greene, Bailey, Brodie and the Integrated Science Center. Many of the residence halls have been converted to individual boiler heat units, as it was thought to be less expensive than repairing and upgrading the underground steam tunnel system. As a result, the present central heating system is running at approximately 60% of capacity. The Saratoga Terrace Townhome complex is served by its own boiler plant. Originally designed for hot air heat, the system performance was not as expected and a steam system was installed in its place.



Heating Plant

Several recently constructed and proposed buildings on campus utilize geothermal systems. To date the geothermal systems have been used for heating only; their cooling capabilities for air conditioning have not been utilized (see Image 11-F.5).

Electricity

Electricity is supplied to the campus by Rochester Gas & Electric, who feeds power through an electrical substation located on Airport Road just west of Route 63. Underground lines bring power to Clark Service Building, where it feeds through transfer switchgear to circuits throughout the campus. The 5KV primary switchgear for the Campus, housed in the Clark Service Building, was upgraded in 2010. This upgrade included replacement of the circuit breakers in the existing switchgear and upgrading the existing protective relaying to new micro processor based units. Metering was provided to interface with campus utility and energy management system. A coordination study should be conducted to review distribution loops to the buildings on Campus. This will provide an assessment of the condition of the existing electrical distribution to determine the course of action required to provide upgrades to existing loops in areas where deficiencies are found.

Electrical distribution system

The campus is fed from two 4.16kV utility circuits(RG&E circuits 1208 and 1210). These circuits feed a classic primary selective switchgear lineup consisting of 2000A main circuit breakers and a 2000A tie with auto throw-over controls. Four feeder breakers, on each main bus, form four loop feeds that serve buildings on the campus. The metal clad switchgear is manufactured by General Electric circa 1966 which has been recently upgraded with new circuit breakers and solid state protective relaying. Utility metering exists within the switchgear and control power is provided by internal potential transformers with a 230V secondary voltage.

The campus load averages 3,000 to 3,400 KW which is about 75% of the system capacity. This load factor is approaching the design limit of the equipment for normal operation and could exceed design limits if the campus loses one of the utility feeds requiring the tie breaker to be closed.

1. The existing primary cable that makes up the campus loops is original to the installation (40 years old) and is sized to the existing trip settings of the circuit breakers at 200A. (The main campus switchgear is rated at 1200A with adjustable trip capabilities.) Cable sized only to the initial trip settings is unusual for campus loop distribution systems because the cable becomes the limiting factor to expansion. This is what the facility is experiencing now with the loop that serves the new science building. The Integrated Science Building has transformer capacity that exceeds the capacity of the feeder breaker serving it. Furthermore, the aging cable and connections may be more prone to failure than the main switchgear. The redundant capabilities of the loop that serves the Integrated Science Building cannot be utilized without shedding the mechanical refrigeration load (air conditioning) in that building. The design of that building provided for interlocks to protect from overloading the feeder circuits in the event that the loop needed to be closed at the ISB.
2. The campus 5KV distribution system consists of 4 separate loops fed at each end by two incoming utility services. Each loop is "broken" at some point in the system to prevent backfeeds between the two utility sources. Typically there is a loop selector switch at each tap or building service point that allows the loop to

be broken or isolated. The loops at Geneseo have loop selector switches only at certain buildings. And other than one location on the loop there is no loop switch just before the 5KV feeder service point that would allow isolation of the cable feeding into the loop, even if the feeder circuit breaker on that end of the loop is opened. Cable terminations are the separable type but the age and questionable load break capabilities would prohibit safely utilizing these connectors to isolate live cable sections.

Discussions with college personnel indicate that the electrical distribution systems throughout campus are old and likely in need of replacement or upgrading; several access manholes were noted to be full of water when recently inspected, an issue that needs to be addressed, as well. Further study should be conducted to review distribution loops to the buildings on Campus. This will provide an assessment of the condition and pinpoint deficiencies in equipment and capacities in detail of the existing electrical distribution. This will provide data to determine the course of action required to provide upgrades to existing loops in areas where deficiencies are found.

The BCAS

In 2007 SUNY conducted a system-wide Building Conditions Assessment Survey (BCAS). The four campus site plans on the following pages summarize the findings of the BCAS by category: Building Electrical, Building Exterior/Superstructure, Building Heating/Cooling, and Building Interior. The Fund's goal is to achieve a conditions-assessment rating of "good" or better for all campus facilities.



Sturges Hall

Buildings

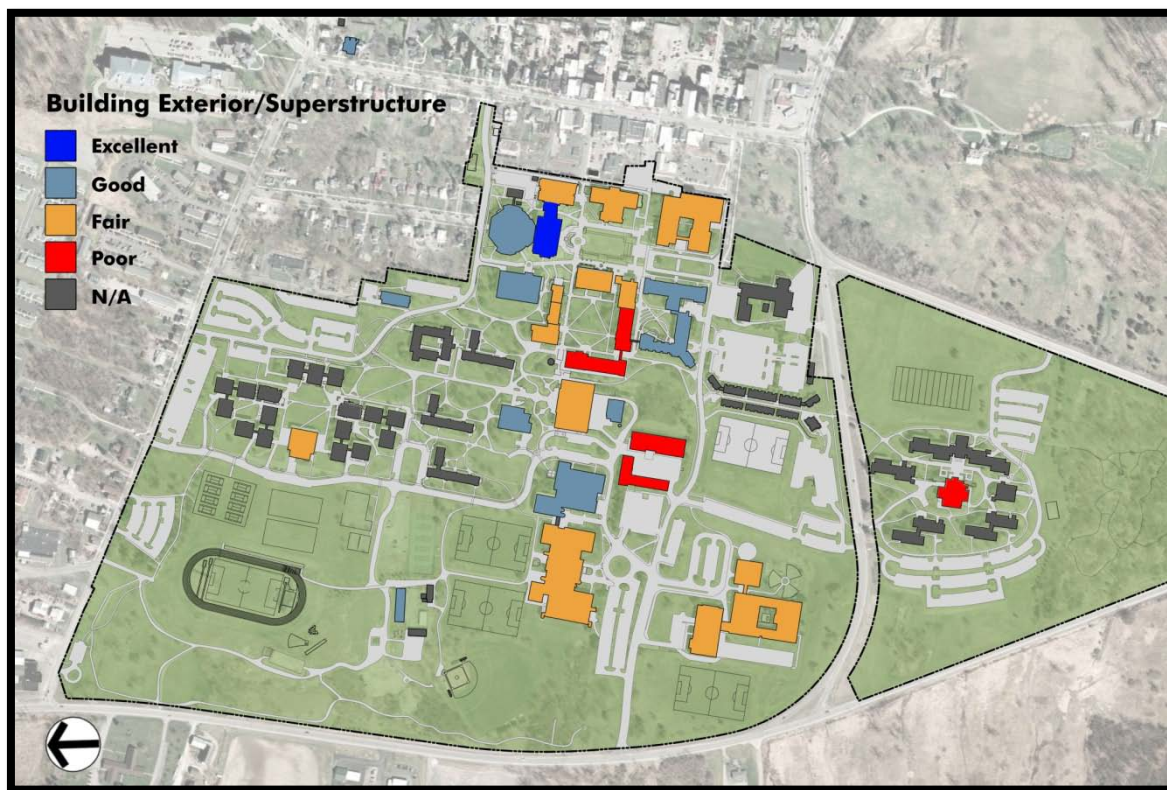
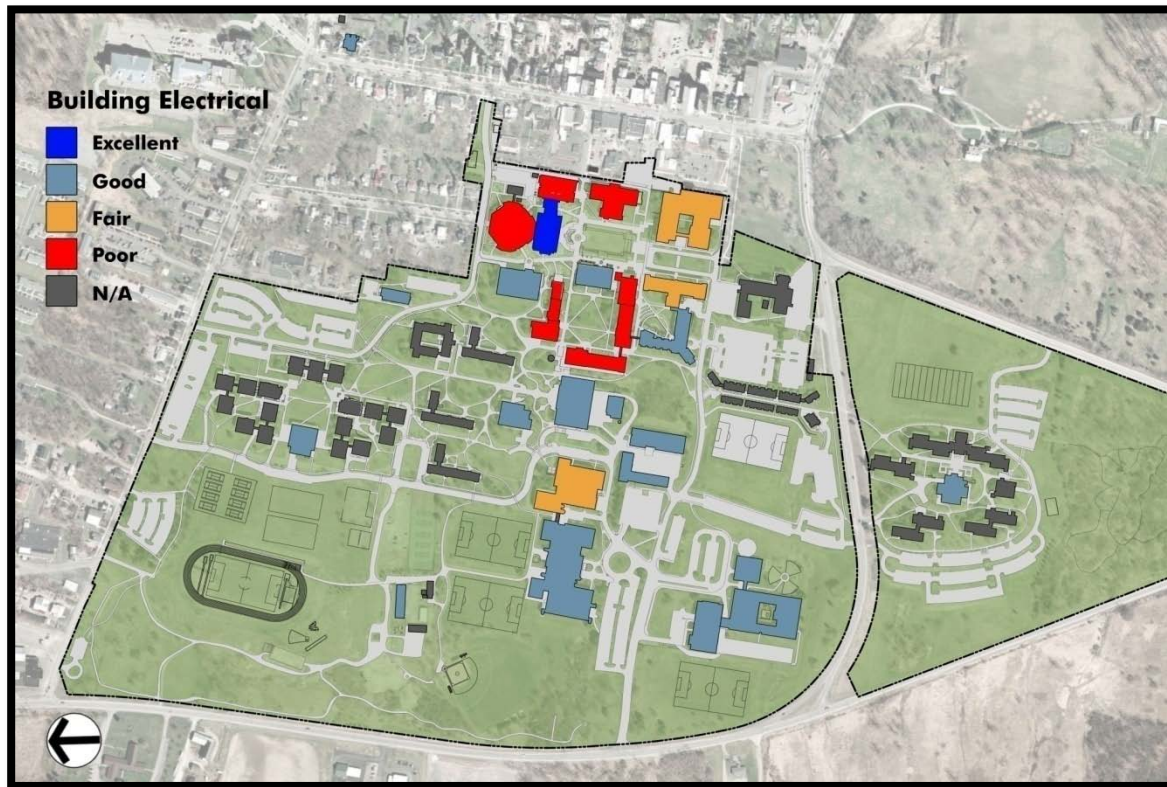
To fulfill the requirements of this Facilities Master Plan, and to verify the BCAS, the consultants conducted a survey of four buildings selected by the College and the Fund. The selected buildings were Welles Hall, Sturges Hall, Fraser Hall and Milne Library. A cursory review of the remaining buildings was also conducted. A graphic summary of the 2007 BCAS with comments on these buildings follows the four detailed surveys. Additional findings are included in the Tabular Summary in Section L.

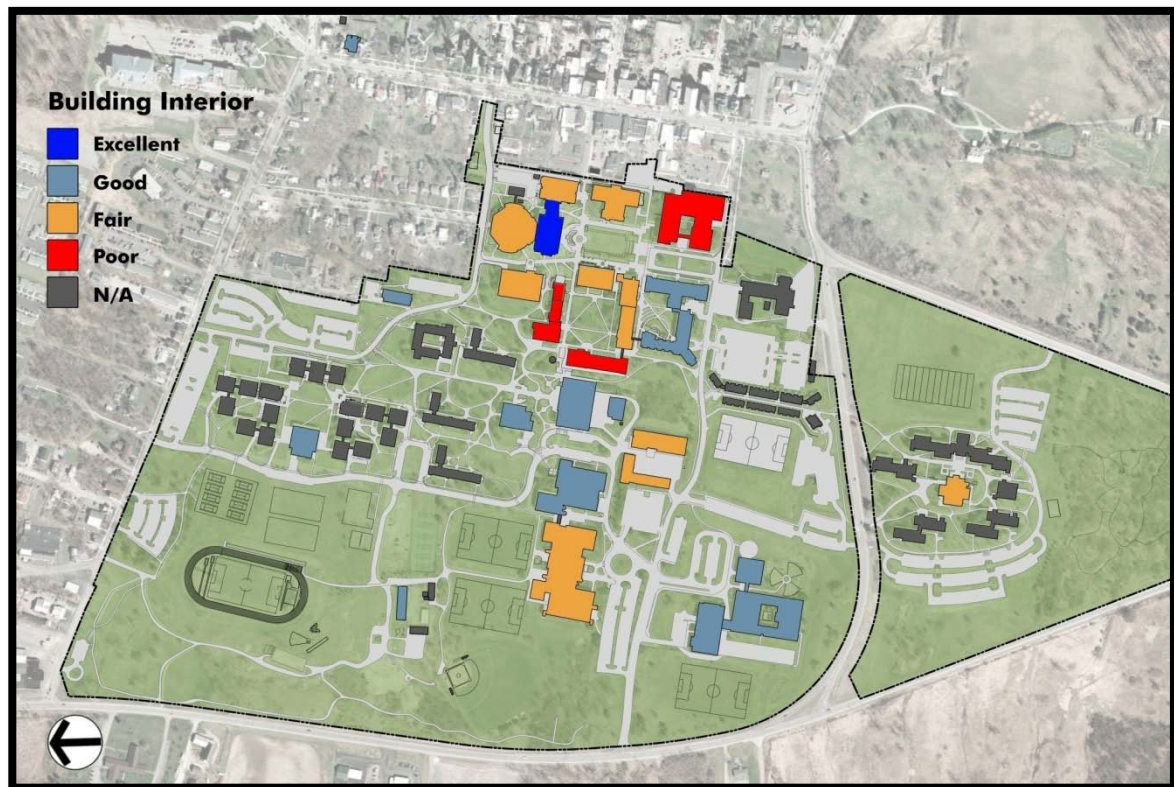
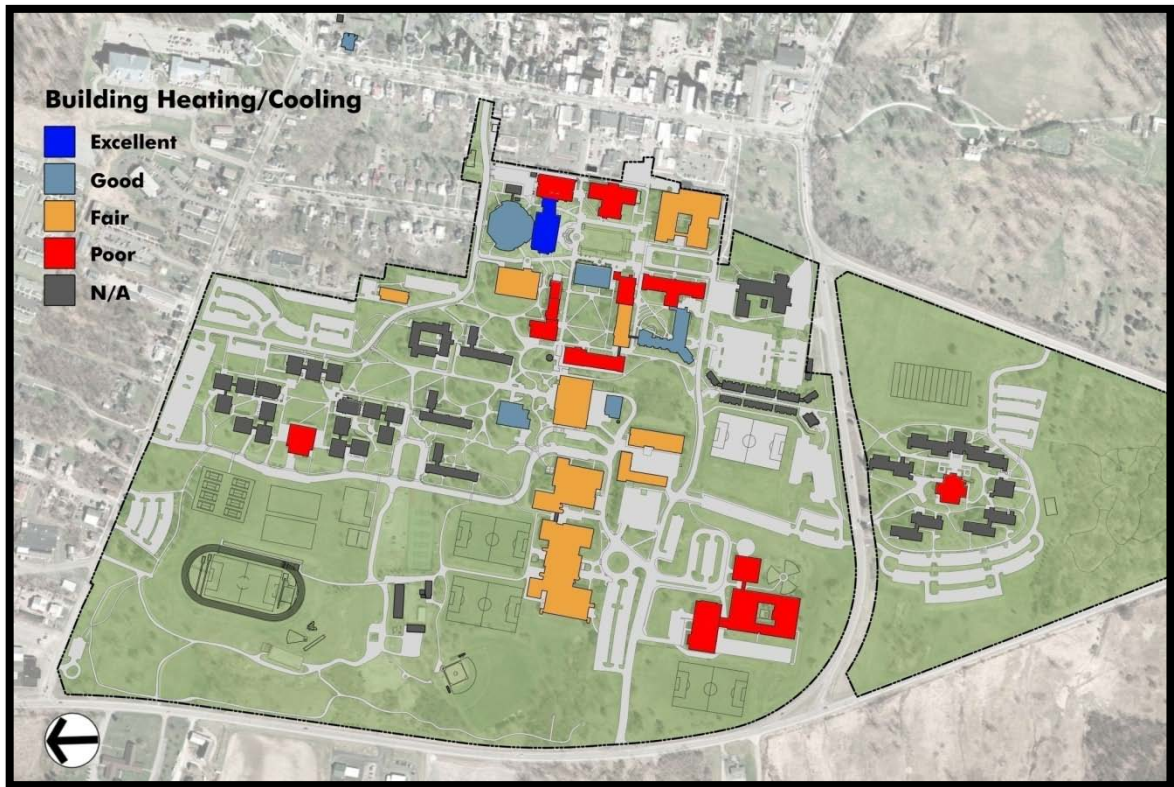
BCAS Assessment

The consultants' findings are summarized and compared to the BCAS on the following pages. In general the BCAS was an accurate portrayal of existing conditions if viewed as a combined, overall average. There were, however, differences noted at the level of each system. Most notably, the consultants'

building mechanical assessment was generally poorer than the BCAS. In one example (Welles Hall) the BCAS gave an assessment for a system, "AHU/Controls – poor," that did not exist on the building. The consultant's engineers also found the electrical systems to be in poorer condition than the BCAS indicated in a few instances.

Where there was a discrepancy between the consultants' assessment of the exterior and interior systems and the BCAS, the difference was less pronounced. In many cases repairs and upgrades had been made between 2007 and the time of the survey, so the findings showed better condition for a portion or all of the system. In other cases, especially at interior finishes, the systems simply continued to deteriorate from the time of the BCAS and were found to be in worse condition.



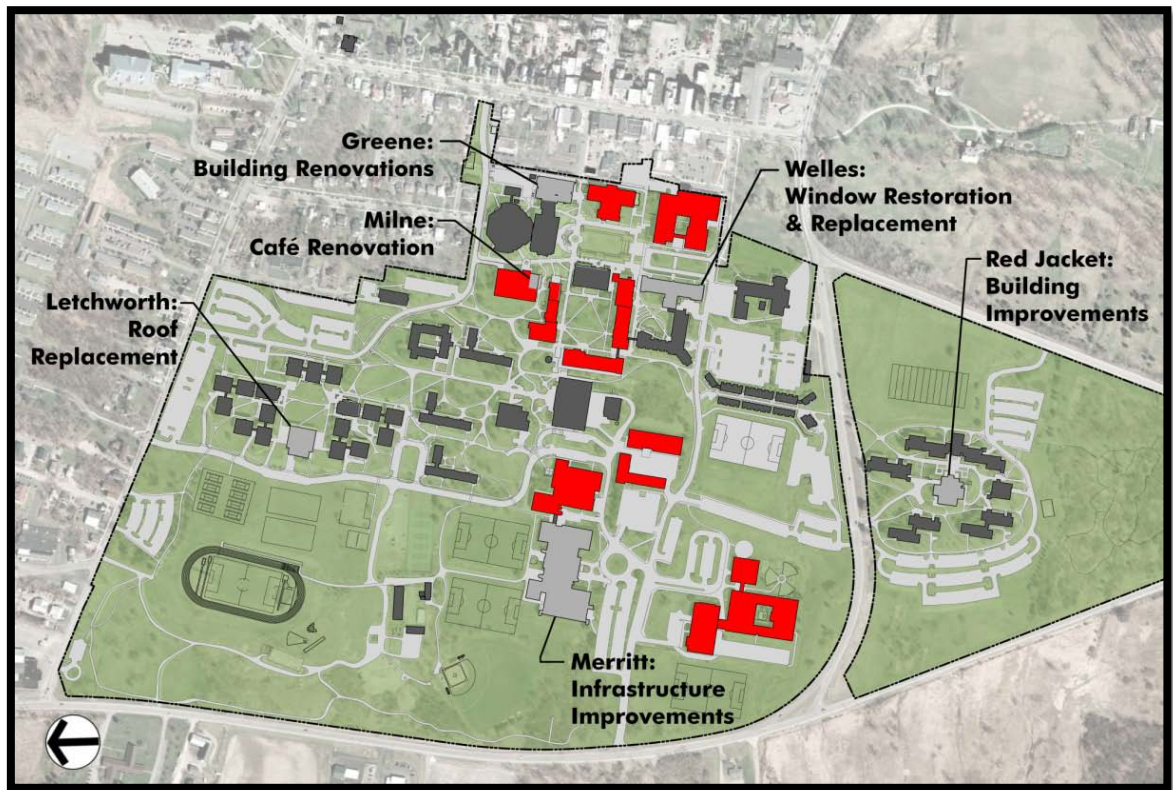


The BCAS

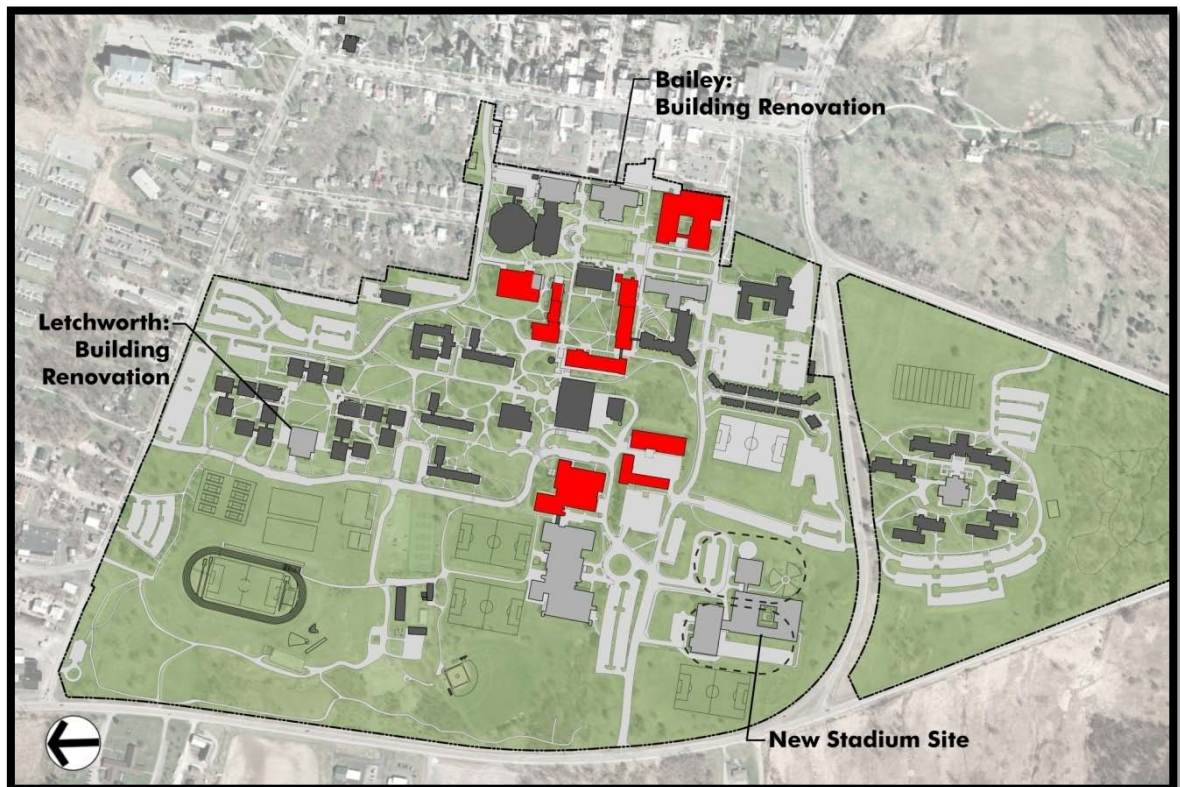
The site plan below shows the SUNY Geneseo buildings with a combined overall rating of “fair” or “poor” based on the 2007 BCAS. On the following plans, this information is combined with campus improvements done since 2007 and work scheduled in the current capital plan. These plans illustrate the progress the College has made during the past three years in addressing its facility needs, and capital improvement plans scheduled to be complete or in construction prior to the start of this Facility Master Plan.



