



Facilities Master Plan Phase IV & V

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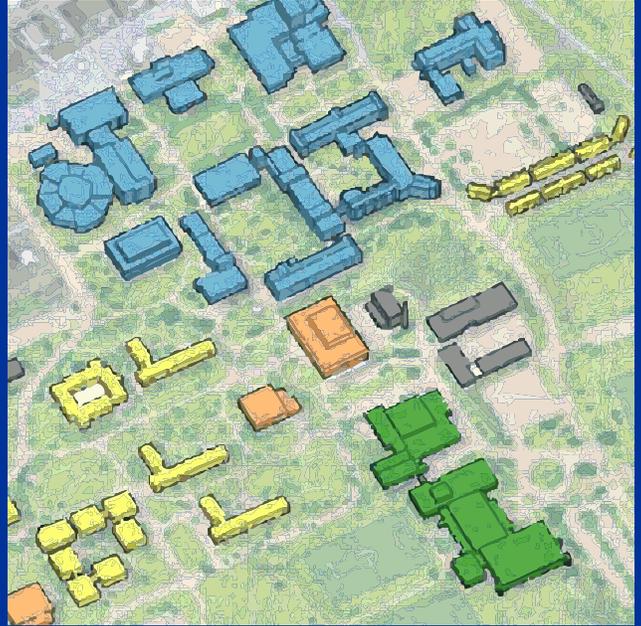
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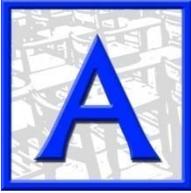
Phase IV

Concept Alternatives

Table of Contents

Phase IV: Concept Alternatives

A.	Summary Findings.....	1
B.	Graphics: Summary of Concepts.....	5
C.	FTE: Enrollment Projections.....	19
D.	Campus Planning.....	23
E.	Development Guidelines.....	27
F.	Building Use.....	33
G.	Property Acquisition.....	37
H.	Circulation	39
	<i>Image IV-H.1: Circulation Plan</i>	
I.	Community Issues.....	41
J.	Housing.....	43
K.	Site Utilities.....	45
L.	Landscape Plan.....	49
M.	Capital Improvements.....	55
	<i>Table IV-M.1 & 2: Draft Phasing Plan Concept Alternative 1</i>	
	<i>Table IV-M.3 & 4: Draft Phasing Plan Concept Alternative 2</i>	
	<i>Table IV-M.5 & 6: Draft Phasing Plan Concept Alternative 3</i>	
N.	Demolition.....	57
O.	Technology.....	59
P.	Greening.....	61
	<i>Image IV.P.1: Sustainable Landscapes</i>	
Q.	Phasing.....	63
	<i>Table IV-Q.1: Preliminary Phasing Concept 1</i>	
	<i>Table IV-Q.2: Preliminary Phasing Concept 2</i>	
	<i>Table IV-Q.3: Preliminary Phasing Concept 3</i>	
R.	Surge Space.....	65
S.	Funding.....	67
	<i>Budget Summary: Concept Alternative 1</i>	
	<i>Budget Summary: Concept Alternative 2</i>	
	<i>Budget Summary: Concept Alternative 3</i>	
	<i>Budget Summary: Concept Alternative 3 alternate</i>	
T.	Concepts Comments.....	69
U.	Tabular Summary.....	73
	<i>Image IV-U.1: Program Distribution Chart</i>	