Buildings with an average BCAS evaluation of “fair” or “poor”



Projects completed since the 2007 BCAS:



Budgeted Projects for 2010-2013:

Buildings

The following pages document the consultants' survey of Welles Hall, Sturges Hall, Fraser Hall and Milne Library. A cursory review of the remaining buildings was also conducted. A graphic summary of the 2007 BCAS with comments on these buildings follows the four detailed surveys. Additional findings are included in the Tabular Summary in Section L.

Fraser Hall

Built in 1955, Fraser Hall is a three-story masonry building located on the upper campus. Most of the 34,899 GSF building is used for classroom and office space by the Geography Department. A library on the second floor provides space for students to do research and to study. There is a direct connection to Wadsworth Auditorium and enclosed walkways connect the building to adjacent Sturges and South Hall.

Exterior/Super Structure

Fraser Hall is a steel-framed building with masonry veneer and cast stone fascia panels. The main entrance on the north side of the building faces the formal green space. The exterior of the building appears to be in fair to poor condition.

- The masonry veneer is stained and in fair condition, particularly below the windows and above the main entrance.
- Mortar at the head of the windows along the south elevation and above the main entrance is beginning to deteriorate. It should be raked and repointed.
- Exterior doors are worn and in fair condition.
- Single-glazed windows are in poor condition and should be replaced with energy-efficient, double-glazed units.

Interior

Many interior finishes appear to be original to the building and, as expected, are worn and showing signs of their age. In particular, vinyl composition floor tile and interior doors are in fair to poor condition. The following issues were noted:

- Vinyl composition floor tile on the ground and first floor is beginning to crack and is in fair condition. Floor tile in the library is also in fair condition.
- Vinyl base is peeling and, in some locations, missing altogether.
- Ceramic tile in the faculty toilet room is cracking and



Mortar at the head of the windows is beginning to deteriorate.



Windows are in poor condition and should be replaced with energy-efficient, double-glazed units.

in fair condition.

- Stains on ceilings throughout the building indicate past water infiltration.
- Interior doors are worn and in fair condition. They should be scraped and repainted.
- Stairs treads at the main stair are deteriorating and should be replaced. In addition, handrail posts have started to rust near the floor.
- Casework in the building appears to be original, but has been well-maintained and is in good condition.

Building Code/ADA

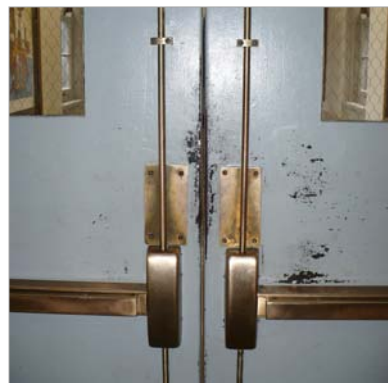
- The New York State Building Code requires each floor of the building to have two means of egress through fire-rated enclosures. Since stairs in the building are not enclosed, they will need to be modified as part of any renovation project.
- Many of the railings have openings that exceed the limits allowed by the current building code.
- The Office of Disability Services is located on the second floor of the building. To gain access to the second floor elevator, an individual must travel through the periodicals library. This may be problematic when the door to periodicals is locked, as it was at the time of the site visit.
- Handrails at the stairs are not continuous and do not have the required extensions.
- The ramp on the ground floor does not have the required handrails.
- The toilet rooms have been made partially accessible with the installation of an ambulatory stall. Additional work is required, however, to make the toilet rooms fully accessible.
- Lever door hardware has been installed in several locations. Most interior doors are not equipped with accessible knob hardware.
- Only select areas of the building have accessible signage.

Mechanical Heating/Cooling System

During the winter months, medium-pressure steam from the Heating Plant is reduced in pressure and used for space heating and domestic hot water. Wall-hung steam convectors with self-contained control valves are used in



Typical classroom



Interior doors are in fair condition.



Worn stair treads should be replaced.



Handrails are not accessible.

classrooms and common areas. A “uni-vent,” similar to the units in Sturges and Welles Hall, serves the common area on the second floor adjacent to the library.

Ventilation air is provided by central fan systems and operable windows. The central fan systems use supply and exhaust fans that are connected to grilles in the classrooms. Steam valves in the supply ductwork temper the ventilation air. One large central exhaust fan and three smaller supply fans serve the building. The large central exhaust fan discharges through the roof of the fan room. All equipment is original to the building (1955).

There is no central air-conditioning system in the building, although several offices have window air-conditioning units.

A central pneumatic control system is used in the building to control operation of the HVAC equipment, exhaust fans, and steam main. Control devices are mostly original, with minor replacements and upgrades as the original devices fail. None of the controls are accessible or addressable from a master location. Instead, devices are located at specific units in the building. The only integration is day/night capability for room thermostat controls.

Plumbing/Sanitary

During the winter months domestic hot water is provided by a semi-instantaneous steam-water stainless steel storage tank. It has a copper tube bundle used to maintain water temperature. Based on external observation, the unit is in good condition. A definitive inspection is recommended. This requires disassembly of the heater and removal of the tube bundle so the interior of the storage vessel and exterior of the tube bundle can be inspected.

In the summer months when the Heating Plant is shut down, the steam to water storage tank is manually turned off and electric storage-type water heaters provide domestic hot water to the building. The electric water heaters are also in good condition.



Steam main and control valve



Main exhaust fan



Pneumatic control air compressors



Electric water heaters

Fire Protection

There is no fire protection system in the building.

**Electrical
Distribution**

Electrical distribution in Fraser Hall is provided by a 400 AMP 120/208V 3ph. 4w General Electric Spectra Series Distribution Panel. Power is distributed throughout the facility through 120/208V, 3ph 4w branch circuit panels. The distribution panel is older than 20 years and is in fair condition. Some branch circuit panels are older than 20 years and are in fair condition, the majority are much older and in poor condition.

Lighting

The classroom lights are surface mounted fluorescent fixtures. The Library lighting has been upgraded with direct/indirect fluorescent lighting. The lighting overall is in poor condition, with the exception being the Library lighting. The emergency lighting in the corridors is provided by Emergilite wall packs with battery backup. The wall packs are older than 10 years and in fair condition.

Fire Alarm System

The fire alarm system is a Simplex 4001 System with bells, strobes and smoke detectors in the corridors. The system is at least 20 years old and poor condition. The clock system is a Simplex Master Clock combined with a Veriplex System which is in fair condition.

Communications

Communications in the building has been upgraded with CAT. 5 and CAT. 6 Communication cabling and is in good condition.



Steam water heater



Branch Circuit Panel

BCAS Discrepancies

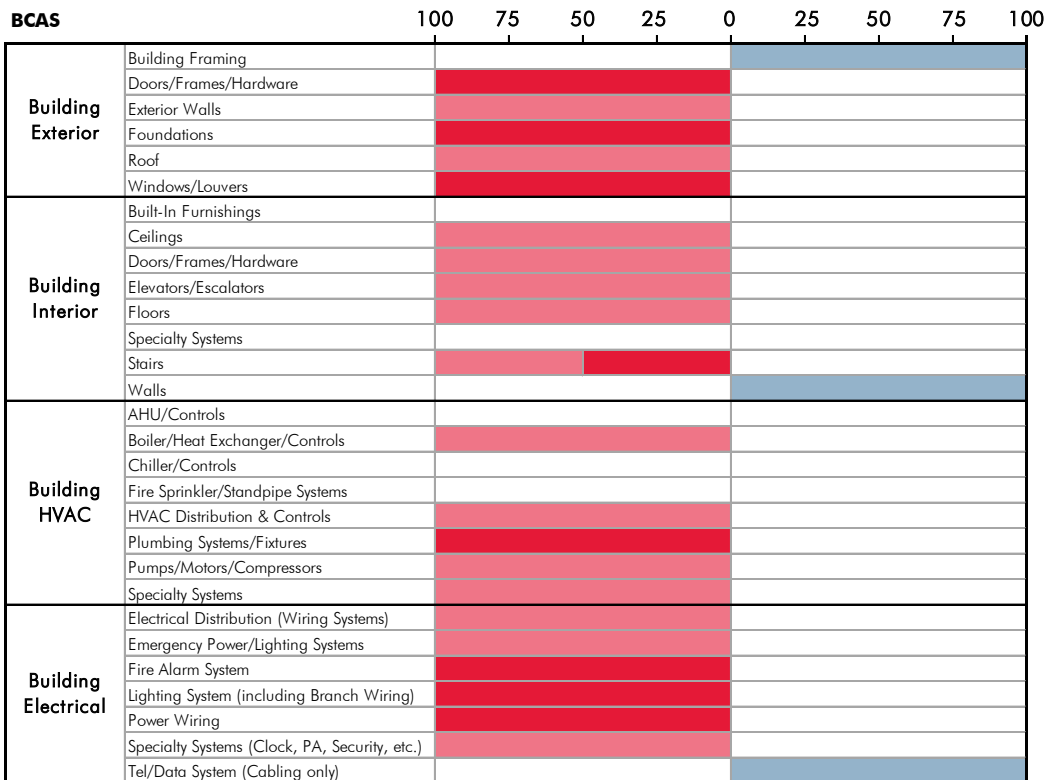
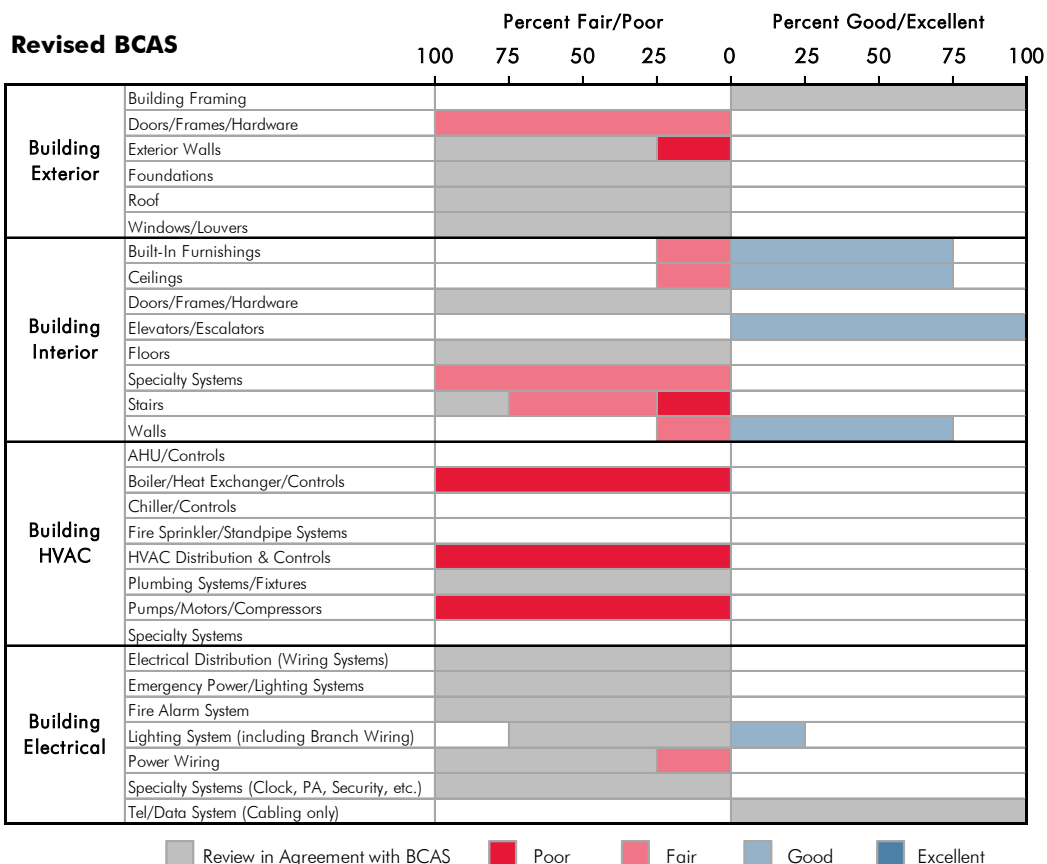
The condition of the following components were found to differ from the 2007 BCAS. These components and systems are also shown in the following bar charts, where a colored bar in the “Revised BCAS” section indicates consultant field observations that are different from the BCAS.

Building Exterior

- Doors/Frames/Hardware: Exterior doors are worn and in fair condition based on definitions provided by SUCF.
- Exterior Walls: Masonry veneer is stained and in fair condition. Mortar at the head of the windows along the south elevation and above the main entrance is beginning to deteriorate and in poor condition.

Building Interior

- Built-in Furnishings: Casework in the building is in good to fair condition.
- Ceilings: Some acoustic ceiling tile is stained. The remaining ceilings are in good condition.
- Elevators/Escalators: Finishes in the elevator are worn, but it is in good condition based on definitions provided by SUCF.
- Specialty Systems: Signage is in fair condition.
- Stairs: Stairs treads at the main stair are deteriorating and should be replaced. The remaining stairs are in fair condition.
- Walls: Vinyl base is peeling and, in some locations, missing altogether.

Fraser Hall**Revised BCAS**

Milne Library

The 75,242 GSF Milne Library houses a collection of 516,700 print resources and 1,500 serial subscriptions. Its location at the center of the Upper Campus makes it convenient for faculty, staff, and students coming from either side of campus. Built in 1966, the library is comprised primarily of open stack area and group study space. Several classrooms and a large computer lab on the first floor provide additional instructional space on campus and the recently renovated Books & Bytes Café affords students the opportunity to grab a bite to eat before heading back to class. The Teaching and Learning Center, English for Speakers of Other Languages Center, and a satellite location of the Writing Center are also housed in the building.

Exterior/Super Structure

Milne Library is a reinforced concrete and masonry veneer building. The main entrance faces east, to the academic core of campus. The loading dock is located on the north side of the building, with direct access to University Drive. The aluminum-framed windows and exterior doors are in good condition. In general, the exterior walls are also in good condition with the following exceptions:

- The metal fascia at the entrance canopy and around the perimeter of the building is in fair condition.
- Exterior walls and soffits appear to have been patched repeatedly. This may indicate previous building settlement. Other indications include large cracks and loss of mortar in the brick paving around the building. It should be closely monitored for problems that may arise in the future.
- The single-glazed windows are in good condition, but are not energy-efficient and should be replaced with double-glazed units.
- Caulking around the windows is beginning to crack and is in fair condition.

Interior

The Books & Bytes Café adjacent to the main entrance was renovated in 2009. Finishes and casework are, therefore, in excellent condition. Interior finishes in other parts of the building, however, are worn and showing signs of their age. The following issues were noted:



The canopy at the main entrance is in fair condition.



Cracks in the exterior walls indicate building settlement.



Brick paving around the perimeter should be replaced.

- Carpet in the stack areas is torn, stained, buckled, and in poor condition. There is tape in some places to prevent it from being a tripping hazard.
- Floor tile in the stairs is in fair to poor condition and may contain asbestos.
- Vinyl base throughout the building is peeling, cracking, and in poor condition.
- Ceramic tile in the toilet rooms is cracking and metal ceiling tiles are in fair condition.
- Stains on second floor ceilings and around the skylight in the northern stair indicate past water infiltration.
- Interior doors are generally in fair condition, with some peeling veneer.
- Finishes in the existing elevator are worn and in poor condition. The library staff has requested a larger elevator to accommodate the distribution of library materials.

Building Code/ADA

- Many of the railings have openings that exceed the limits allowed by the New York State Building Code.
- In some locations, library stacks are only 30 ½" apart. Accessibility guidelines require 36" between adjacent library stacks.
- Handrails at the stairs are not continuous and do not have the required extensions. The profile of the handrail at the main stair is not accessible.
- The rise and run of the stairs exceed the limits allowed by the accessibility guidelines.
- The toilet rooms have been made partially accessible with the installation of an ambulatory stall. Additional work is required, however, to make the toilet rooms fully accessible.
- An accessible drinking fountain has been installed in the Books & Bytes Café. The remaining drinking fountains are not accessible.
- Lever door hardware has been installed in several locations. Most interior doors, however, are still equipped with nonaccessible knob hardware.
- Only select areas of the building have accessible signage.

Mechanical Heating/Cooling System

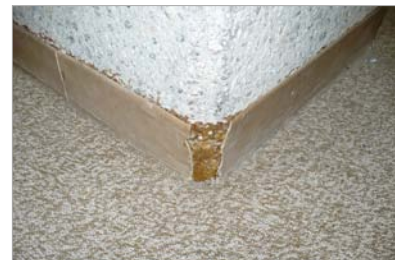
The HVAC equipment in Milne Library is original to the building, with minor replacements and upgrades due to equipment failure. In general, it is well-maintained and operational.



Soft seating areas make the library a great place to read.



Carpet is in poor condition.



Vinyl base in poor condition should be replaced.



Handrails are not accessible and do not meet requirements of the New York State Building Code.

Low pressure steam from the Heating Plant is used directly in pre-heat and heating coils. It is also used for secondary heating hot water generation and domestic hot water production.

Steam piping, traps, and pumps appear to be at least thirty years old and may be original to the building. Pipe insulation, however, appears to be new and does not contain asbestos.

Two central air-handling units provide hot and cold air to a dual-duct system routed through the floors. The air-handling units consist of the following:

- a return fan with a variable speed drive that exhausts a portion of the return air
- a supply fan that incorporates a ventilation air intake with steam pre-heat coils to temper outside air during winter months
- a mixing box (including air filters)
- a supply fan with a variable speed drive
- a hot deck consisting of steam coils
- a cold deck consisting of cooling coils

Supply and return fans have new variable speed drives and motors. Pneumatic controls are used for fan operation, damper and valve control, return and supply static pressure control, and clogged filter alarm notification. Discussions with physical plant personnel revealed that both air-handling units have control issues. Various steps will need to be taken to insure that the units operate correctly based on seasonal conditions and outside temperatures.

The air-handling units are served by a central water chiller located in the penthouse. Two roof-mounted, air-cooled condensers serve the two compressor sections, which in turn serve a two-circuit evaporator that creates chilled water for the air-handling units. Two central chilled water pumps also located in the penthouse circulate chilled water to the air-handling units. All equipment is original to the building.

A central pneumatic control system is installed in the building. It uses low-pressure instrument air to control fans, mixing boxes, chillers, pumps, and exhaust fans.



Steam main connections



Steam flash tank and return pumps



Central chiller



Chilled water pumps



Roof AHU return fan

Control devices are mostly original, with minor replacements and upgrades as the original devices fail. The classroom area on the first floor was upgraded to an older direct digital control (DDC) system.

Control devices are mostly original, with minor replacements and upgrades as the original devices have failed. The classroom area on the first floor was upgraded to an older direct digital control (DDC) system. Temperature control in the spaces appears to be acceptable, based on the walk-thru conditions observed. Comments from the mechanic responsible for the building indicate that a number of devices are inoperative at this time.

On each floor of the building dual-duct boxes take the hot and cold air from the air-handling units to achieve an air temperature that will satisfy the space requirements. Access to the dual-duct boxes varies by floor and location. Some boxes are in an open ceiling, some are above suspended ceilings with removable panels, and some are above hard ceilings with a small access door to service the units. The Energy Conservation Code of New York State does not allow this last type of system to be used for the given application.

Entryway heating is achieved by means of recessed hot water cabinet unit heaters. Perimeter wall heating is provided by a ducted air system connected to the central air-handling units. This system uses perimeter baseboard distribution and zone reheat coils.

Humidification

Both air-handling units have steam humidifiers that inject low-pressure steam directly into the plenum to add humidity to the air during winter months. This form of humidification may also inject harmful boiler treatment chemicals (return line amines) into the air that may be harmful to the occupants of the building. The College should consider an alternate type of humidification, such as self-contained electric/gas fired humidifiers or a central unfired steam generator that uses steam from the Heating Plant to boil water and create steam for humidification. No testing of the humidification system control operation was done as part of this review.



Pneumatic control air compressor



Pneumatic control air compressor



Typical direct injection steam humidifier



Steam-water storage hot water heater

Plumbing/Sanitary

The domestic hot water system utilizes a steam-water storage tank when the Heating Plant is operational and electric heaters in the summer.

Fire Protection

There is no fire protection system in the building.

**Electrical
Distribution**

Electrical distribution in Milne Library is provided by a 1200 AMP 277/480V 3ph. 4w Federal Pacific Main Distribution Panel. Power is distributed throughout the facility via a Delta Wye transformer to 120/208V, 3ph 4w branch circuit panels. The Main distribution equipment is older than 30 years and in fair condition. Although Federal Pacific went out of business in 1984, parts for this equipment are still available. The branch circuit panels are older than 20 years and are in fair condition. The emergency generator is a 20KVA Onan Generator with transfer switch. The generator is older than 20 years and is in poor condition.

Lighting

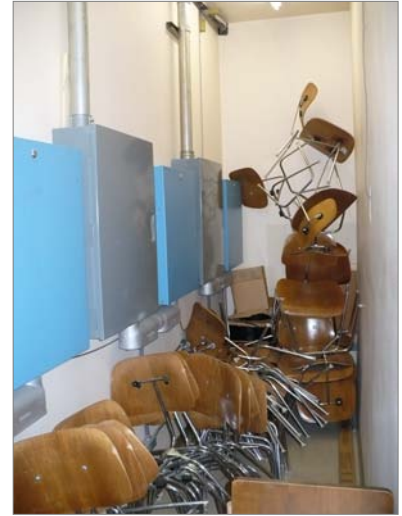
The lighting in the Library is a combination of surface fluorescent fixtures, pendant lighting, and track mounted spot lights. The corridors have surface mounted fluorescent light fixtures. The lighting overall is in good condition. The emergency lighting in the corridors is provided by Emergilite wall packs with battery backup. The wall packs are older than 10 years and in fair condition.

Fire Alarm System

The fire alarm system has been upgraded with bells, strobes and smoke detectors in the corridors. The system is in good condition. The clock system is a Simplex Master Clock combined with a Veriplex System which is in fair condition.

Communications

Communications in the building has been upgraded with Wifi locations and CAT. 6 Communication cabling and is in excellent condition.



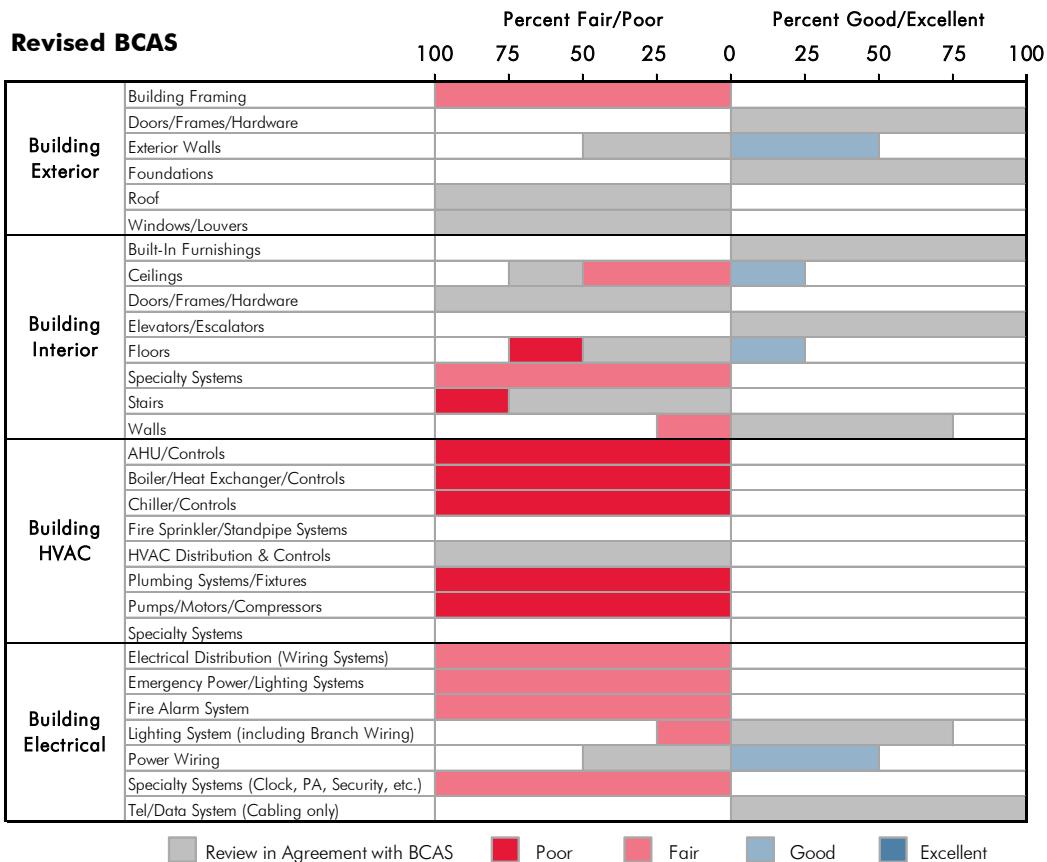
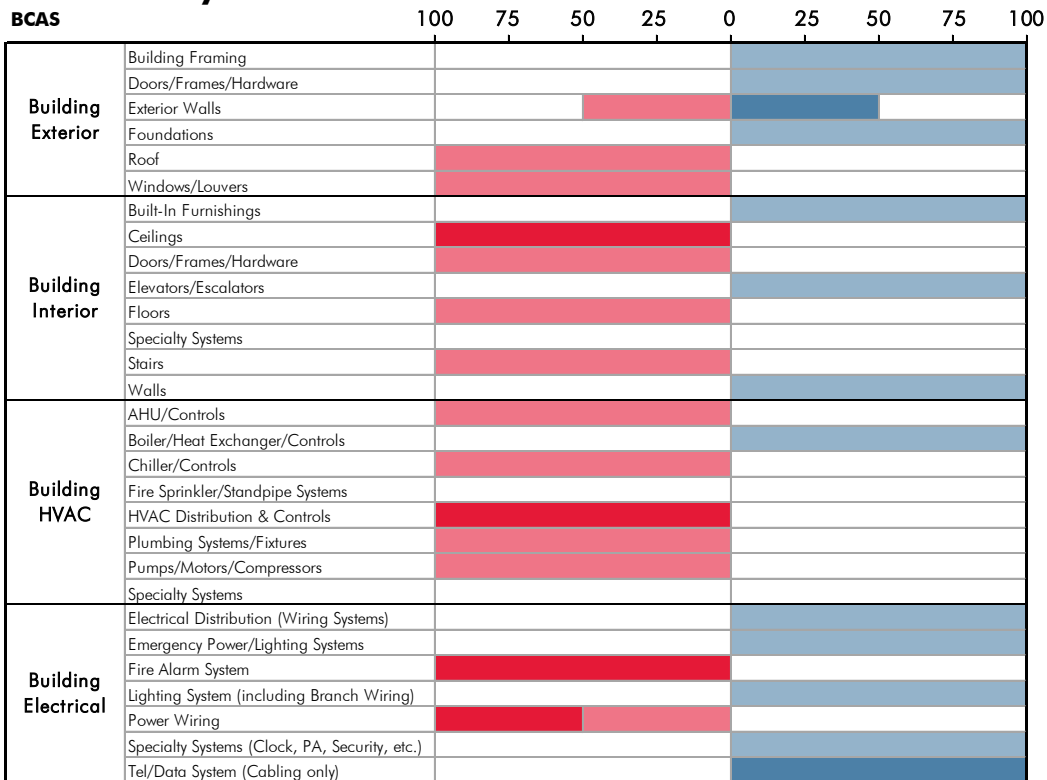
Minimum clearances are required at electrical panels.



Main switchgear



Wi-Fi internet

Milne Library

BCAS Discrepancies

The condition of the following components were found to differ from the 2007 BCAS. These components and systems are also shown in the following bar charts, where a colored bar in the “Revised BCAS” section indicates consultant field observations that are different from the BCAS.

Building Exterior

- Building Framing: Exterior walls and soffits appear to have been patched repeatedly, which may indicate building settlement.
- Exterior Walls: Exterior walls are in good to fair condition based on definitions provided by SUCF.

Building Interior

- Ceilings: Only a portion of the ceilings appear to be in poor condition.
- Floors: Carpet in the stack areas is torn, stained, buckled, and in poor condition.
- Specialty Systems: Signage is in fair condition.
- Stairs: Floor tile in the stairs is in fair to poor condition.
- Walls: Vinyl base throughout the building is peeling, cracking, and in poor condition.

Sturges Hall

One of the original buildings on campus, Sturges Hall was constructed in 1938 as the administration and classroom building. It contains offices and classrooms for many of the academic departments and a small auditorium on the second floor. The 68,464 GSF building is connected to adjacent Fraser Hall by an enclosed walkway. The roof was recently replaced.



Exterior/Super Structure

Sturges Hall is a steel-framed building, according to the BCI, with masonry veneer and cast stone accent panels. The main entrance, on the east side of the building, faces the formal green space and the "Seuss Spruce." The steel structure and exterior walls appear to be in good condition, with the following exceptions:

- The masonry wall adjacent to the stair at the southeast corner of the building is deteriorating and in fair condition.
- Mortar at the northeast corner of the building is beginning to deteriorate. It should be raked and repointed.
- Many of the exterior doors are rusting and in poor condition.
- Handrail posts at the main entrance stair have started to rust near the ground.
- Single-glazed windows are in poor condition and are missing screens in many locations. They should be replaced with energy-efficient, double-glazed units.
- Some of the concrete walkways around the building are heaving, resulting in a tripping hazard, and should be replaced.



Several exterior doors are in poor condition.

Interior

Most of the interior finishes appear to be original to the building and are showing signs of their age. The vinyl floor tile and concealed spline ceiling tile are in fair to poor condition. The following issues were noted:

- Carpet in several offices on the second floor is stained, buckled, and in poor condition.
- Vinyl composition floor tile throughout the building is in poor condition.
- Floor tile on the first floor is in fair condition and may contain asbestos.



Windows are in poor condition and should be replaced with energy efficient units.

- Ceramic tile in several offices and prep rooms on the ground floor is cracked and in poor condition.
- The parquet wood floor in the auditorium is in fair condition but should be refinished.
- Vinyl base is peeling and should be replaced.
- Settlement cracks in several walls on the third floor should be monitored for future problems.
- The wood wainscot in the auditorium is in fair condition.
- Many ceilings are new. Where original, there are patches visible in several locations.
- Paint on interior doors and windows is worn and beginning to peel. They should be scraped and repainted.
- Stairs treads are worn and in fair condition.
- Finishes in the existing elevator are worn and in fair condition.
- Casework on the ground floor appears to be original to the building and is in fair condition.
- Partitions in the toilet rooms are in fair condition.
- The attic of Sturges is barred from use due to lead contamination from the previous lead-coated copper roof.

Building Code/ADA

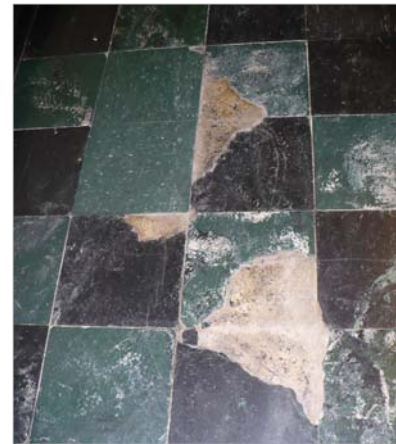
- Many of the railings have openings that exceed the limits allowed by the New York State Building Code.
- Handrails at the stairs are not continuous and do not have the required extensions.
- Toilet rooms on the ground floor appear to be fully accessible. Toilet rooms on the remaining floors are not accessible.
- An accessible drinking fountain has been installed on the ground floor. The remaining drinking fountains are not accessible.
- Lever door hardware has been installed in several locations. Most interior doors are not equipped with accessible knob hardware.
- Only select areas of the building have accessible signage.

Mechanical Heating/Cooling System

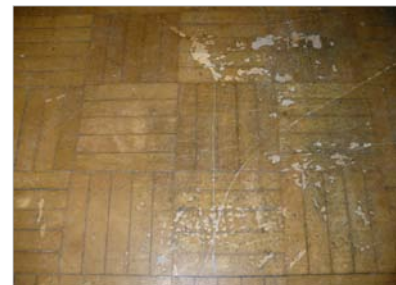
Sturges Hall is still served by the original heating and ventilation system installed in 1938. Low-pressure steam from the Heating Plant is used for space heating and domestic hot water during winter months, when the plant is in operation.



Main corridor



Flooring throughout the building is in fair to poor condition.



The parquet wood floor in the auditorium should be refinished.

Steam condensate pumps appear to have been replaced, but are over twenty years old. The low-pressure steam is controlled by a master valve that is connected to the Heating Plant control system. The steam valve appears to be less than fifteen years old, but the valve control panels are much older. Steam traps, condensate pumps, and system distribution piping do not appear to be original to the building, but are more than twenty years old. Any visible pipe insulation was recently replaced as part of an asbestos abatement project.



Main condensate pump/tank set

Perimeter and entryway heating is achieved by means of cast-iron radiation using low-pressure steam. Classrooms are served by a unit ventilator system that consists of a fan unit, steam coil, and outside air provisions.



Typical office radiation

There is no central air-conditioning system in the building, although one small central system is installed in the lower level on the north end of the building for faculty offices in that area. Other offices use window air-conditioning units.



Original "uni-vent" in classroom

General ventilation is provided by a gravity ventilation system that combines the use of operable windows, dedicated ventilation units in classrooms, and a central ducted gravity exhaust system. Operable windows are used on mild days. On colder days, the fan-powered unit ventilators provide tempered outdoor air to classrooms. Each unit has a dampered outdoor air intake integral to the cabinet. Radiation and unit ventilator controls have been updated within the last 15 years by adding self-contained control valves with either integral thermostats (radiation) or remote self-contained thermostats (unit ventilators). Failure and future replacement of the control valves cannot be determined.



Lower-level HVAC system

Each classroom has a vertical wall return grille that connects to large exhaust ducts in the attic space. These exhaust ducts terminate in roof-mounted chimneys. Ventilation air travels through these exhaust ducts by gravity and discharges at the roof line. Since these systems operate without fans they are energy-efficient, but duct sizes are be very large to allow gravity flow to occur. Only classrooms are served by this gravity ventilation system.

The auditorium on the second floor has a dedicated supply and exhaust system that appears to be original to the building. It uses fans to exhaust the air, but has damaged steam coils and cannot be used in the winter.

Plumbing/Sanitary

During the winter months domestic hot water is provided by a semi-instantaneous steam-water stainless steel storage tank. It has a copper tube bundle used to maintain water temperature. There is an intermittent water hammer associated with the operation of the water heater, which has been attributed to the condensate piping. The unit is in good and serviceable condition. A definitive inspection is recommended. This requires disassembly of the heater and removal of the tube bundle so the interior of the storage vessel and exterior of the tube bundle can be inspected.

In the summer months when the Heating Plant is shut down, the steam to water storage tank is manually turned off and electric storage-type water heaters provide domestic hot water to the building. The electric water heaters are in good condition.

Fire Protection

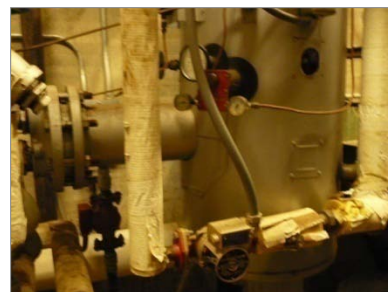
There is no fire protection system in the building.

Electrical Distribution

Electrical distribution in Sturges Hall is provided by a 1200 AMP 120/208V 3ph. 4w General Electric Spectra Series Main Distribution Panel. Power is distributed throughout the facility through 120/208V, 3ph 4w Westinghouse branch circuit panels. The Main distribution equipment is older than 20 years and in fair condition. The Westinghouse branch circuit panels are older than 40 years and are in poor condition. In some locations newer style panels have been installed and are in fair condition. The existing electrical service will be adequate for upgrading mechanical systems as long as the same type domestic hot water system is used for heating. If central air conditioning were to be considered for the building then the service size would need to be evaluated to verify if there is enough power available.



Auditorium supply and exhaust fans



Steam water heater



Electric water heaters



Main switch gear

Lighting

Classroom lighting is surface mounted fluorescent fixtures in poor condition. They are not energy efficient, primarily due to age. If the lighting were replaced with similar type but energy efficient lamps and ballasts, an approximate payback would be ten years. More accurate payback calculations could be done based on specific fixture and lamp types. The corridors have 2' x 4' lay-in parabolic light fixtures which are in fair condition. The emergency lighting in the corridors is provided by Emergilite wall packs with battery backup. The wall packs are older than 10 years and in fair condition.

Fire Alarm System

The fire alarm system is a Simplex 4002 System with bells, strobes and smoke detectors in the corridors. The system is at least 20 years old and in poor condition. The clock system is a Simplex Master Clock which is in fair condition.

Communications

Communications in the building has been upgraded with CAT. 5 and CAT. 6 Communication cabling and is in good condition.



Branch circuit panel



Emergency light

BCAS Discrepancies

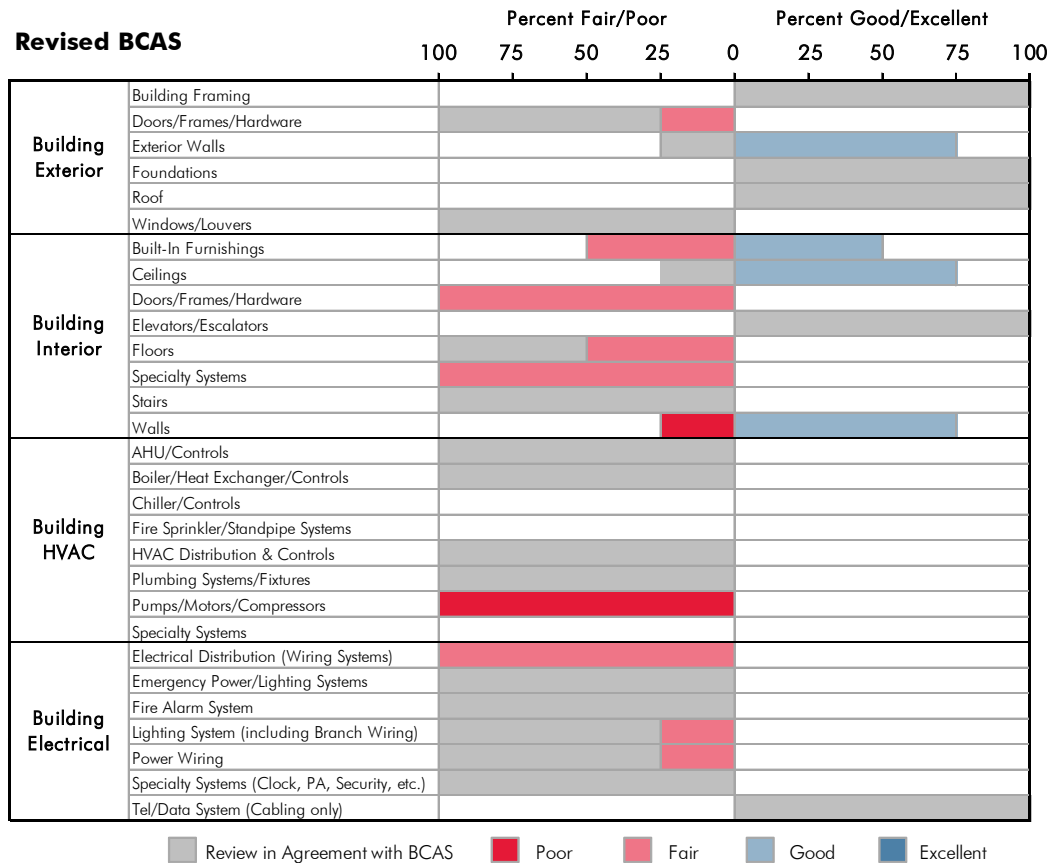
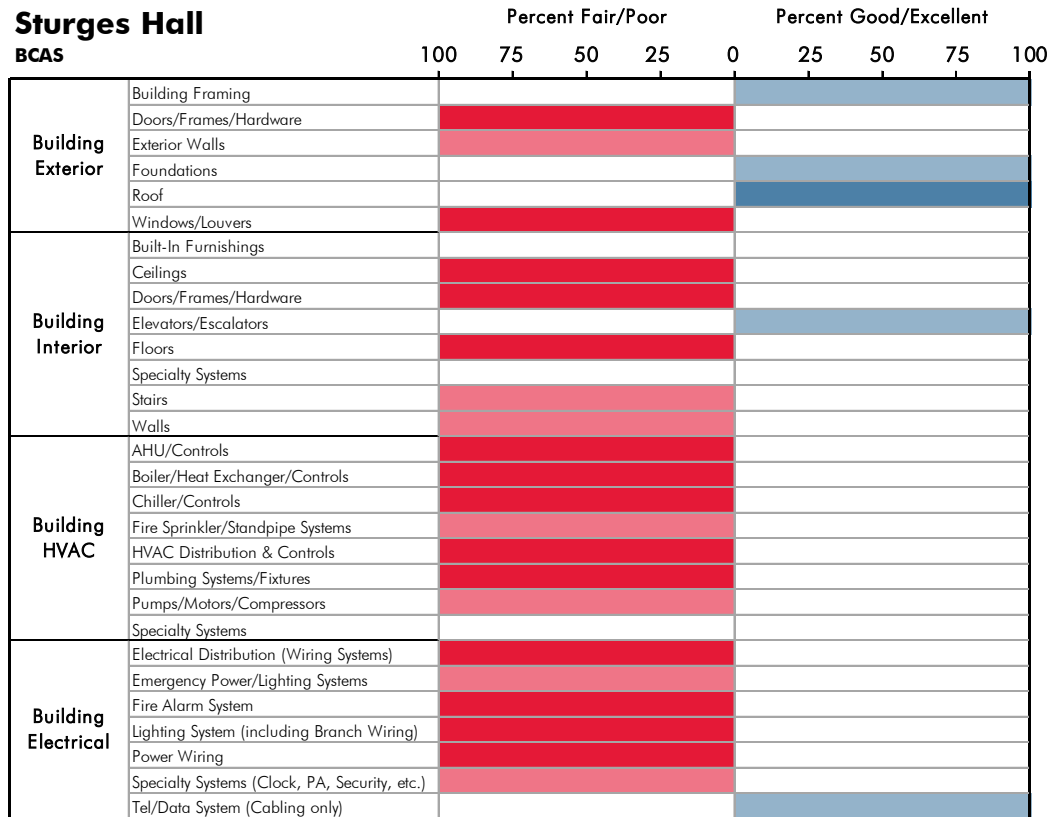
The condition of the following components was found to differ from the 2007 BCAS. These components and systems are also shown in the following bar charts, where a colored bar in the “Revised BCAS” section indicates consultant field observations that are different from the BCAS.