Summary Findings

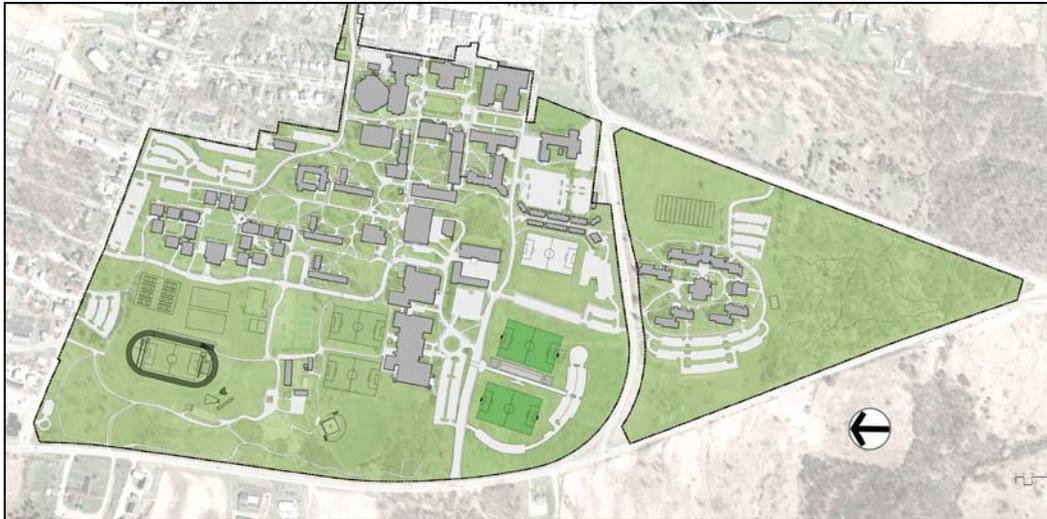
Major Issues and Considerations

The task of this Facilities Master Plan has been to analyze the programmatic and physical needs of SUNY Geneseo and to translate them into a cohesive plan of program initiatives that the College can follow for a decade, beginning in 2013. This phase of the report will present three schemes that manifest these needs.

Geneseo has, on its own, established a very successful legacy of planning. Recent planning studies include a 1998 Site Circulation Study, a 2001 North Campus Master Plan, a 2008 Academic Master Plan, a 2004 Athletic Master Plan, a 2003 Landscape Master Plan, a 2009 SUNY Geneseo and Genesee Area Family YMCA Shared Athletic Use Design Study, and an Accessibility Study conducted at the same time as the Facilities Master Plan (FMP). Buy in from the College administration has facilitated the successful implementation of many of the initiatives developed in these plans, which have supported and strengthened the existing campus framework and SUNY Geneseo's mission. The most notable facility projects currently underway are the renovations of Doty and Bailey Halls. These projects will provide a dedicated social sciences building (Bailey Hall), a more prominent location for the Admissions office and the Office of the President (Doty Hall). Another significant project will be the construction of a new stadium and athletic fields on the former site of Holcomb, scheduled for completion in the fall of 2013. It is against the backdrop of these initiatives that this Facilities Master Plan was started, so that the picture of SUNY Geneseo in 2013 will be quite different from the SUNY Geneseo of today. It is the campus of 2013 that this report uses as a starting point for the concepts presented.



SUNY Geneseo Campus in 2010



SUNY Geneseo Campus in 2013

Throughout the course of this study the facilities planning team collected data from a variety of sources, all of which helped to inform the planning recommendations. Phases I, II, and III describe the campus history and mission, the physical condition of the existing facilities and site, and current and projected enrollment and space use, respectively. The planning team also interviewed representatives of the College faculty and administration. Throughout the study the consultants have had in-depth discussions with the President's Cabinet about Geneseo's mission, identity, pedagogies, and hopes for the future. Out of these discussions the team identified the following planning themes:

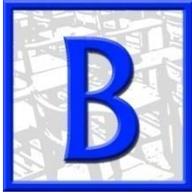
- Provide a "high impact" learning environment that encompasses the formal, informal, and social aspects of learning.
- Promote the library as an exemplary learning facility on campus.
- Promote an integrated student life experience that blends academic and social environments.
- Incorporate green initiatives/sustainable design wherever possible.
- Give primacy to pedestrians.
- Realize the importance of the campus connection to Main Street.

The planning team was also informed by concepts developed by the College in the spring of 2009. Called the Six Big Ideas, they outline a way of creatively furthering Geneseo's academic mission in light of financially difficult times. The Six Big Ideas are:

1. Bringing theory to practice
2. Create innovative five-year programs in key professional fields
3. Expand instructional delivery
4. Reconfigure curriculum
5. Center for collaborative research
6. Center for strategic community partnership

Furthermore, the team identified and presented the following concept topics. These topics may also be viewed as perceived needs: needs expressed during the information gathering phases of Facilities Master Plan. These concept topics are the basis for the program initiatives described below:

- Develop a strategy for Milne Library. The Phase III report cites a library space deficit of approximately 40,000 assignable square feet. With the changing face of academic libraries today, concepts for the library must take into account both the quantity and quality of their space.
- Realign the learning spaces. The Phase III report and the 2008 Academic Master Plan both find a discrepancy between current classroom space and the mission and pedagogical desires of the College.
- Identify strategies to optimize underutilized spaces, with particular focus on the Student Union. Although its location is excellent, MacVittie lacks vitality and usability.
- Examine the departmental adjacencies that will result from the new programming in Bailey and Doty and address the resulting vacant space.
- Enhance the campus connection to Main Street. The Village of Geneseo is an integral part of the College's residential experience as well as an important part of the campus arrival sequence for first time visitors.
- Address the needs identified in the Athletic Master Plan. While the new stadium is a major component of the Athletic Master Plan, it still leaves some unmet stated needs, such as a field house and a higher quality fitness center.
- Look at campus arrival, specifically around Doty Hall, the new location for admissions. Determine what, if any, hierarchies of campus entrances there should be.
- Make long term housing recommendations. While specific housing needs are beyond the scope of this study, the residential quality of Geneseo is integral to its institutional identity, and the College would eventually like to provide additional student housing. It is important to address how this may fit into the initiatives presented in the Facilities Master Plan.



Graphics

Summary of Concepts

The major issues summarized in the previous section have been considered universal driving factors in all the concept alternatives. Broadly, the three concept alternatives differ in breadth, which was a pragmatic response to a set of planning goals that may not all come to fruition due to fiscal constraint. All three concepts are program driven, with varying priorities among them and each also addresses the real infrastructure needs of the College where those needs intersect with program needs. Finally, each of the three concepts is driven by different approaches to one of Geneseo's most pronounced program and facility needs, the library.

The following campus plans show snapshots of the proposed program initiatives and associated site work at 2018 and 2023 for each concept alternative. The phasing plans that follow show the departmental moves in detail. The associated site initiatives are described in greater detail in Section L.

Each concept alternative addresses the following specific goals:

- Consolidating departments where faculty offices were spread among different buildings.
- Creating adjacencies among departments that foster cross-disciplinary study, for example, History and Political Science.
- Looking for opportunities where it is appropriate to place student life/student service functions near academic functions (see Planning Themes below).
- Minimizing multiple departmental moves, where possible.
- Enhancing the campus connections, both programmatically and from an accessibility standpoint.
- Strengthening the existing campus zones.

In all cases, the first half of each concept alternative focused on:

- Emptying Blake Hall. Blake, as described in Phase II and Section F, is poorly suited to its current program (it was originally a residence hall that was converted to administrative and academic use) and in poor physical condition. Its location has been identified as the most logical site for a library addition. Therefore, removing Blake becomes the first step in addressing Geneseo's programmatic library need.

The second half of each concept alternative focused on:

- Addressing the library space deficit. This is handled in three different ways. These strategies have a ripple effect among the other program-driven initiatives as well as the estimated funding requirements.