Building Exterior

- Doors/Frames/Hardware: Most of the exterior doors are rusting and in poor condition. The remaining doors are in fair condition.
- Exterior Walls: The masonry wall adjacent to the stair at the southeast corner of the building and mortar at the northeast corner of the building is deteriorating. Otherwise, exterior walls are in good condition.

Building Interior

- Built-in Furnishings: Casework in the building is in good to fair condition.
- Ceilings: Some original ceilings have been patched and are in poor condition. The remaining ceilings have been replaced in the past few years and are in good condition.
- Doors/Frames/Hardware: Paint on interior doors and windows is worn and beginning to peel. They are in fair condition.
- Floors: Carpet on the second floor is stained, buckled, and in poor condition. Vinyl composition floor tile is also in poor condition. The remaining floors are in fair condition.
- Specialty Systems: Signage and toilet partitions are in fair condition.
- Walls: Vinyl base is peeling and should be replaced. Otherwise, walls are in good condition.



Welles Hall

Originally constructed in 1932 as a demonstration school, Welles Hall quickly became the elementary school for the Geneseo Central School District. SUNY Geneseo now uses the 62,200 GSF building for offices, classrooms, and the Duplicating Center. The College has made a significant investment in the building over the last several years. An addition on the west side contains four tiered classrooms and provides a direct connection to South Hall. Recent building upgrades also include new windows along the north elevation and new ceilings in the classrooms.

Exterior/Super Structure

Welles Hall is a steel-framed building with masonry veneer and cast stone accent panels. The main entrance, on the east side of the building, faces College Circle and Brodie Hall. The exterior of the building appears to be in good condition, with the following exceptions:

- Some minor cracks were observed in the masonry and concrete foundation walls.
- Many of the cast stone accent panels, particularly the cornice, are stained.
- Retaining walls around the building are in poor condition, with significant deterioration of the masonry and mortar joints.
- The exterior doors on the east side of the building appear to be original to the building and are in fair condition.
- Many of the windows in the building have been replaced and are in excellent condition. However, paint on windows that have not been replaced is peeling.

Interior

The new addition is in good condition. Interior finishes in the remainder of the building are worn and showing signs of their age. Wood floors in the classrooms on the first floor are particularly poor. The following issues were noted:

- Many offices in the building do not have windows.
- Vinyl composition floor tile in the maintenance office on the ground floor is in fair condition.
- Floor tile in the Duplicating Center is in poor condition and may contain asbestos.
- Ceramic tile in the toilet rooms is cracked and in fair condition.



Some windows need to be repainted.



Retaining walls around the perimeter of the building are in poor condition.

- Wood floors in the offices and classrooms are in fair to poor condition.
- Vinyl base in the Duplicating Center is peeling and should be replaced.
- Settlement cracks in several walls on the first and second floor should be monitored for future problems.
- Acoustic ceiling tile in several offices and toilet rooms are stained and/or broken.
- Interior doors appear to be original to the building and are in fair condition. Several doors in the building have missing hardware and are in poor condition.
- Stairs treads are worn and in fair condition. Metal risers are beginning to rust.
- Casework in the tiered classrooms is beginning to delaminate.
- Casework in the offices, classrooms, and Writing Learning Center is in fair condition.
- Partitions in the toilet rooms are in fair condition.

Building Code/ADA

- Internal circulation in the Philosophy Department Offices is not wide enough to comply with accessibility guidelines.
- Handrails at the main entrance stair are not continuous and do not have the required extensions.
- Toilet rooms on the first floor appear to be fully accessible. The remaining toilet rooms are not accessible.
- An accessible drinking fountain has been installed on the ground and first floor. The remaining drinking fountains are not accessible.
- Lever door hardware has been installed in several locations, including the new tiered classrooms. Most interior doors are not equipped with accessible knob hardware.
- Only select areas of the building have accessible signage.

Mechanical Heating/Cooling System

Welles Hall is still served by the original heating and ventilation system installed in 1932. Low-pressure steam from the Heating Plant is used for space heating and domestic hot water during winter months, when the plant is in operation.



New tiered classroom



Wood flooring in the classrooms is in poor condition.



Metal stair risers are rusting.



Handrails do not meet requirements of the accessibility guidelines.

Steam condensate pumps appear to have been replaced, but are over twenty years old. The low-pressure steam is controlled by a master valve that is connected to the Heating Plant control system. The steam valve appears to be less than fifteen years old, but the valve control panels are much older. Steam traps, condensate pumps, and system distribution piping do not appear to be original to the building, but are more than twenty years old. Any visible pipe insulation was recently replaced as part of an asbestos abatement project.

Perimeter and entryway heating is achieved by means of cast-iron radiation using low-pressure steam. Classrooms are served by a unit ventilation system that consists of a fan unit, steam coil, and outside air provisions.

There is no central air-conditioning system in the building, although several offices have window air-conditioning units.

General ventilation is provided by a gravity ventilation system that combines the use of operable windows, dedicated ventilation units in classrooms, and a central ducted gravity exhaust system. Operable windows are used on mild days. On colder days, the fan-powered ventilators provide tempered outdoor air to classrooms. Each unit has a dampered outdoor air intake integral to the cabinet. Radiation and ventilator controls have been updated by adding self-contained control valves with either integral thermostats (radiation) or remote self-contained thermostats ("uni-vents").

Each classroom has a vertical wall return grille that connects to large exhaust ducts in the attic space. These exhaust ducts terminate in roof-mounted chimneys. Ventilation air travels through these exhaust ducts by gravity and discharges at the roof line. Since these systems operate without fans they are energy-efficient, but duct sizes must be very large to allow gravity flow to occur. Classrooms are served by this gravity ventilation system.

Exhaust ducts in the attic space have single, flat sheet steel dampers to control the ventilation rate. Due to their simple design, the dampers do not seal tightly. The damper actuators are original to the building, but are not connected to the dampers and, therefore, are assumed to be inoperable. Testing of these devices was not possible at the time of inspection.



Main condensate pump/tank set



Typical hallway radiation



Original damper motor/actuator



Center exhaust fan system

The separate exhaust system located in the center section of Welles Hall uses an electrically-powered fan to exhaust air. The system appears to have been added to the building after construction. This fan system is an additional system that does not connect to the gravity vent systems previously discussed.

The center exhaust system in Welles Hall uses a fan to exhaust air. It appears to have been added to the building after construction.

Plumbing/Sanitary

A vertical storage tank with a steam bundle has been abandoned in place due to sidewall tank corrosion. Therefore, electric heaters are used year-round for domestic hot water. The electric heaters are in good condition. Insulation on the abandoned storage tank may contain asbestos.

Fire Protection

There is no fire protection system in the building.

Electrical Distribution

Electrical distribution in Welles Hall is provided by a 2000 AMP, 120/208V 3ph. 4w General Electric Main Distribution Panel. Power is distributed throughout the facility through 120/208V, 3ph 4w branch circuit panels. The Main distribution equipment is older than 20 years and in fair condition. The branch circuit panels are also older than 20 years. Some are in fair condition and some of the much older ones are in poor condition. The emergency generator is a 20KVA Onan Generator with transfer switch. The generator is older than 20 years and also in poor condition.

Lighting

The lighting in the classrooms is surface mounted fluorescent fixtures. The corridors include a mix of decorative incandescent and 2' x 4' lay-in parabolic light fixtures. The lighting overall is in good condition. The emergency lighting in the corridors is provided by Emergilite wall packs with battery backup. The wall packs are older than 10 years and in fair condition.



Abandoned steam hot water tank



Abandoned steam hot water tank



Existing generator



Recessed fluorescent lighting

Fire Alarm System

The fire alarm system is a Simplex 4001 System with bells, strobes and smoke detectors in the corridors. The system is at least 20 years old and in poor condition. The clock system is a Simplex Master Clock which is in fair condition.

Communications

Communications in the building has been upgraded with Wi-Fi locations and CAT. 6 Communication cabling and is in good condition.

BCAS Discrepancies

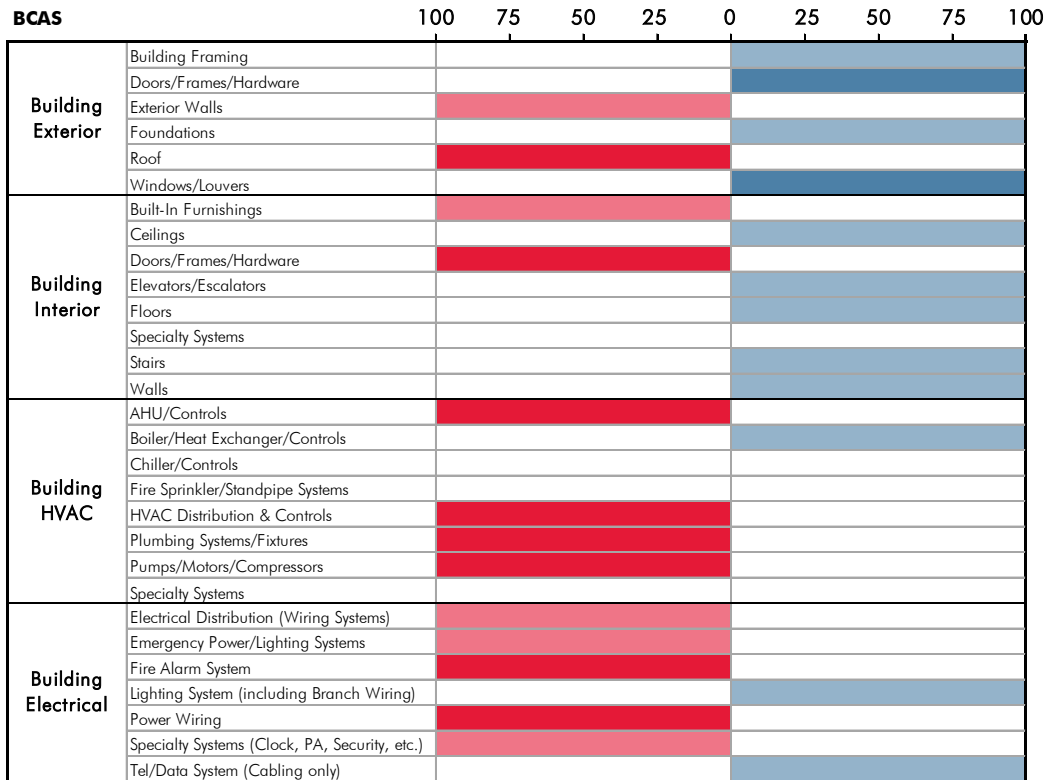
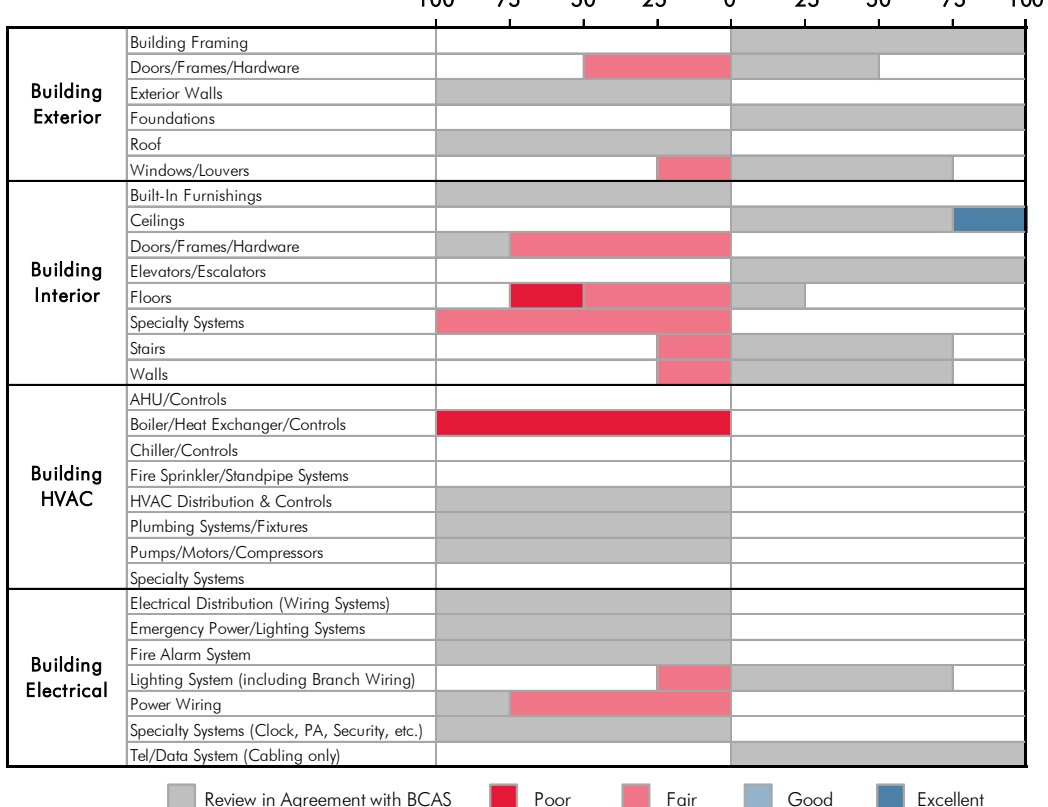
The condition of the following components were found to differ from the 2007 BCAS. These components and systems are also shown in the following bar charts, where a colored bar in the “Revised BCAS” section indicates consultant field observations that are different from the BCAS.

Building Exterior

- Doors/Frames/Hardware: Exterior doors on the east side of the building appear to be original to the building and are in fair condition.
- Windows/Louvers: Many windows have been replaced and are in excellent condition. Paint on windows that have not been replaced is peeling.

Building Interior

- Ceilings: Ceilings in classrooms have been replaced and are in excellent condition.
- Doors/Frames/Hardware: Several doors in the building have missing hardware and are in poor condition. The remaining doors are in fair condition.
- Floors: Floor tile in the Duplicating Center is in poor condition. Floor tile in the maintenance office and toilet rooms is in fair condition. Wood floors in the offices and classrooms are in fair to poor condition.
- Specialty Systems: Signage and toilet partitions are in fair condition.
- Stairs: Stairs treads are worn and metal risers are beginning to rust.
- Walls: Vinyl base in the Duplicating Center is peeling and should be replaced.

Welles Hall**Revised BCAS**

BCAS Spot-Check

The following pages document other campus buildings that were “spot-checked” in the field. The charts below show the building assessment according to the Fund’s BCAS. Gray represents systems that are not applicable to that building. Observed discrepancies are described below the chart for each building.

Poor
 Fair
 Good
 Excellent

Blake Hall

Originally designed as a dormitory, Blake Hall was constructed in 1951 adjacent to the academic core. It currently sits on the main pedestrian route through campus. It has steel structure, masonry veneer, and metal fascia panels. Recent renovations include the “The Knight Spot,” a dance club that can be reserved by students on Friday and Saturday nights, and office space for Campus Auxiliary Services and Career Services. The remainder of the building is used for office and instructional space. The renovated areas are in good condition. The remainder of the building, including the HVAC system, is in poor condition and will require a significant investment to update.

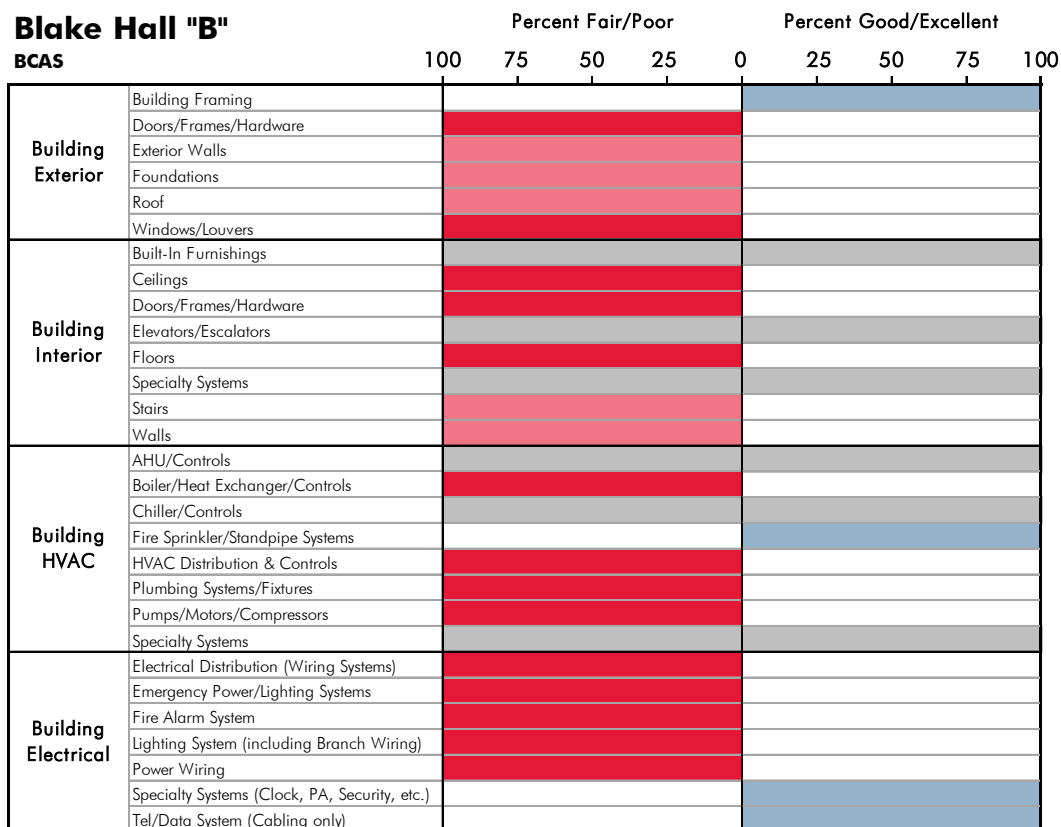


Blake Hall "A"

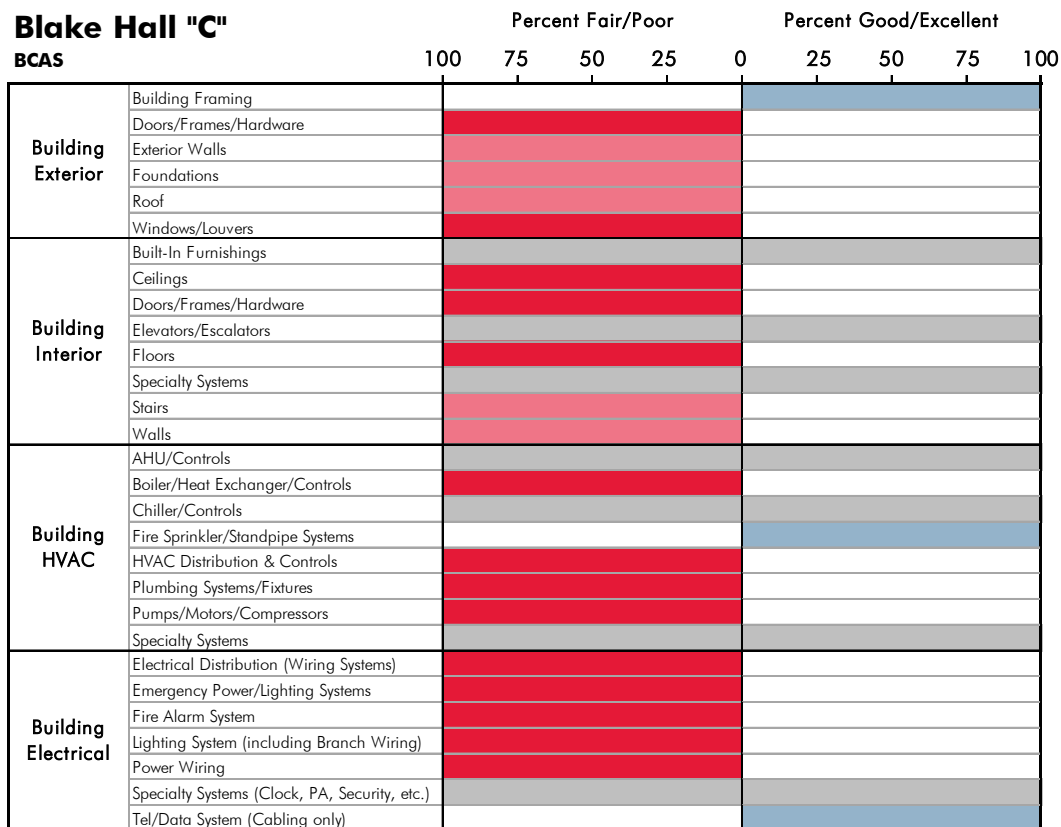
BCAS		100	75	50	25	0	25	50	75	100
Building Exterior	Building Framing									
	Doors/Frames/Hardware									
	Exterior Walls									
	Foundations									
	Roof									
	Windows/Louvers									
Building Interior	Built-In Furnishings									
	Ceilings									
	Doors/Frames/Hardware									
	Elevators/Escalators									
	Floors									
	Specialty Systems									
	Stairs									
	Walls									
Building HVAC	AHU/Controls									
	Boiler/Heat Exchanger/Controls									
	Chiller/Controls									
	Fire Sprinkler/Standpipe Systems									
	HVAC Distribution & Controls									
	Plumbing Systems/Fixtures									
	Pumps/Motors/Compressors									
	Specialty Systems									
Building Electrical	Electrical Distribution (Wiring Systems)									
	Emergency Power/Lighting Systems									
	Fire Alarm System									
	Lighting System (including Branch Wiring)									
	Power Wiring									
	Specialty Systems (Clock, PA, Security, etc.)									
	Tel/Data System (Cabling only)									

Blake Hall "B"

BCAS

**Blake Hall "C"**

BCAS



BCAS Exterior Discrepancies

- Doors/Frames/Hardware: The exterior doors at “The Knight Spot” appear to have been replaced in the last five years and are in good condition. The remaining exterior doors are in fair condition.
- Windows/Louvers: Some deteriorating window sills have been replaced. Single-glazed windows are not energy efficient and should be replaced with double-glazed, energy-efficient units.