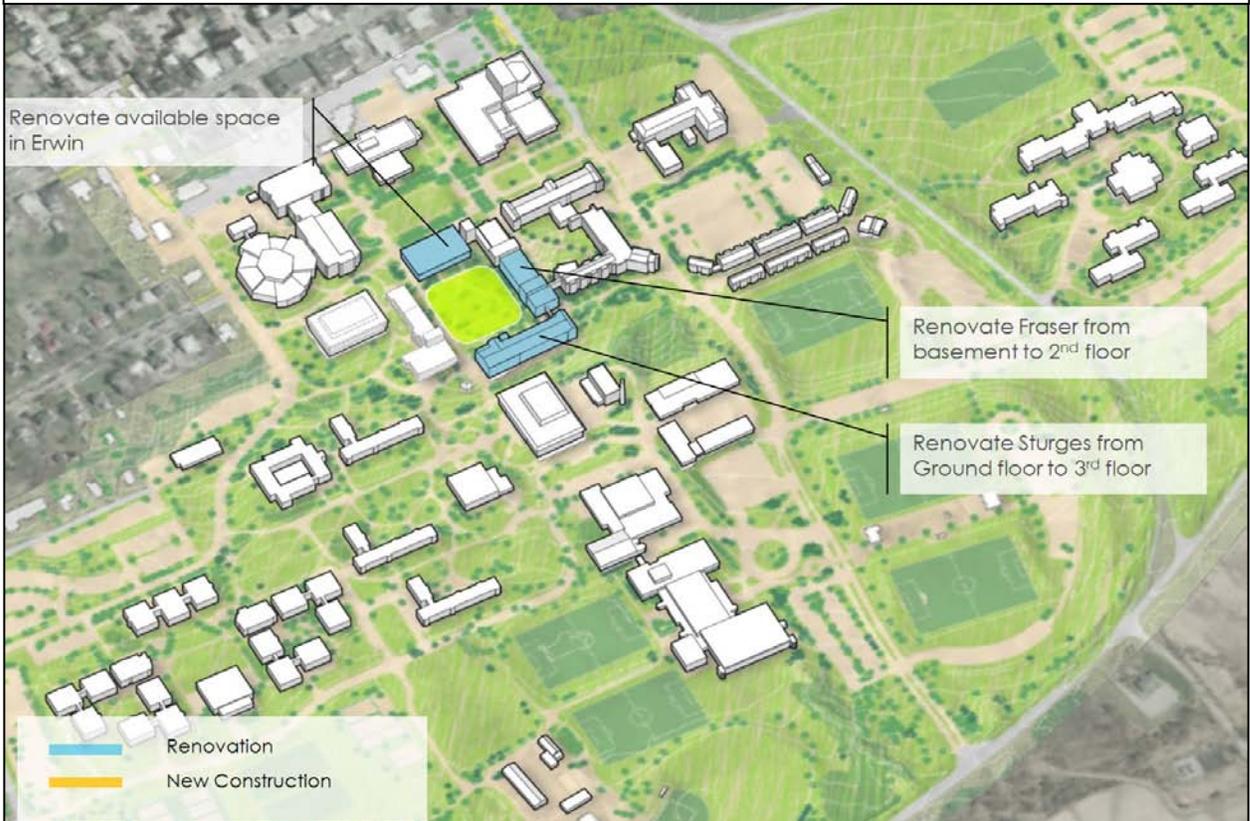
Concept Alternative 1

During the first five years of Concept Alternative 1 the academic buildings Fraser and Sturges are renovated. As seen earlier, both of these buildings will have available space after the completion of Doty and Bailey.