BCAS Interior Discrepancies

- Built-in Furnishings: Casework throughout the building is in good condition.
- Ceilings: The BCAS does not reflect recent renovations.
- Doors/Frames/Hardware: Some interior doors are in good condition.
- Floors: The BCAS does not reflect recent renovations.
- Specialty Systems: Some specialty systems, including signage, are in fair condition.

Bailey Hall

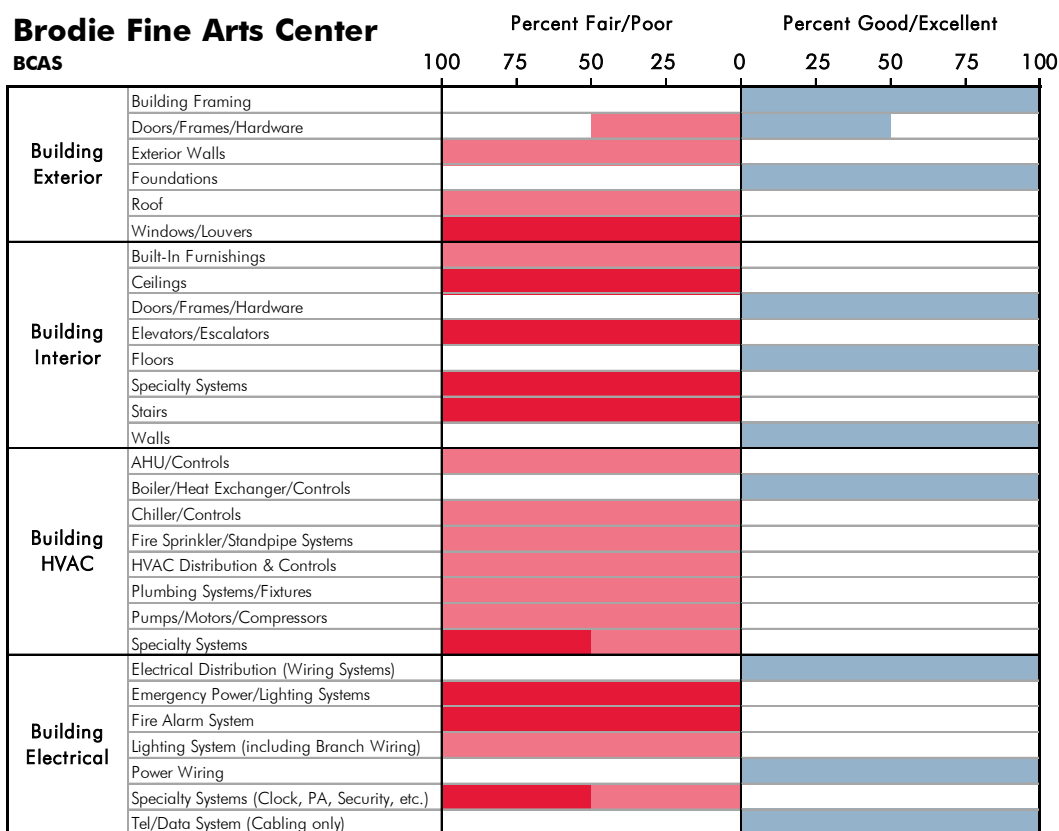
Renovations to Bailey Hall are scheduled to begin in 2011. Once completed, the building will be the new home of the anthropology, geography, psychology, and sociology departments. Bailey Hall is currently vacant in preparation for the renovations and, presumably, issues revealed by the 2007 BCAS will be addressed in the renovations. The building is closed to the public and was not included in the assessment of conditions.





Brodie Fine Arts Center

Built in 1967, the Brodie Fine Arts Center is located on College Circle adjacent to Bailey Hall. It contains classrooms, studios, and offices for the School of the Arts. The Austin Theater, Sinclair Theater, Lederer Gallery, and Bridge Gallery provide space for performances, exhibits, and other community events. A strategic initiative project has identified improvements to the Brodie Fine Arts Center and will be completed in 2010. The building is in good condition, with the exception of the HVAC system which is original to the building.



BCAS Exterior Discrepancies

- Exterior Walls: Some exterior walls are in good condition.
- Windows/Louvers: Most windows are in fair condition. Single-glazed windows are not energy-efficient and should be replaced with double-glazed units.

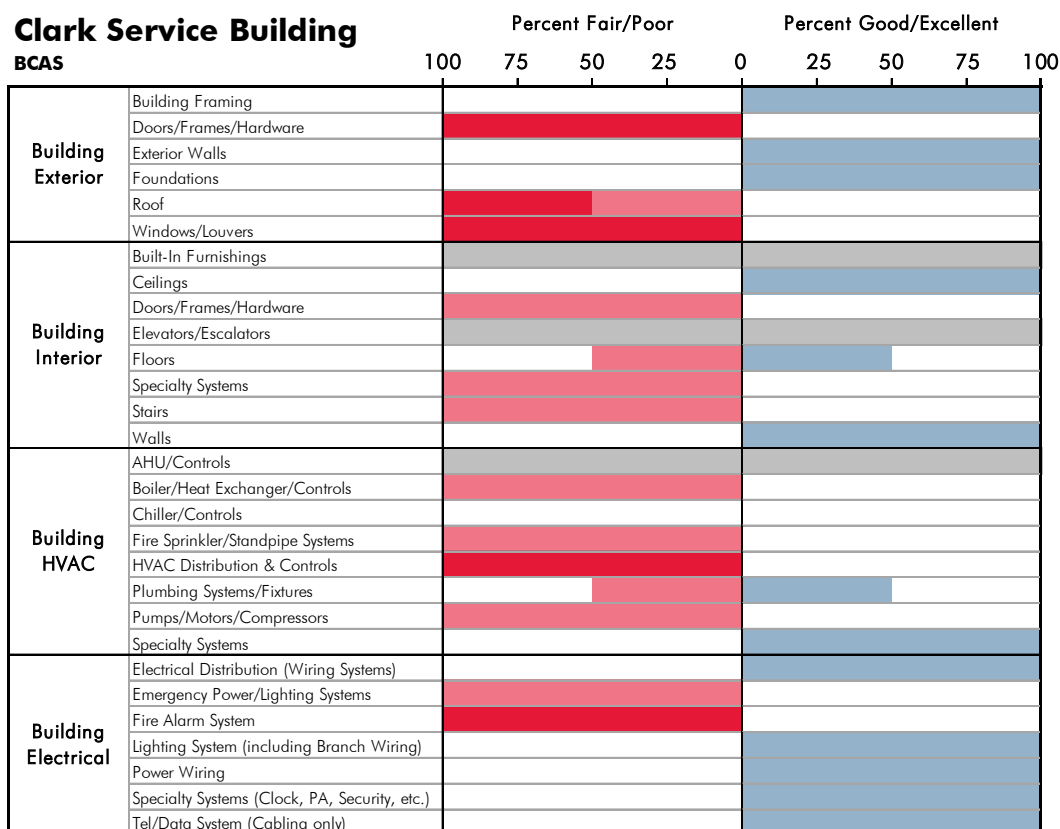
BCAS Interior Discrepancies

- Ceilings: Concealed spline ceilings are in fair condition. The remaining ceilings are in good condition.

- Elevators/Escalators: The elevator that serves faculty and staff offices is in good condition. The other elevator, serving the remainder of the building, is in poor condition and should be addressed by the College.
- Specialty Systems: Specialty systems are in good to fair condition.
- Stairs: Ceramic tile stair treads at the northwest stair are broken and in poor condition. The remaining stairs are in good condition.

Clark Service Building

The Clark Service Building, constructed in 1967, consists of two steel and masonry structures that provide space for Facilities Services. Large service bays and maintenance shops make up the western structure, which is in fair condition. The eastern structure is in good condition and contains offices, storage, and a large loading dock. HVAC controls are outdated. Some of the HVAC equipment, including boilers and pumps, are in poor condition.



BCAS Exterior Discrepancies

- Building Framing: Steel joists at the loading dock have been damaged.
- Exterior Walls: Minor cracks have developed in the masonry walls at several locations around the building. Exterior sealant is beginning to deteriorate.
- Windows/Louvers: Single-glazed windows are not energy-efficient and should be replaced with double-glazed units.

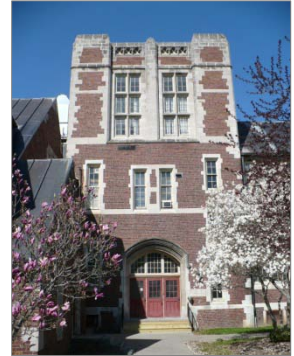
BCAS Interior Discrepancies

- Built-in Furnishings: Casework throughout the building is in good condition.
- Doors/Frames/Hardware: Interior doors in service bays and maintenance shops are in fair to poor condition. Interior doors in the offices are in good condition.
- Floors: Some floor tile in the maintenance shops is deteriorating and in poor condition.

Doty Hall

Originally constructed as high school, Doty Hall is currently used by the College and Office of Mental Retardation and Developmental Disabilities (OMRDD). The College plans to renovate this building in the next few years and relocate Admissions to the second floor. In its current condition, Doty Hall is not suitable for use by the College.

Doty Hall was not included in the Building Condition Assessment (BCAS) provided by SUCF. The following are general observations about the condition of the building:



BCAS Exterior

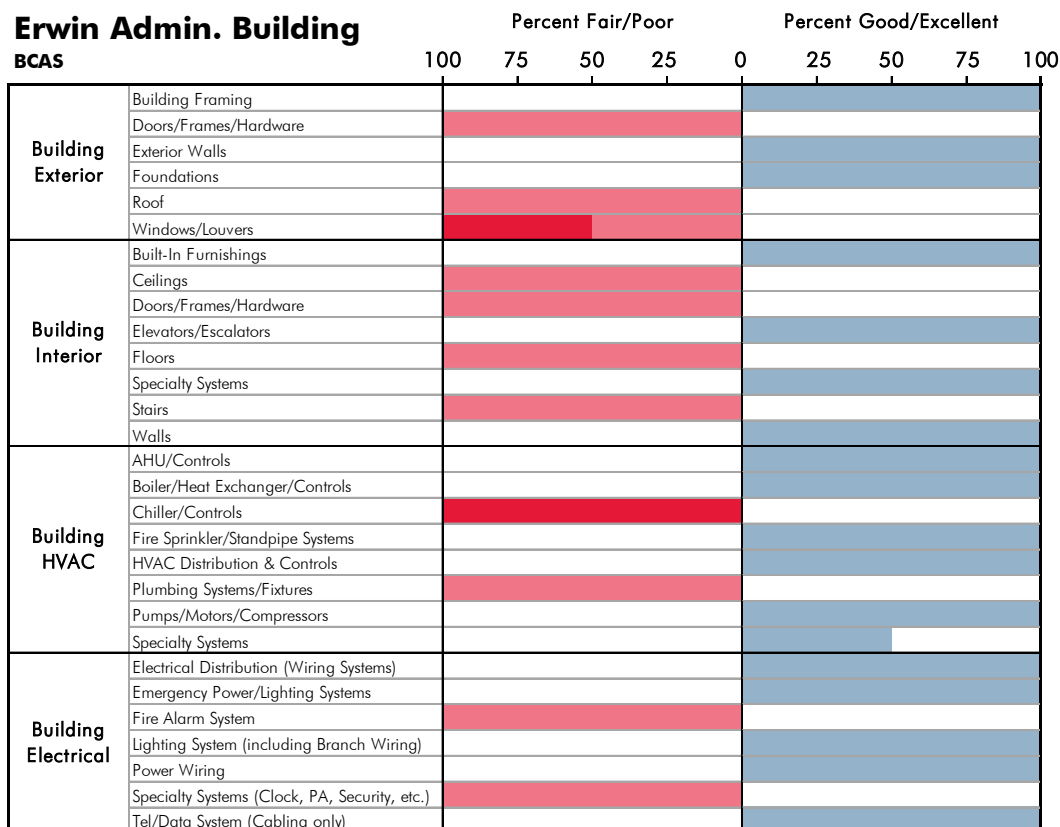
- Doors/Frames/Hardware: Several exterior doors are rusting and/or deteriorating. Exterior doors are in poor condition.
- Exterior Walls: Masonry walls are stained and in fair condition. Mortar loss was observed at several locations around the building.
- Windows/Louvers: Paint on window frames is peeling and broken glass was observed at several locations around the building. Single-glazed windows are in poor condition.

BCAS Interior

- Built-in Furnishings: Some casework in the building is deteriorating and in poor condition.
- Ceilings: Acoustic tile ceilings are in fair to poor condition.
- Doors/Frames/Hardware: Interior doors are in good to fair condition.
- Floors: Carpet throughout the building is torn, stained, and in poor condition. The remaining floors are in fair condition.
- Specialty Systems: Specialty systems, including signage, are in poor condition based on definitions provided by SUCF.
- Walls: Several settlement cracks were observed on the third floor of the building.

Erwin Administration Building

Located on the College Green, the Erwin Administration Building was constructed in 1967 and contains administrative offices and support space. The first floor currently houses Admissions, Financial Aid, and Registrar. The College plans to relocate many of these functions to Doty Hall once the renovations are complete. This steel and masonry building is in good condition. The HVAC system and controls, however, are in poor condition.



BCAS Exterior Discrepancies

- Doors/Frames/Hardware: Most exterior doors are in good condition.
- Exterior Walls: Masonry walls are deteriorating and exposed steel is beginning to rust in several locations around the building.
- Windows/Louvers: Single-glazed windows are in good condition, but not energy-efficient and should be replaced with double-glazed units.

BCAS Interior Discrepancies

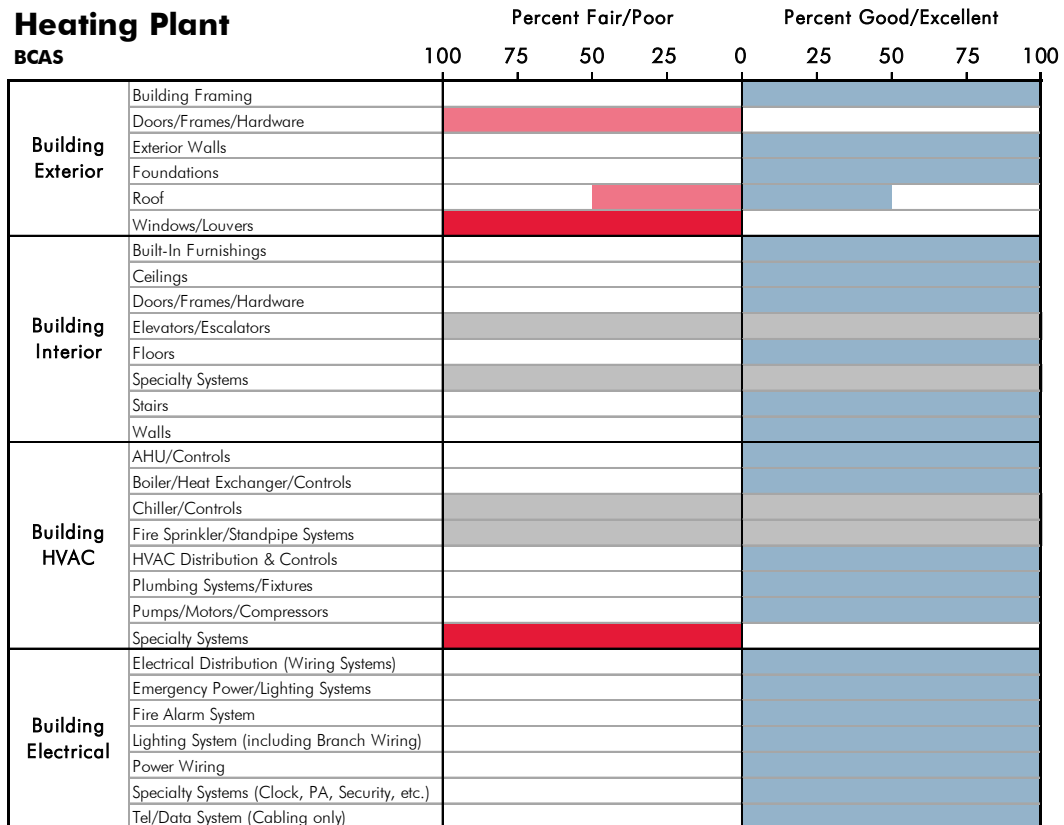
- Ceilings: Acoustic tile ceilings in the main lobby are in good condition.
- Floors: Carpet and floor tile throughout the building are in good condition.

Hazardous Storage

The hazardous storage building was constructed in 2008 adjacent to the Newton Lecture Hall. It was not included in the BCAS, but based on the age of the building is assumed to be in good condition.

Heating Plant

Centrally located, the Heating Plant serves many of the campus buildings. In addition to mechanical rooms, the building contains offices, lockers, and a break room for facilities personnel. All spaces in the building are well-organized and in good condition.



BCAS Exterior Discrepancies

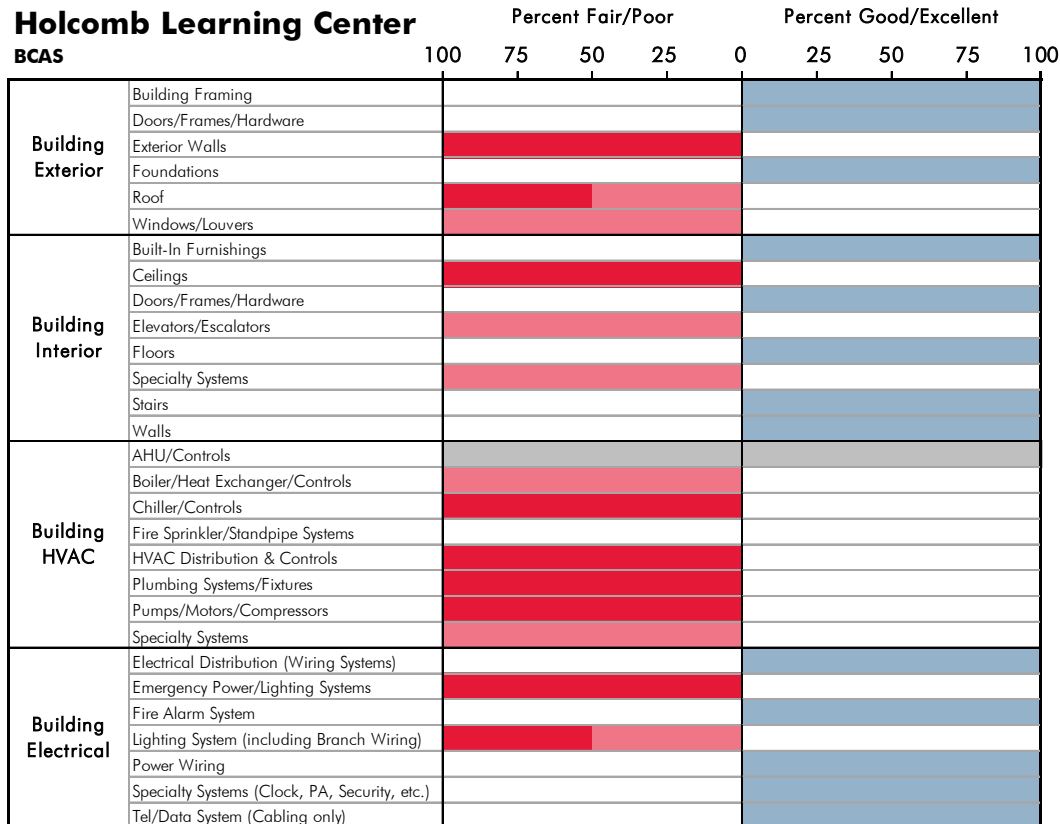
- Doors/Frames/Hardware: Exterior doors are rusting and in poor condition.
- Foundations: Hairline cracks were found in some of the concrete foundation walls.
- Windows/Louvers: Single-glazed windows appear to have been repainted in the last five years, but are not energy-efficient and should be replaced.

BCAS Interior Discrepancies

- Specialty Systems: Lockers in the building are beginning to rust.

Holcomb Learning Center

Originally constructed in 1969 as an elementary school, the Holcomb Learning Center is well-suited for the daycare and preschool programs that currently occupy a large portion of the building. The College also leases space to the Livingston County Council on Alcohol and Substance Abuse (LCCASA) and Alliance for Business Growth. The remainder of the building is vacant, with the exception of a few classrooms at the south end. The College plans to demolish the building in the next few years to provide space on campus for a new stadium.



BCAS Exterior Discrepancies

- Exterior Walls: Masonry walls are in good condition, but minor cracks have developed at several locations. Exterior sealant is beginning to deteriorate.
- Windows/Louvers: Single-glazed windows are not energy-efficient and should be replaced with double-glazed units.

BCAS Interior Discrepancies

- Built-in Furnishings: Casework in the building is deteriorating and in fair condition.
- Ceilings: Concealed spline ceilings and some acoustic tile ceilings are in poor condition. The remaining ceilings are in fair condition.
- Doors/Frames/Hardware: Some interior doors are in fair condition.