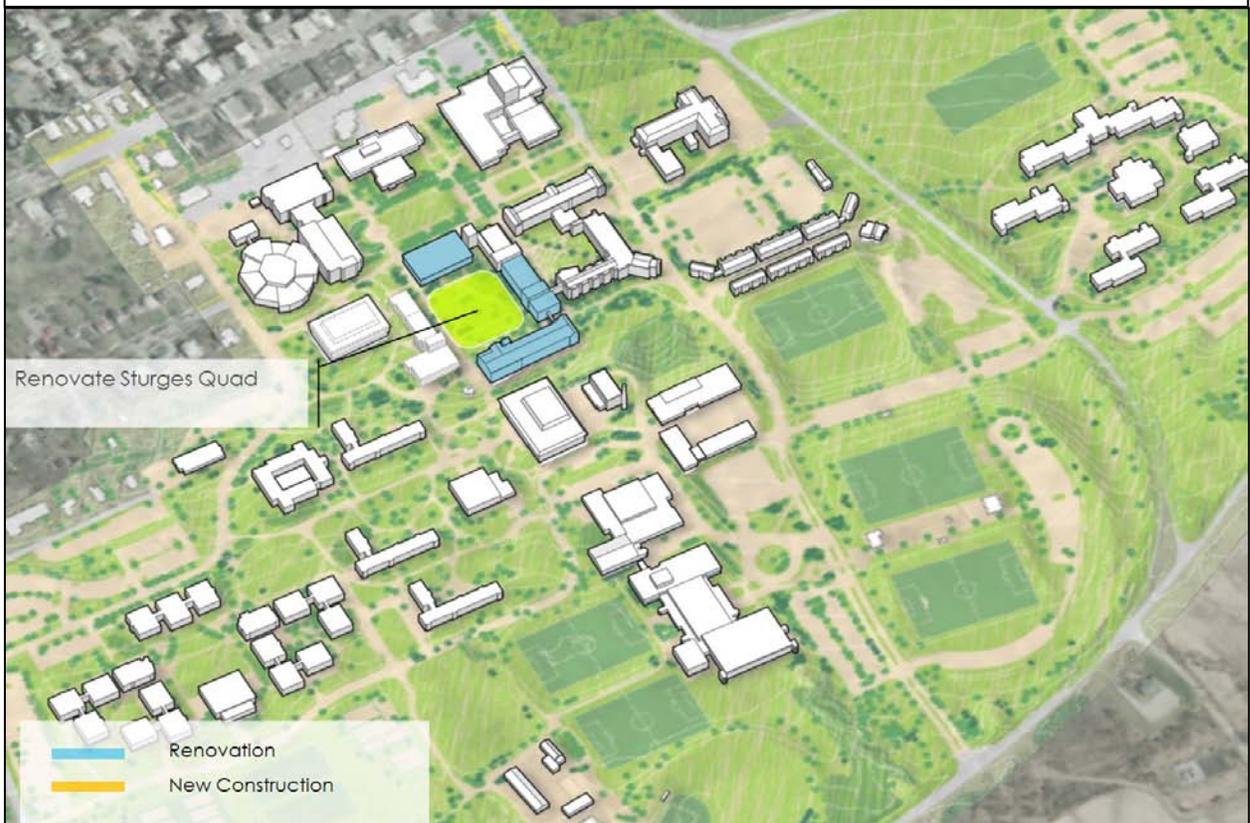
2013-2018

- A dedicated classroom building is proposed for Fraser, which maintains its satellite library. When finished, the first floor becomes temporary swing space for the history faculty during the renovation of Sturges.
- The history and political science departments are housed in Sturges and the existing 80-seat performance space on the second and third floors is maintained. In addition to classrooms, the non-academic program will be EOP Administration, Residence Hall Administration, the Student Council, Dean of Students, and a satellite Campus Security Office. Sturges is an example of a building that can potentially straddle two zones: the academic zone to the west and the student life zone to the east. Many of the student life functions come out of Blake, making them more accessible and close to similar programs in the MacVittie Student Union.
- Career Development/Student Placement and the Finance and Administration conference room are relocated to the space vacated in Erwin by Admissions and College Advancement.
- Sturges Quad is renovated to reflect the new “front doors” of the Milne Library when the addition is built.