Integrated Science Center

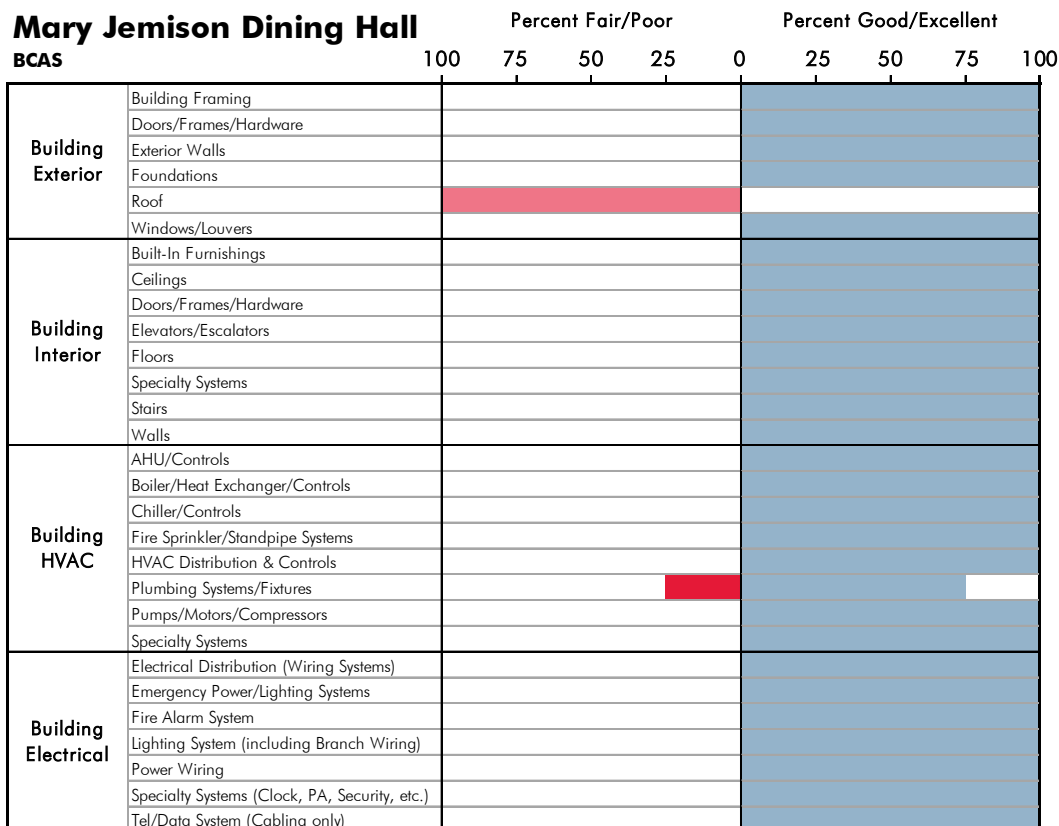
Completed in 2006, the Integrated Science Center is located on the north side of the College Green. It was designed for interdisciplinary collaboration and support for the undergraduate research program. As part of the construction, the Greene Science Building was renovated and together they provide classrooms, laboratories, offices, and support space for Biology, Chemistry, Geology, and Physics. The Integrated Science Center is in excellent condition.

Integrated Science Center		Percent Fair/Poor					Percent Good/Excellent				
BCAS		100	75	50	25	0	25	50	75	100	
Building Exterior	Building Framing										
	Doors/Frames/Hardware										
	Exterior Walls										
	Foundations										
	Roof										
	Windows/Louvers										
Building Interior	Built-In Furnishings										
	Ceilings										
	Doors/Frames/Hardware										
	Elevators/Escalators										
	Floors										
	Specialty Systems										
	Stairs										
	Walls										
Building HVAC	AHU/Controls										
	Boiler/Heat Exchanger/Controls										
	Chiller/Controls										
	Fire Sprinkler/Standpipe Systems										
	HVAC Distribution & Controls										
	Plumbing Systems/Fixtures										
	Pumps/Motors/Compressors										
	Specialty Systems										
Building Electrical	Electrical Distribution (Wiring Systems)										
	Emergency Power/Lighting Systems										
	Fire Alarm System										
	Lighting System (including Branch Wiring)										
	Power Wiring										
	Specialty Systems (Clock, PA, Security, etc.)										
	Tel/Data System (Cabling only)										

A greenhouse was also constructed in 2006 adjacent to the Integrated Science Center to provide laboratory space for the Biology program. Although it is not included in the BCAS, it is assumed to be in excellent condition.

Mary Jemison Dining Hall

Mary Jemison Dining Hall, originally constructed in 1960, is located in the center of campus. It has dining and service on two floors, with a large commercial kitchen located on the first floor. It was recently renovated and is in good condition.



BCAS Exterior Discrepancies

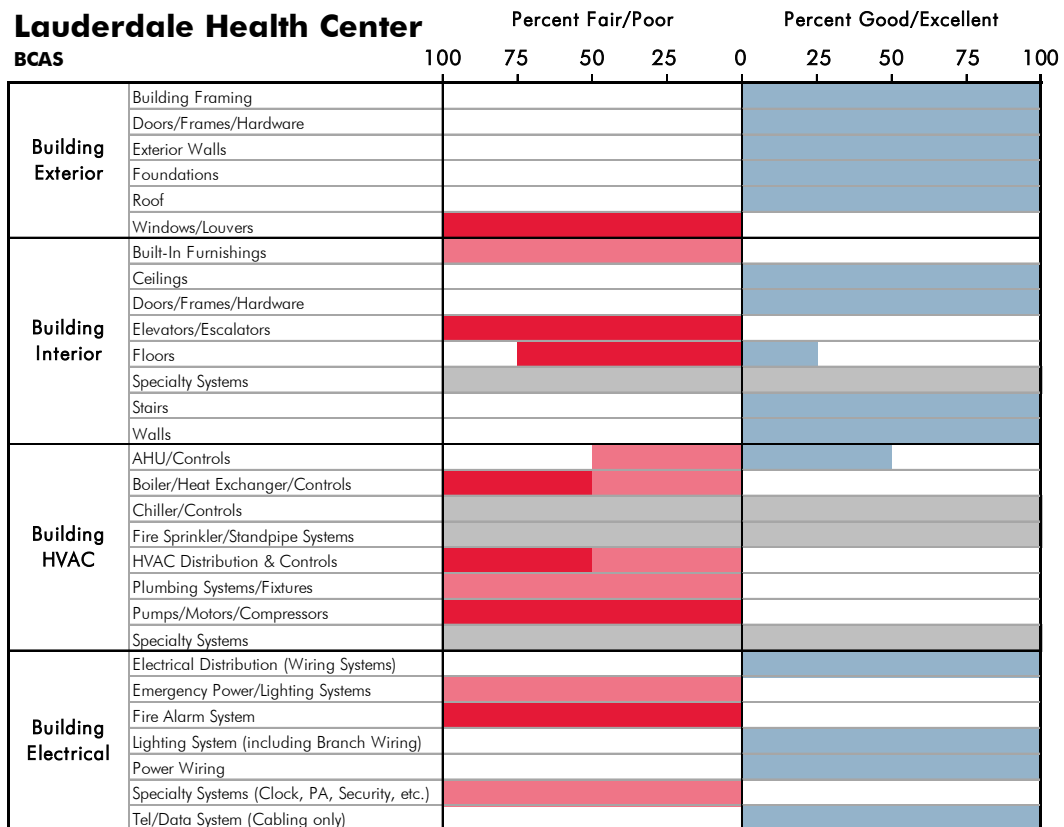
- Exterior Walls: Major cracks have developed in the masonry veneer on either side of the second floor entrance.

BCAS Interior Discrepancies

- Built-in Furnishings: Some casework on the first floor is beginning to delaminate.
- Floors: Some floor tile in the southwest stair is cracking and in poor condition.
- Stairs: The risers of the main stairs are beginning to rust.

Lauderdale Health Center

Student Health and Counseling Services are located in the Lauderdale Health Center, built in 1966. Located near the center of campus, it can be easily accessed by students living in the North, South, and Central Villages. It houses the medical equipment and supplies necessary for the needs of the students and is staffed by medical personnel. HVAC equipment is old and most of the exhaust fans have failed. Otherwise, the building is in good condition.



BCAS Exterior Discrepancies

- Doors/Frames/Hardware: One of the exterior doors is rusting.
- Windows/Louvers: Single-glazed windows are in fair condition and should be replaced with double-glazed, energy-efficient units.

BCAS Interior Discrepancies

- Elevators/Escalators: The elevator is in good condition.
- Floors: Floor tile in the first floor corridor is in poor condition. The remaining floors are in good condition.
- Specialty Systems: Some specialty systems, including signage, are in fair condition.
- Stairs: Floor tile at the stairs treads is deteriorating and in poor condition.
- Walls: Vinyl base throughout the building is worn and in fair condition.

Letchworth Dining Hall

Built in 1965, Letchworth Dining Hall serves students living in the North Village. It has dining and service on two floors, with a large commercial kitchen on the second floor. The basement is used primarily for storage. Some of the HVAC equipment, including the boiler and chiller, is old and in poor condition. The roof of the building was replaced in 2009 and a full renovation is scheduled for 2012.



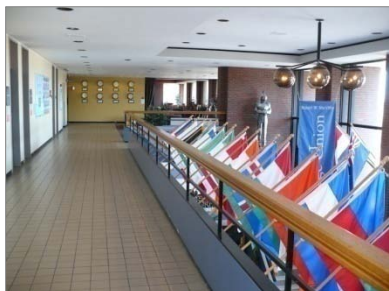
Letchworth Dining Hall		Percent Fair/Poor					Percent Good/Excellent				
BCAS		100	75	50	25	0	25	50	75	100	
Building Exterior	Building Framing										
	Doors/Frames/Hardware										
	Exterior Walls										
	Foundations										
	Roof										
	Windows/Louvers										
Building Interior	Built-In Furnishings										
	Ceilings										
	Doors/Frames/Hardware										
	Elevators/Escalators										
	Floors										
	Specialty Systems										
	Stairs										
	Walls										
Building HVAC	AHU/Controls										
	Boiler/Heat Exchanger/Controls										
	Chiller/Controls										
	Fire Sprinkler/Standpipe Systems										
	HVAC Distribution & Controls										
	Plumbing Systems/Fixtures										
	Pumps/Motors/Compressors										
	Specialty Systems										
Building Electrical	Electrical Distribution (Wiring Systems)										
	Emergency Power/Lighting Systems										
	Fire Alarm System										
	Lighting System (including Branch Wiring)										
	Power Wiring										
	Specialty Systems (Clock, PA, Security, etc.)										
	Tel/Data System (Cabling only)										

BCAS Exterior Discrepancies

- Doors/Frames/Hardware: Exterior doors are in good condition.
- Exterior Walls: Masonry walls are in good condition, but minor cracks have developed at several locations around the building. Exterior sealant is beginning to deteriorate. Paint at exterior ceilings is peeling.
- Foundations: Hairline cracks were found in some of the concrete foundation walls.
- Windows/Louvers: Single-glazed windows are not energy-efficient and should be replaced with double-glazed units.

BCAS Interior Discrepancies

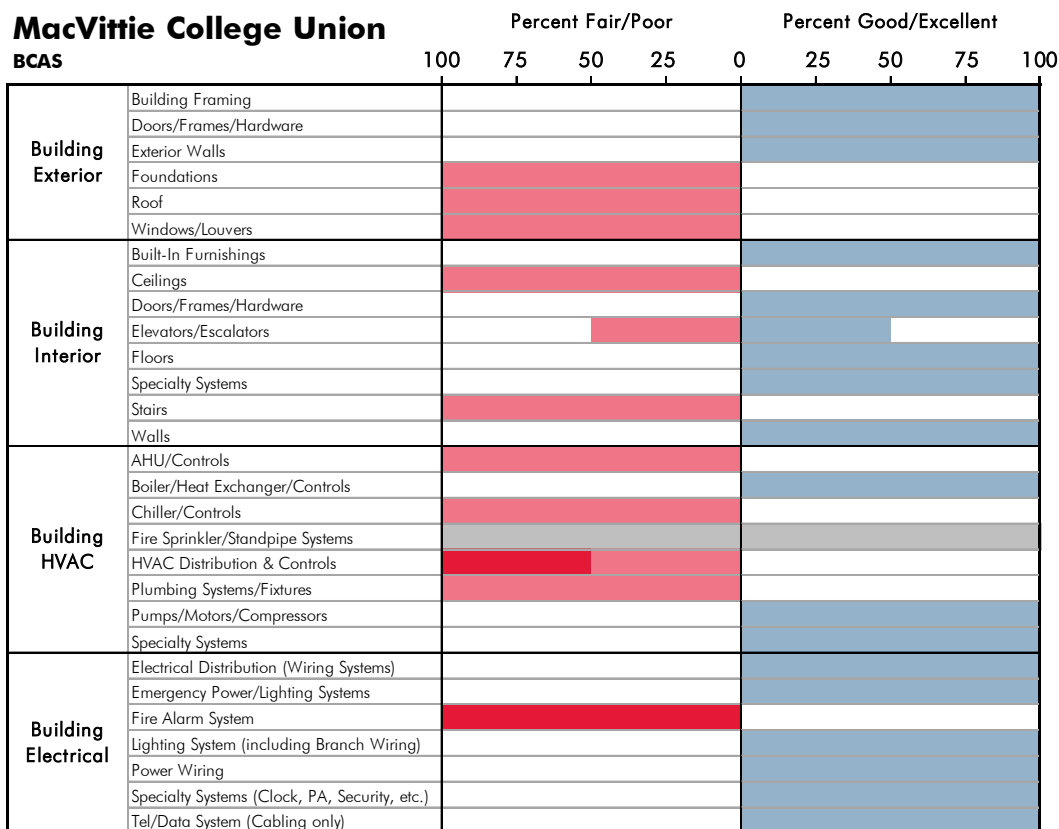
- Doors/Frames/Hardware: The finish on several doors on the second floor is delaminating.
- Floors: Floors are in good condition, with the exception of some cracked and stained floor tile on the first floor.
- Specialty Systems: Some specialty systems, including signage, are in fair condition.
- Stairs: The main stair is in good condition. Rubber stair treads in the enclosed are deteriorating and in poor condition.
- Walls: Several holes were found in the gypsum wallboard.



MacVittie College Union

Located in the center of campus, the MacVittie College Union is the hub of recreational and cultural student activities on campus. It includes student organizations, student mailboxes, lounges, meeting rooms, food service, and the Kinetic Gallery, which exhibits student artwork. There is a large community room in the center of the building and a bookstore was recently created on the second floor. Built in 1969, this steel and masonry

building is in fair condition. HVAC equipment that is original to the building is in poor condition. The domestic water tank and steam bundle have failed.



BCAS Exterior Discrepancies

- Doors/Frames/Hardware: Some exterior doors are rusting and in poor condition.
- Exterior Walls: Mortar at the bottom of masonry walls is deteriorating. The metal canopy and exterior ceiling on the west side of the building are in poor condition.
- Windows/Louvers: Many window sills are rusting. Single-glazed windows are not energy-efficient and should be replaced with double-glazed units.

BCAS Interior Discrepancies

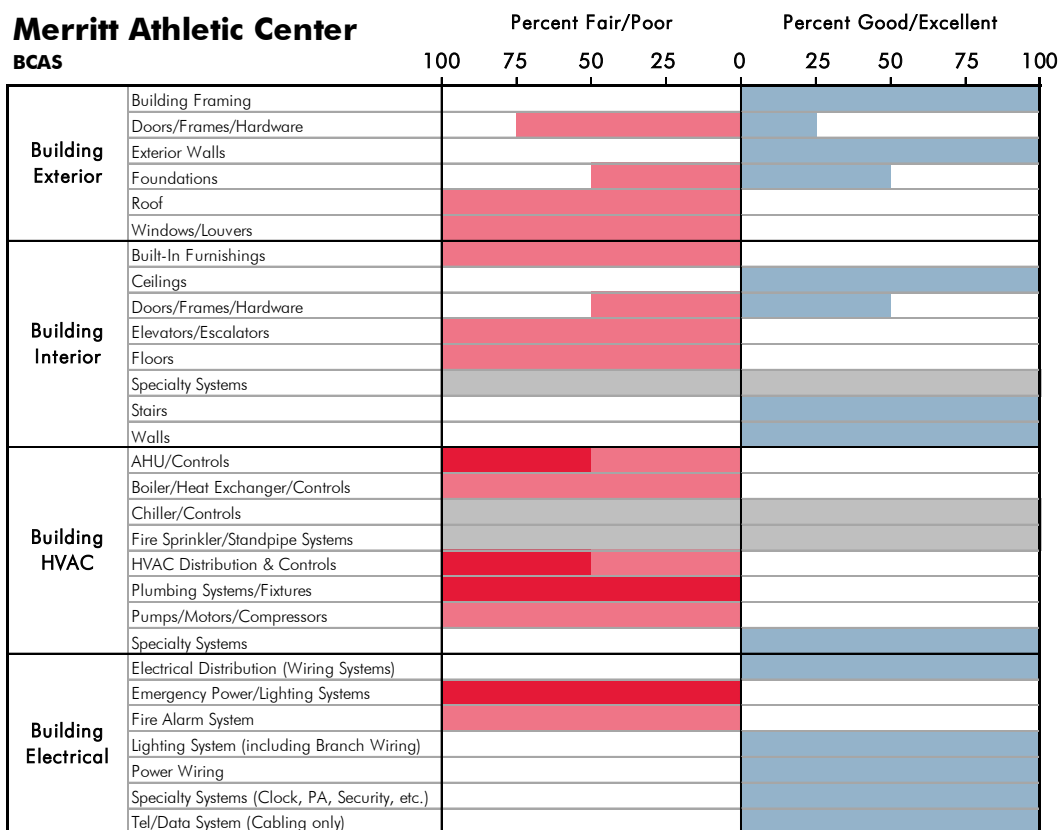
- Built-in Furnishings: Casework in the first floor student activity space and third floor faculty/staff kitchen is in fair condition.
- Ceilings: Some ceilings appear to have been replaced in the last five years and are in good condition. Concealed spline ceilings, however, are in fair condition.
- Floors: Some floor tile is in fair condition based.
- Walls: Gypsum wallboard and wall panels throughout the building are in good to fair condition, with the exception of the newly renovated bookstore.



Merritt Athletic Center

The Merritt Athletic Center is located on the Lower Campus, adjacent to the Schrader Physical Education Building and Upper Alumni Field. It contains the Kuhl Gymnasium, Wilson Ice Arena, pool, fitness center, wrestling room, squash courts, and all of the necessary support spaces. It was originally built in 1973, but several renovation projects have been completed in the last five years including creation of a private lounge, replacement

of the sidewalk lift, and infrastructure improvements. There are four new air-handling units in the building, but there are also four that are old and in poor condition. Chillers for the Wilson Ice Arena are in good condition. Heating equipment for the pool, however, is in poor condition. The ventilation system needs repairs, but should be replaced in its entirety if large-scale upgrades are done to the rest of the building.



BCAS Exterior Discrepancies

- Framing: Several steel lintels are rusting and in fair condition.
- Doors/Frames/Hardware: Most exterior doors are in good condition.
- Exterior Walls: Masonry walls, mortar, and exterior sealant are deteriorating. Metal fascia panels at the perimeter of the building are beginning to rust.

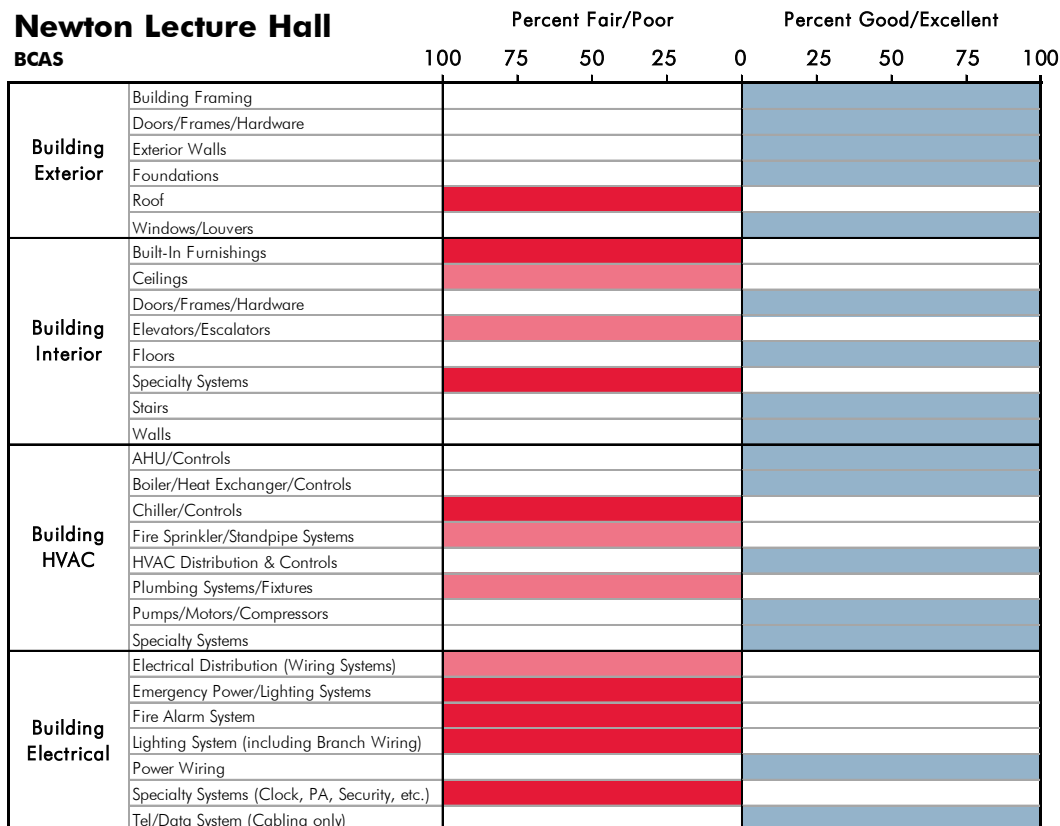
- Windows/Louvers: Single-glazed windows are in good condition, but not energy-efficient and should be replaced with double-glazed units.