Concept Alternative 1: 2013 – 2018 PROGRAM

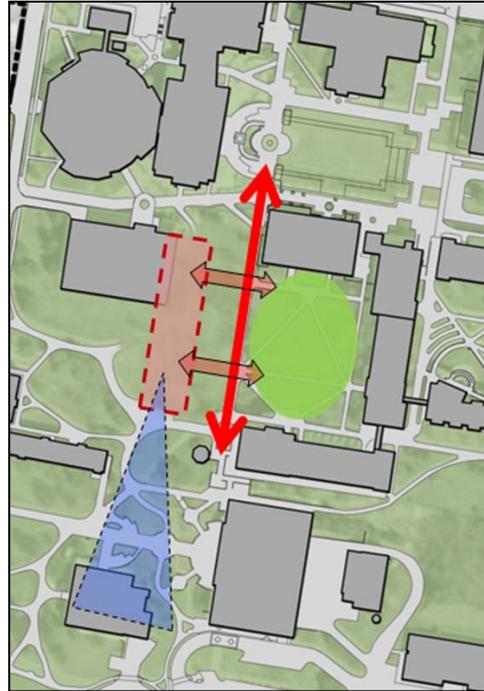


Concept Alternative 1: 2013 – 2018 SITE

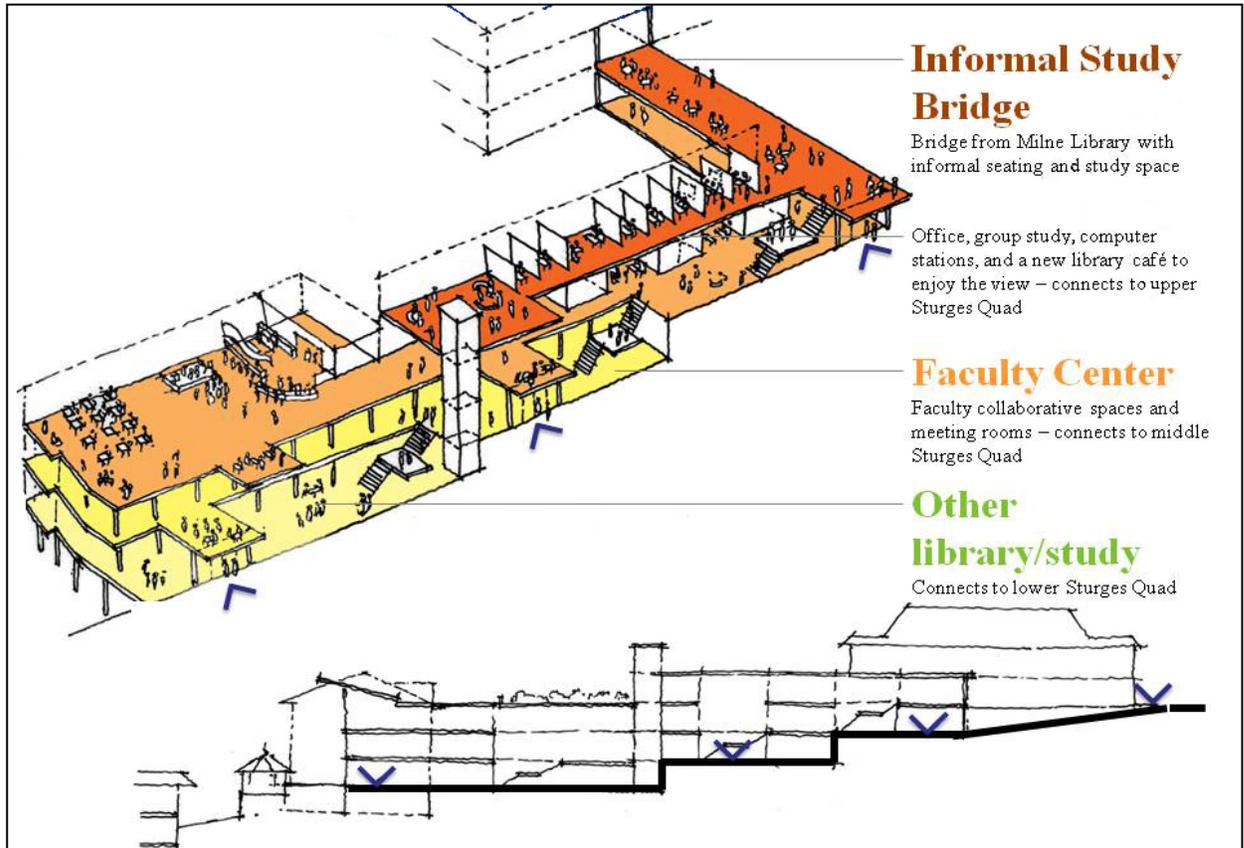


2018-2023

- Blake is emptied and removed. Phase II of Sturges Quad renovation is done in conjunction with the removal of Blake and the library addition.
- A 60,000 gsf (40,000 asf) addition to Milne Library is constructed. This addition addresses the entire library space deficit projected in Phase III of this report. It is sited to run east-west and traverses one of the steeper slopes on campus. The concept for the addition itself is to provide an accessible route up the hill, place entrances along the principal east-west pedestrian axis, and give the library a presence on Sturges Quad. By incorporating transparency into the building design the addition would take advantage of views to the Geneseo valley and can become a focal point on a principal academic quad. The addition would also become an extension of the existing interior network of building connections.
- Milne Library is fully renovated. Primary library services will be located in the addition during renovation.
- A new facilities services building is constructed on Route 63. This removes the facilities building from its central location in the student life zone and places services at the perimeter of campus.
- A bridge connection is built between Sturges and MacVittie Student Union. Programmatically, this is in keeping with the student life-oriented functions in the bottom two floors of Sturges. As with the library addition, it will provide an accessible route at the steepest vertical transition on campus.
- MacVittie Student Union is renovated. While ideally located, the current configuration of MacVittie is outdated and does not function adequately as a center for student life functions and services. MacVittie would continue to house the campus bookstore, casual food venue, mail service, the ballroom, and student activities offices.
- Clark Service Building is removed. The site would be preserved for future housing and is developed as an informal recreation space.
- Welles Hall is renovated and will house classrooms, foreign languages, philosophy, English, and central duplicating and printing on the lower level.
- Wadsworth Auditorium is renovated and will also house classrooms and the drama faculty.

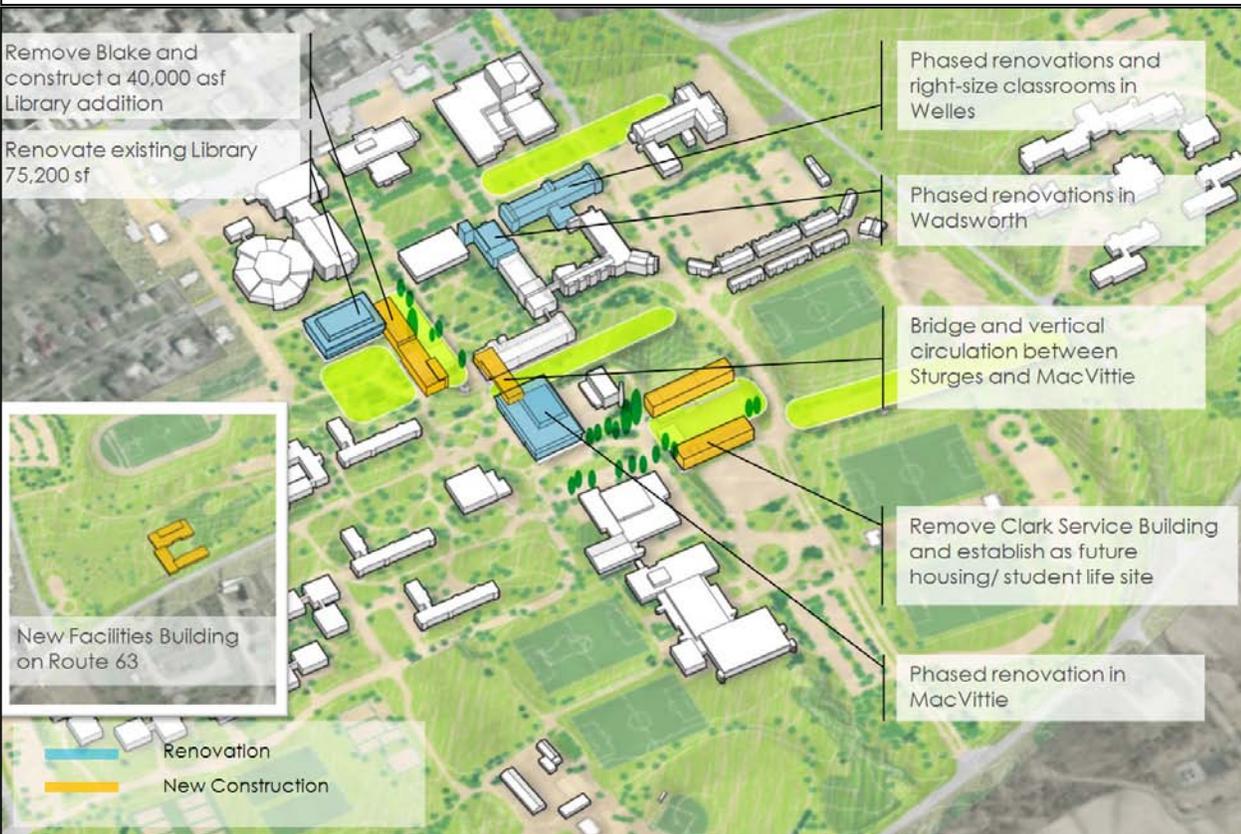


Site diagram showing the proposed library addition in red, views to the valley, and the primary east-west axis.