BCAS Interior Discrepancies

- Floors: Some floors are in good condition.
- Specialty Systems: Some specialty systems, including signage, are in fair condition.

Newton Lecture Hall

Originally built in 1967 as a stand-alone facility, Newton Lecture Hall was connected to the Integrated Science Center in 2006. It contains five tiered lecture halls and five large classrooms. The first floor contains a graphics lab, faculty offices, and provides access to the lower level of the tiered lecture halls. The chiller and cooling tower are new, but most of the HVAC controls are in poor condition. Infrastructure improvements were completed in 2009 and additional renovations are scheduled for 2013. It is generally in good condition.

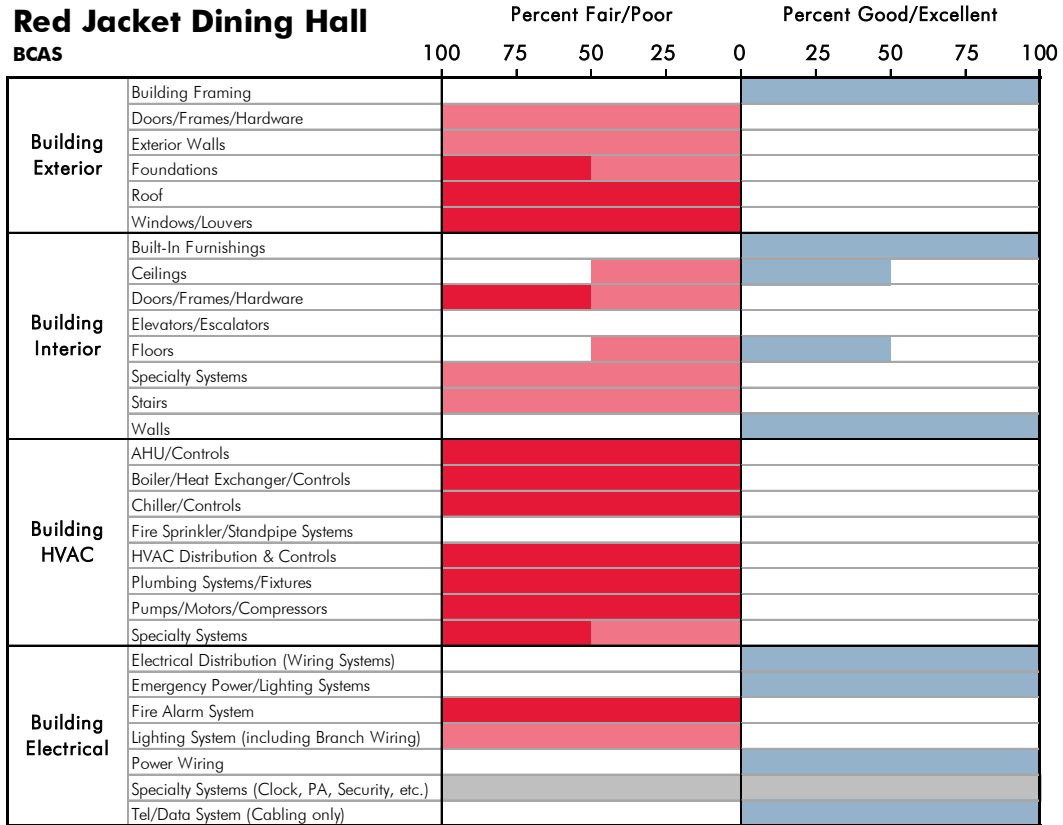


BCAS Interior Discrepancies

- Built-in Furnishings: Seating in the lecture halls is in fair condition.
- Ceilings: Concealing spline ceilings on the first floor are in fair condition. The remaining ceilings are in good condition.
- Doors/Frames/Hardware: Some interior doors are in fair condition.
- Elevators/Escalators: The elevator is in good condition.
- Floors: Floor tile on the first floor is in poor condition. The remaining floors are in good condition.
- Specialty Systems: Some specialty systems, including signage, are in fair condition.

Red Jacket Dining Hall

Built in 1967, Red Jacket Dining Hall serves students living in the South Village. It has two large dining areas on the lower level and two assembly areas on the upper level. The kitchen and service area are also located on the lower level. Red Jacket has undergone substantial upgrades since the 2007 BCAS, including new mechanical systems.



BCAS Exterior Discrepancies

- Doors/Frames/Hardware: Exterior doors are in good condition.
- Exterior Walls: Cracks were observed in the masonry veneer on the west side of the building. The age of the cracks is unclear, and they should be monitored.
- Windows/Louvers: Single-glazed windows are not energy-efficient and should be replaced with double-glazed units.

BCAS Interior Discrepancies

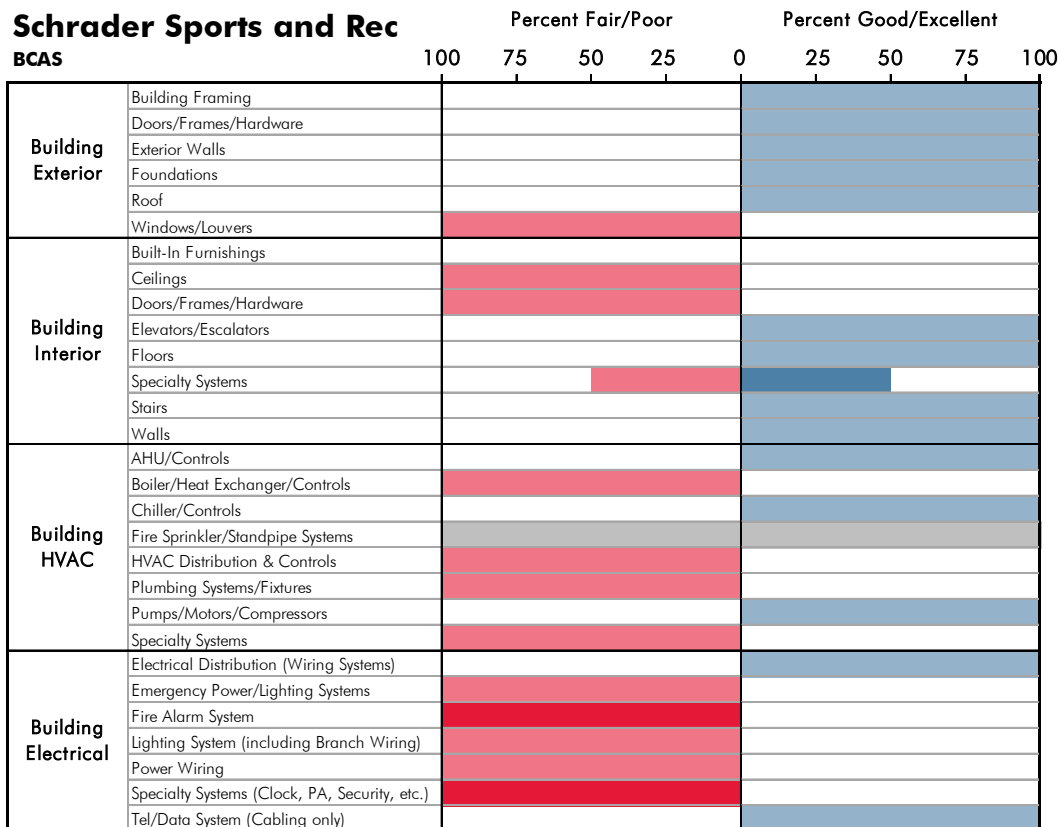
- Ceilings: Acoustic tile ceilings are in good condition.
- Doors/Frames/Hardware: Interior doors are in fair condition, with minor deterioration in some locations.
- Walls: Wood panels in the second floor lobby are starting to deteriorate.



Schrader Sports and Recreation Building

The Schrader Sports and Recreation Building was built in 1961 to serve the health, physical education, and recreation needs of the college community. It contains a large gymnasium, racquetball courts, dance studio, and all of the necessary support spaces. The existing swimming pool has been inoperable for several years and there are no plans to reopen it. The gymnasium has been

rehabilitated in the last five years. Office space for Residence Living, University Police, and Facilities Planning is also located in the building. HVAC equipment is original to the building and in poor condition. The building is in fair to good condition.



BCAS Exterior Discrepancies

- Exterior Walls: Minor cracks have developed in the masonry veneer on the west side of the pool.
- Foundations: Major cracks in the concrete foundation were found at the southeast corner of the building.
- Windows/Louvers: Single-glazed windows are in fair condition and should be replaced with double-glazed, energy-efficient units.

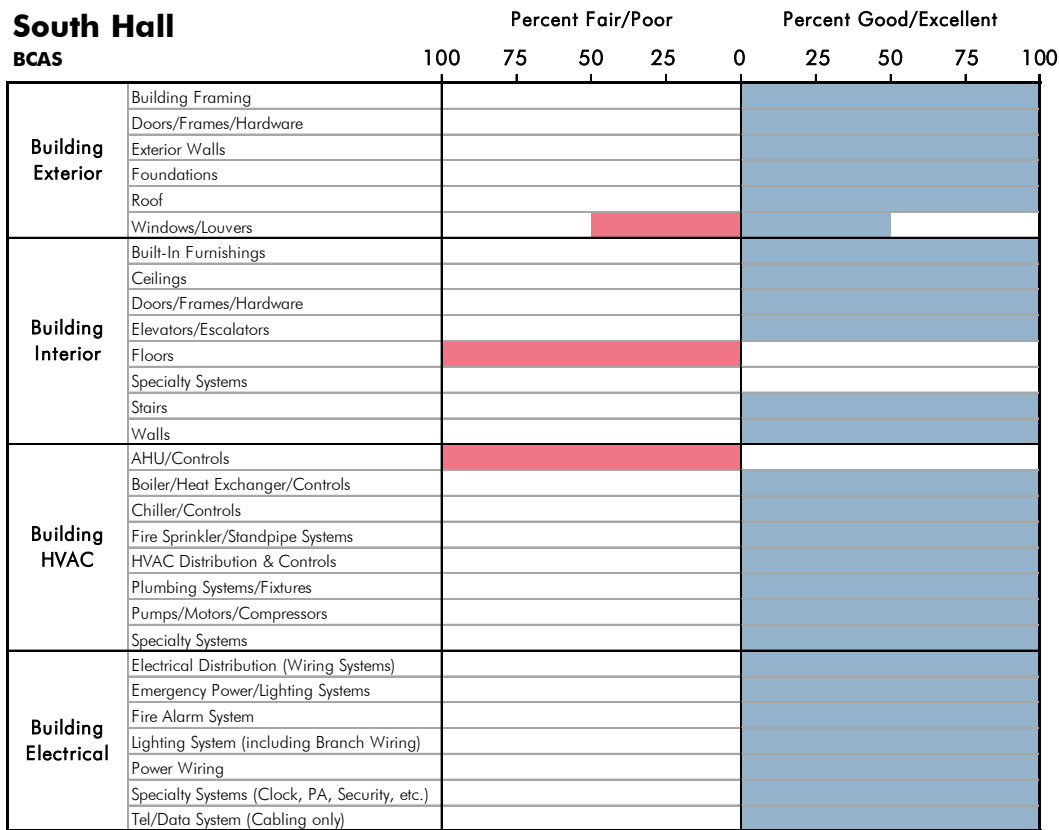
BCAS Interior Discrepancies

- Doors/Frames/Hardware: Some doors appear to have been replaced in the last five years and are in good condition.
- Floors: Ceramic floor tile in the Men's Locker Room is in fair condition.
- Specialty Systems: Specialty systems are in good to fair condition.



South Hall

The construction of South Hall in 1995 included the creation of a pedestrian plaza and outdoor classroom behind Welles Hall. It contains space for Business, Computer Science, Education, Mathematics, and the main computing facilities. Classrooms on each floor were developed to meet the programmatic needs of each department. A large lobby adjacent to Park Street provides an informal meeting space for students, faculty, and staff. Several HVAC upgrades have been completed in the last five years. The building is in good condition.



BCAS Exterior Discrepancies

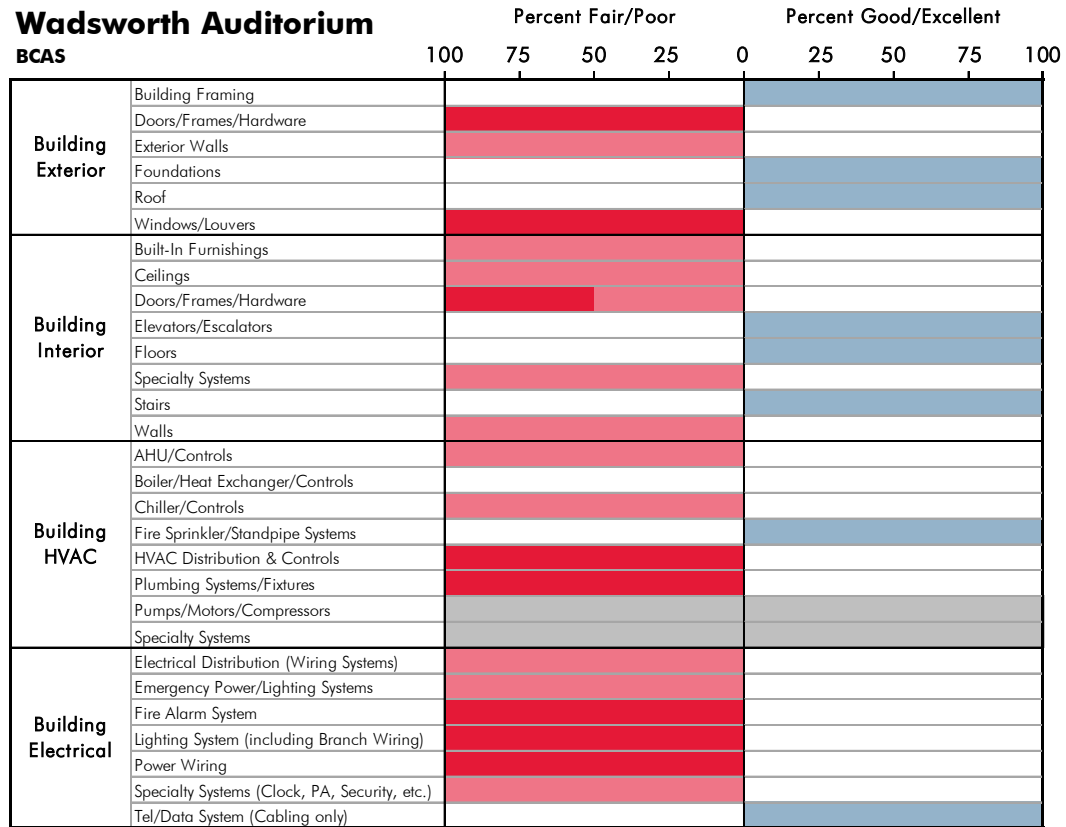
- Exterior Walls: Discoloration of concrete panels above windows on the east side of the building should be addressed by the College.
- Windows/Louvers: Windows and louvers are in good condition.

BCAS Interior Discrepancies

- Specialty Systems: Specialty systems are in good condition.
- Walls: Wood base throughout the building is in fair condition.

Wadsworth Auditorium

Wadsworth Auditorium was constructed adjacent to Fraser Hall in 1955. It has a tiered classroom on the ground floor and a large auditorium on the main floor. The main entrance faces the College Green and College Circle. HVAC equipment is original to the building and in poor condition.



BCAS Exterior Discrepancies

- Doors/Frames/Hardware: Only a portion of the exterior doors are in poor condition. The remaining doors are in fair condition.
- Exterior Walls: Mortar is deteriorating and in poor condition at several locations around the building.
- Windows/Louvers: Single-glazed windows are in fair condition and should be replaced with double-glazed, energy-efficient units.

BCAS Interior Discrepancies

- Ceilings: Most ceilings are in good condition.
- Doors/Frames/Hardware: Some interior doors are in good condition.
- Floors: Terrazzo at the main entrance is deteriorating and in fair condition.
- Stairs: Stair treads are worn and in fair condition.
- Walls: Walls are in good condition



Life Safety

In general, residence halls and the newer buildings have sprinkler systems for fire protection. This includes approximately half of the academic buildings. Exterior fire protection from the water distribution system hydrants is also available. Hydrant flow tests are conducted regularly, and indicate adequate volume and pressures for fire flows across the campus.

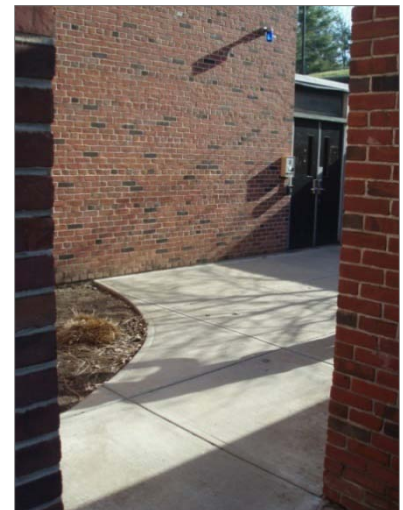
A fiber system runs throughout the campus and provides connection of fire alarms in each building to the Security office in the Schrader Sports and Recreation Building.

Overall site visibility is important to ensuring security when out-of-doors. Generally, the campus is sufficiently lit at night, although there may be isolated locations that are marginal. The college has a program to identify and illuminate these areas on a priority basis.

Presently there are no video surveillance cameras in operation on campus. Visible security cameras can provide a deterrent against crime in addition to providing a sense of security to students. Having cameras at remote locations such as Quad areas that are not easily accessible by patrol cars can reduce the manpower required to provide remote visibility. The use of security cameras continues to be a topic of discussion on campus.

Very few hiding places or secluded areas with limited visibility were observed, with the exception of one small enclosed courtyard at the southeast corner of Steuben Hall, and the art student work area on the north side of Brodie Hall. The area at Steuben Hall is enclosed on four sides with walls that are at least one story high. The entrance into the space is very narrow, and does not allow users to determine if the space is occupied before entering. On the north side of Brodie Fine Arts is a work area for students, with storage of sculpture and other materials that could be dangerous to the general public. The area is unsecured and open to the Academic Quad, although it is screened with evergreens. The college or department may want to consider securing this area.

Most high-traffic pedestrian crossings were paved with decorative pavement, increasing visibility and giving preference to pedestrians.



Enclosed courtyard at Steuben Hall



Student work area at Brodie Hall



Accessibility

Providing universal access is important not only for those in the campus community with long-term or permanent disabilities, but also for family, students, and visitors who may have permanent or temporary disabilities. The SUNY Geneseo campus has numerous challenges to accessibility due to its topography. The natural topography organizes the campus into

several tiers which coincide with the five distinct campus areas: Main Street/Uptown, Upper Campus, North Village, South Village and Lower Campus. Within each of the areas, accessibility within the tier is provided or would be easy to achieve. However, moving from east to west and from one tier to another, from North or South Village to Upper Campus for example, has not been provided and would be difficult to achieve. The existing campus land use areas necessitate that students move from the residential tier up to the academic quads. The Main Street retail and food establishments, further up the hill are difficult to access.



Natural topography organizes the campus into several tiers.

In parallel with the Facilities Master Plan Study, the campus is undertaking a Campus-Wide Accessibility Study, in which all components of universal access will be reviewed and analyzed in detail. The initial site inventory for that study shows that there are many sidewalks, stairs, and ramps that are not accessible. For example, only the curb ramp on the north side of Newton Lecture Hall has detectable warnings.

Accessible parking is available in every area. Many spaces are not fully compliant due to inadequate access aisles or because spaces are disconnected from an accessible route. The overall distribution across the campus is adequate, but lots Lot BB, Lot F, Lot H, Lot K, Clark Service Building Lot, Lot N, Lot S, and Lot T do not currently have any accessible parking spaces. NYS Building Code requires all parking lots to have a minimum quantity of accessible spaces. Figure II-H.1 identifies accessible entrances and accessible parking spaces, along

with parking lots that do not currently have accessible parking spaces. Accessible routes will be identified within the context of the Campus-wide Accessibility Study.

One of the most challenging parts of campus is the open space to the north and east of MacVittie student Union, and east along the path past Sturges quad to the Upper Campus. The College has developed the area north-east of the MacVittie with a ramp and multiple stairs, however the existing topography makes building a code-compliant accessible ramp from the front of MacVittie to the base of Sturges all but impossible. This is also the case along the path from Sturges to the upper academic

green in front of the ISC – also known as “heart-attack” hill. Creative ways to traverse these areas should be explored, including built connectors that provide accessible vertical circulation and the development of diagonal connections at grade that can ease the transition across slopes.

Field observations also show that many buildings at Geneseo have at least some ADA compliance violations.

- Older buildings such as the Doty, Welles, Fraser, and Sturges Halls have stairs at most of their entrances both inside and outside, resulting in accessible entrances that are located at rear or secondary doors. To provide universal access at the primary entrance of many campus buildings would require reconfiguring the entire entrance sequence. Where possible, existing newer buildings could easily be made accessible by replacing single-step landings with ramps at primary entrances.
- Non-compliant door hardware or a lack of automatic openers at the designated accessible entrances was also a common problem. In this case, however, the solutions are less costly and new hardware could be installed as part of a routine maintenance plan.
- The lack of compliance in the existing toilet rooms of the academic buildings is one of the most prevalent issues, though not unexpected given the age of most the campus facilities. Wheelchair stalls have been installed where possible. However, retrofitting existing toilet rooms can be complicated by a lack of turn-around space and clearances, and often can only be accomplished with limited success.
- Other recurring interior issues were inadequate clearances in corridors, inadequate handrail configuration, and incorrect stair riser heights. Repair to these building components are often technically infeasible even in a major renovation. In such cases alternative routes and vertical circulation must be established.

By adhering to the following objectives, SUNY Geneseo can improve universal access in a manner that will be better integrated with the site and in keeping with the spirit of the Americans with Disabilities Act. Concurrent with this FMP the consultants conducted a campus-wide accessibility study that addressed these issues and provided specific strategies to address them.

- When renovating/upgrading parking facilities, ensure that access aisles are provided for parking spaces, along with code-compliant curb ramps.
- Where possible, make the primary pedestrian routes accessible.
- Where possible, make the primary building entrances accessible.
- Implement a long-term strategy to improve accessibility in existing facilities.
- Assess all accessible routes for compliance with code and maintenance needs. Take care to ensure that they remain free of obstacles.



Environmental Issues

Climatological Factors

Long cold winters are a signature of the Upstate New York setting. On average, Geneseo receives 30.6 inches of snow and 36.02 inches of rain.

Temperatures range from an average high in July of 73.1 degrees to an average low in January of 23.4 degrees.⁶ There are an average of 61 sunny days and 304 cloudy or partly-cloudy days.⁷

The SUNY Geneseo campus enjoys good access to sunlight. The fact that the campus is organized into topographic tiers that step down the valley allows the campus to maximize views to the west and sun exposure. Some smaller courtyards and corners of larger quadrangles that are on north-facing sides of buildings receive less sun exposure, such as the work area on the north side of Brodie Fine Arts and the courtyard; the west side of Welles Hall; the north side of Bailey Hall; the courtyard in Steuben Hall; and the terrace on the west side of Sturges Hall. Care should be taken when landscaping these spaces not to further obscure them with heavy tree canopy and to provide materials and furnishings that can accommodate large swings in temperature and solar gain.

Winter winds are predominantly from the west. During the summer, winds shift to become predominantly from the south/southwest (see Image II-1.2).

The long winters have significant implications for the campus:

- Plant species selection needs to consider not only the low temperatures, but also provision of visual interest in the winter, and in the case of street trees – tolerance for salt. The campus already enjoys a high level of winter interest in its landscaping, with an abundance of evergreen and semi-evergreen plants as well as other ornamental trees and shrubs that retain fruit or have other attractive winter features. Future plantings should continue to provide their greatest appeal during the academic year.
- Snow removal, storage, and management demands are substantial. Design standards are needed to ensure that new facilities are constructed in a manner that will allow for snow removal and storage.
- Opportunities for outdoor recreation in the winter months should be enhanced. Since so much of the school year occurs during the winter months, the potential for developing activities that would encourage people to be active in the out-of-doors during the colder months should be explored.

⁶ <http://www.geneseo.org/demographics.aspx>

⁷ <http://www.homefacts.com/weather/New-York/Livingston-County/Geneseo.html>

Topography

Topography is an important characteristic of the SUNY Geneseo campus. It adds visual interest and dramatic vistas of the Genesee Valley below, as well as reciprocal views from the valley to the campus. However, topography also makes traversing campus difficult and providing ADA accessibility across the campus challenging. Generally north-south routes are relatively flat. However, the transitions between the academic, student life, and athletic zones of campus run east-west, and are markedly steeper. Figure II-I.1 shows walkways and sidewalks that exceed 5% slope. Providing accessible routes is particularly challenging in these areas.



Sustainability in the Landscape

SUNY Geneseo has made excellent strides in embracing sustainability through campus initiatives, student initiatives, and curriculum offerings. In addition to its efforts in promoting alternative modes of transportation, recycling, and green building development, the campus should strive toward goals of a more sustainable

landscape.

Reduced mowing areas, in which traditional turf grasses are replaced with low-mow fescue mixes or meadow mixes, could be added to the campus' landscape vocabulary. An identified challenge for the campus is locating appropriate sites for such treatments given the expectation that traditional campus spaces will be maintained as formal mowed lawns. Introducing more sustainable practices to other areas of campus may require education regarding the sustainability initiative. We expect to identify locations for these alternative approaches in future phases of this study.

The SUNY Geneseo campus is blessed with a canopy of mature trees. Renewing the aging tree canopy will also be an important component of the sustainability effort. The recommended tree inventory outlined in earlier sections will support this initiative. Future phases of this project will also include developing a better understanding of existing and potential sustainable operations and maintenance practices by the Grounds Department. A mature tree canopy not only reduces the urban heat island effect, but also provides for good carbon sequestration.

Sustainability within the Campus Community

Geneseo's goal is for students "to live in a culture of sustainability" and to "demonstrate how students can live lighter on the planet."⁸ Examples of how the campus is achieving this are listed below.

⁸ Interview with Kristina Hannam and Kirk Spangler

- SUNY Geneseo is a signatory of the American College & University Presidents' Climate Commitment. The primary initiatives of the Commitment are to reduce global warming emissions; track progress of goals leading to climate neutrality; and integrate sustainability into curriculum.
- A Sustainability Task Force was established and is preparing a Carbon Action Plan that is scheduled to be submitted to campus leadership in the spring of 2010.
- GEO (Geneseo Environmental Organization) is one of the most active student groups on campus. GEO runs energy savings contests and awards dorms with the lowest energy usage; promotes recycling; runs a bottled water campaign; participates in Live Green day, and collaborates with the Genesee Valley Conservancy.⁹
- SUNY Geneseo has received widespread recognition for creating the Geneseo Public Bus Service provided by the Livingston Area Transportation Service. This has reduced car trips to the campus by providing transportation to the Rochester area for students and community members. Student ridership was more than 100,000 in one year.
- Through "Geneseo Gives Back", the College diverts an estimated 15 tons of material from landfills at the end of every academic year by collecting furniture, small appliances and other hard goods left by students and donating them to local charities.
- The College operates recycling programs for printer cartridges and toner; paper; plastic; metal; and other items as filed in an annual report to the Office of Governmental Services. Approximately 200 tons were collected April 1, 2006 – March 31, 2007.
- Campus dining facilities use biomass fuels, compost, and have a green garden on the south quad.
- The College designed an Integrated Pest Management System to reduce dependence on chemical pesticides. In addition, Geneseo Custodial Services was one of the first within SUNY to begin using "green" cleaning products.¹⁰
- On a typical campus, 70 – 90 percent of greenhouse gas emissions are attributable to due to building systems. From 1990 to 2008, the square footage on the Geneseo campus increased 14 percent (300,000 gsf). This increase in square footage heightens the need for campus buildings to be designed for energy efficiency and reduced carbon emissions.



Executive Order 111

Former New York Governor George Pataki issues Executive Order No. 111 (E.O. 111) in June of 2001, "...directing state agencies and other affected entities to be more energy efficient and environmentally aware." E.O. 111 was reissued in December of 2004, and requires all State agencies, including all four-year colleges in

⁹ www.geneseo.edu/~geo/

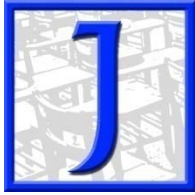
¹⁰ <http://www.geneseo.edu/sustainability/campus>

the SUNY system, to achieve a 35% improvement in energy consumption in buildings they own, lease or operate.

New buildings and substantial renovations over 20,000 sf must achieve a minimum LEED® Silver rating and a 20 percent improvement in energy use over State Energy Conservation Construction Code requirements. Reconstruction projects must achieve a 10 percent improvement over the same requirements. Existing buildings are expected to “strive to meet the Energy Star building criteria for energy performance and indoor environmental quality in their existing buildings to the maximum extent practicable.” In addition to new construction and renovation projects, other areas of energy use addressed by E.O. 111 are the purchase of power from renewable sources, procurement of energy-efficient products, and procurement of alternative-fuel vehicles.

As the following example shows, compliance with Executive Order 111 requires considerable upfront planning by the design and construction team. Syska Hennessy Group completed the mechanical, electrical, plumbing, fire protection and telecommunications design for the Integrated Science Facility and The Greene Hall Renovation.

Within the framework established by the SUCF program directive, a thorough review was completed prior to the start of design on the applicability of the Green Building Tax Credit law and the LEED Rating System. A narrative describing the proposed Green Building Design Approach was prepared, identifying 26 LEED credits and associated costs. Computer-based modeling software was used to demonstrate energy compliance with Executive Order 111. In addition, an Indoor Air Quality Construction Management Plan was developed.



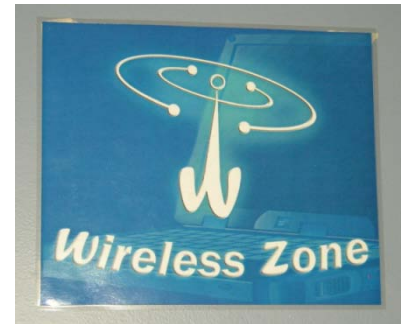
Technology

Information Technology Wi-Fi Campus Coverage

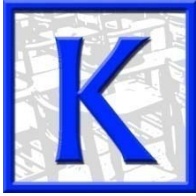
As noted in the Phase I Facilities Master Plan Report, Geneseo ranks as one of the country's most wired colleges, according to *Yahoo! Internet Life*.

There are 350 Wi-Fi access points throughout the SUNY Geneseo Campus, which provides wireless access from almost any location (see Image II-J.1). All administrative buildings have full Wi-Fi access. The dorms are not as equipped; only one-third of the dorms have full Wi-Fi access, the other two-thirds have Wi-Fi access only in lounge areas. The current information technology equipment is five years old and utilizes Cisco 6500 switchboards as the platform. Since technology in this industry changes rapidly, the equipment should be upgraded in the near future to keep up with evolving technology trends.

The copper IT cabling used in the buildings is a mix of category 3, 5, 5E, and 6. Category 6A is the new campus specification for telephone and data cable, which will be required for all future IT upgrades and new installations. Seneca, Putnam, and the Integrated Science Building have been upgraded to category 6 cabling. Wadsworth Auditorium, Schrader Sports and Recreation Building, and the Lauderdale Health Center, which have funds allocated for the upgrade to category 6A cabling, currently have category 3 cabling. All other buildings in the campus are a mix of 5 and 5E.



All of the campus buildings are networked together using gigabit fiber optic cabling, which provides a faster communication line of voice and data between buildings and to the Internet. One disadvantage of the fiber network is the lack of a fiber loop, which would allocate redundancy so that if a switch were to go down communications could be rerouted to another switch allowing full communication access with no down time. The Campus IT Department would like telephone communications through Voice over Internet Protocol (VoIP), which would enable all voice mediums to transmit over the internet rather than land lines, facilitating quicker and smoother voice access. This would work using the current hard wired copper cabling system and fiber optic network in place at the campus. Using a wireless network for VoIP cannot be done with very effective results given that wireless technology is still too far behind using shared mediums, which slows down or does not allow access at all times. The IT Department has also considered connecting the campus fiber directly to a Fiber Carrier Hotel in Rochester or leasing fiber lines from Fibertech, which would be more financially savvy than the large monthly internet bill currently paid to a third party provider. In addition to cost savings using an Alternative Connectivity Broadband Provider such as Fibertech allows the user faster internet access via end to end fiber optic connections. The result is that the end user will experience stronger signal strength and a faster connection speed.



Suitability

The following sections describe the suitability of each campus building to their programmed functions (see Image II-K.1). These summaries take into account: The assessments field observations, input from campus faculty and staff, and information from the BCAS. The tabular summary of the BCI found in section “L” indicates a suitability rating of either “poor,” “fair,” or “excellent” as described in the SUCF “Deliverables – Tabular Summary Data” memorandum dated 9/16/2009. The consultants considered buildings to be excellently suited when the existing layout, location, and condition were suited to the current program. Buildings well-suited programmatically with significant outstanding accessibility issues or deteriorating physical components or systems were considered “fair.” Buildings given a “poor” rating were architecturally poorly suited to its program, or had such significant code/accessibility issues that they compromised the satisfactory use of an otherwise suitable building.



A classroom in Welles

Welles Hall

Welles is one of the primary campus classroom buildings, with 15 general purpose classrooms.¹¹ As described above, Welles is one of the original campus buildings, dating from 1932. It has three floors, with classrooms and/or offices on either side of double-loaded corridors. In most cases the faculty offices appear to be subdivisions of classrooms. The proximity of the faculty offices to the classrooms is appropriate, however the layout of the departmental offices themselves is sometimes less than

ideal as not all rooms have windows, and some departments have made “lounges” at the ends of the corridors in an attempt to provide informal meeting or waiting space and to give their departments identity.

The PSI indicates that the classrooms range in size from 28 to 64 seats, including four tiered lecture halls. The classrooms are up-to-date in terms of available technology. However, the College and the *Academic Space Planning Report* describe a desire for small class sizes and seminar-type rooms,¹² and most of these rooms are much larger.

There is a reasonable amount of potential flexibility in Welles Hall if it is to remain a classroom building. The corridor walls are load bearing masonry based on their thickness. Given the depth of the classrooms, the walls between the classrooms would be as structurally significant as the corridor walls, and the existing window pattern could accommodate a variety of classroom sizes. There are two tiered classrooms in the west wing of the building that have recently been renovated and appear to function well for the number of stations.

Doty Hall

Doty Hall has recently been acquired by the College. Programming and interior

¹¹ HHL Architects, “SUNY Geneseo Academic Space Planning Report,” 2008.

¹² HHL Architects, “SUNY Geneseo Academic Space Planning Report,” 2008.

renovation plans were completed by Hasband Architects, and construction began late 2010. The renovation should address most of the serious ADA issues, and the building is in a good location for the new Admissions offices. The Phase V decision to locate senior administrative offices there will make Doty more suited to administrative functions than academic/classroom program.

Holcomb Learning Center

Holcomb currently houses a variety of functions, including classrooms, athletic space, administrative space and a child care center. The building is slated to be removed to make way for a new outdoor athletic stadium beginning in 2011.¹³

Lauderdale Health Center

The Lauderdale Health Center is approximately 43 years old and is located near the north campus housing. The building itself has two stories with an elevator. There are ten treatment or exam rooms, an on-site service lab, and office space. The building is steel framed with masonry veneer, and is generally in good condition. The BCAS indicates an aging mechanical system, windows, and finishes. The current location and layout of the building are appropriate to its program. It has dedicated parking, and affords privacy by its location.

Sturges Hall

Sturges is a general classroom building with over 12,000 assignable square feet of space.¹⁴ It has four floors with double-loaded corridors and is served by one elevator. Sturges and Welles are the two largest general classroom buildings on Campus, and, like Welles, it also houses faculty offices. Its layout and location serve its function well and reinforce the campus' academic precinct. The classroom sizes range from about 15 to 54, with the majority of the rooms at 40 or more seats.



Sturges Hall

Sturges' corridor walls are double thickness except at the ground floor and could not be adjusted without considerable expense. However, there is still a degree of flexibility possible on either side of the corridors should the College decide to address the identified need for more small classrooms by dividing some of the larger ones in Sturges.

Schrader Health and Physical Education

Schrader is home to the campus swimming pool, general athletic facilities, two classrooms, Facilities Planning, and some administrative offices. The building is well-suited to its primary program. As an athletic facility the building has an adequate layout, however, there is no elevator between the two levels, restricting use by those with even temporary mobility issues. The few windows and specialized spaces make adaptation to another use difficult.

¹³ Geneseo 2008-2013 Capital Plan.

¹⁴ HHL Architects, "SUNY Geneseo Academic Space Planning Report," 2008.

Wadsworth Auditorium

The Wadsworth Auditorium was built in 1955. It is four stories with an elevator. The largest space is a 938-seat auditorium. The building also contains two classrooms and faculty offices. It is appropriate for its function and given the specialized layout would not be a practical candidate for a change of use.



Wadsworth Auditorium

Fraser Hall

Fraser Hall has five classrooms, faculty offices, and an ancillary library space. It is a steel-framed building attached to Wadsworth Auditorium, which was constructed the same year. The building has three floors served by an elevator. Fraser adequately meets the needs of the programs located there. The existing column grid and width of the building limit its flexibility, but the library space on the second floor is open, and there are many windows. The Office of Disability Services is currently located on the second floor of the building. One must travel through the periodicals section of the library to get to the elevator on the second floor. This is problematic when the periodicals section is locked, as it was at the time of the site visit.



Heating Plant smokestack

Heating Plant

From an infrastructure point of view, the Heating plant is ideally located to serve the Geneseo Campus. It is well maintained and has a layout specifically suited to its current use. The structure would not be appropriate for reuse as an academic or administrative building.

Mary Jemison Dining Hall

Mary Jemison has recently been renovated and functions extremely well as a dining hall. It is centrally located and functions as the primary campus dining facility during the day. The bathrooms are located on the upper level only, just off the main entrance and near an elevator. The main dining area is on the lower level. The building is open with clear circulation and new finishes, an efficient food service layout, and views west toward the valley. Reuse potential is high for any student life function such as fitness center or event space.

Clark Service Buildings

Despite some accessibility issues at the entrances, Clark is well suited to its function. However, it is no longer appropriately located near the core of campus. It is centrally situated between the athletic facilities, student Union, and south campus. From the students' point of view on a pedestrian campus, Clark would be seen as a "no-man's-land" between other precincts of campus life, especially when the new stadium is built.

Milne Library

Designed as a library, with an open floor plan and central circulation, Milne is suited to its use. The exterior structure allows for plan flexibility, which the College has used its advantage over the years as program needs have changed. It is also well located on the campus, within the academic zone. Unfortunately, the current suitability of the

building can only be called fair as the College has outgrown the existing space. The vitality of the library and its programs is, therefore, constrained. Building reuse potential, however, is high, as there are expansion opportunities on the library's existing site.

Newton Lecture Hall

As a dedicated assembly and lecture building, Newton functions fairly well. Its location is enhanced by the connection to the recently-completed ISC building. Accessibility issues at the central core and low seat utilization preclude it having excellent suitability. The latter is part of the larger issue of the size of instructional spaces versus the preferred or desired class size. It would not be difficult to "right-size" individual lecture rooms; however, potential reuse of Newton for another function is poor. While it has large structural bays, the interior gets little or no natural light, precluding efficient conversion to offices or smaller classrooms. In short, Newton is well suited to its existing function (lecture rooms), but the appropriateness of that number of lecture rooms on Geneseo's campus must be evaluated in light of the college's entire classroom roster.

Erwin

Erwin Administration Building is very well suited to its current function. The open central core, clarity of circulation, and windows on all sides also make it an excellent candidate for reuse. Its location in the academic precinct of campus gives the senior administration, including the office of the President, a presence among the students' daily activities.

Brodie

Brodie is excellently suited to its function as an art building. It has a variety of studio sizes with good natural light, a theater, faculty offices and gallery space. The central courtyard is appropriate as an outdoor exhibition space and as a whole building gives identity to a department with an extremely wide variety of program needs. While it has good reuse potential from a structural point of view, the existing spaces are so specifically tailored to its current program that it would require a great deal of renovation to convert to another function.



Brodie Fine Arts

Red Jacket Dining Hall

Despite recent HVAC improvement to the Red Jacket Dining Hall, its current suitability is poor primarily for accessibility reasons. The main dining space is located on the upper level, while access from housing to the west is at the lower level, with no elevator access. There are no toilet rooms on the second level. Yet the programmatic location of Red Jacket is appropriate, and building reuse potential should be viewed as the potential to upgrade the facility with its current function, which is suitable.

MacVittie Union

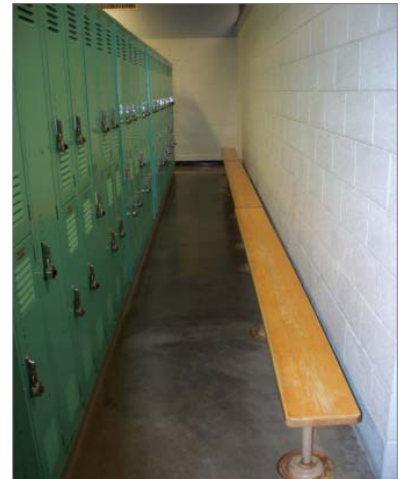
The student Union is appropriately located between the academic, student life, and residential precincts. Designed as a union, it contains a variety of spaces such as a large banquet hall and smaller gathering and eating areas. The main entrance to the north has been well-developed with paving and outdoor tables, and there is a new campus bookstore on the lower level. Despite the fact that it was constructed as a union, MacVittie is not currently suitable for that function. A program study should examine renovation strategies for the building, which has the potential to be well suited as a contemporary student union.



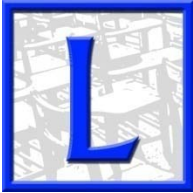
MacVittie from the west

Merritt Athletic Center

Built in 1973, the Merritt Athletic Center is the largest building on the Geneseo campus. One of the two gymnasiums requires a new floor, and there are security and some vandalism issues within the building. It was noted during field surveys that there were no public toilet rooms on the second floor and there is no direct connection from the locker rooms to the ice rink. However, as with most athletic buildings, its conversion potential is low due to the specialized nature of the spaces, and it is appropriately located on the campus.



Typical lockers in Merritt



Tabular Summaries

This section contains Tabular Summaries of the SUNY Building Condition Assessment Survey (BCAS) and the Building Characteristic inventory (BCI).

The planning team conducted a comprehensive review of existing conditions for four buildings, Fraser Hall, Milne Library, Sturges Hall and Welles Hall. Narratives describing the conditions of these buildings are included in Section F of this report. The 2007 BCAS for the four buildings are included in this section. The planning team's assessment of each component is recorded on the columns labeled "Revised %."

The buildings in the BCI are presented in the order of the original spreadsheet from the Fund. The planning team added columns to record the following observations and assessments: major/minor use, rehab/additions, general consistency with the BCAS, suitability, reuse potential, building code and accessibility issues, energy reduction potential, and technology capability. These items have been recorded for the buildings that have been reviewed to date in this report. Rows in gray represent buildings that were not reviewed, primarily the campus housing. A column has also been added for net assignable square feet as listed in the Physical Space Inventory (PSI) provided by the College.