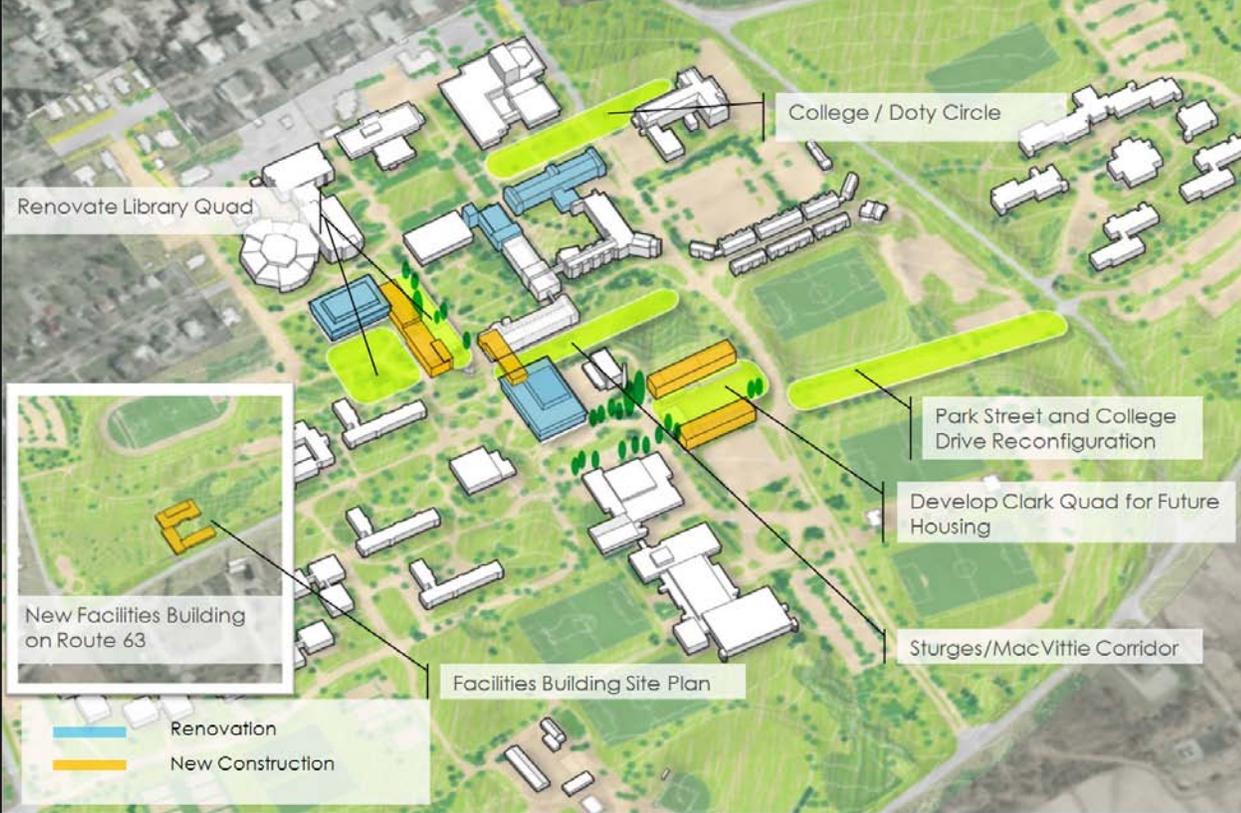


Diagrams showing the proposed library addition stepping down the existing grade.

Concept Alternative 1: 2018-2023 PROGRAM



Concept Alternative 1: 2018-2023 SITE



Concept Alternative 2

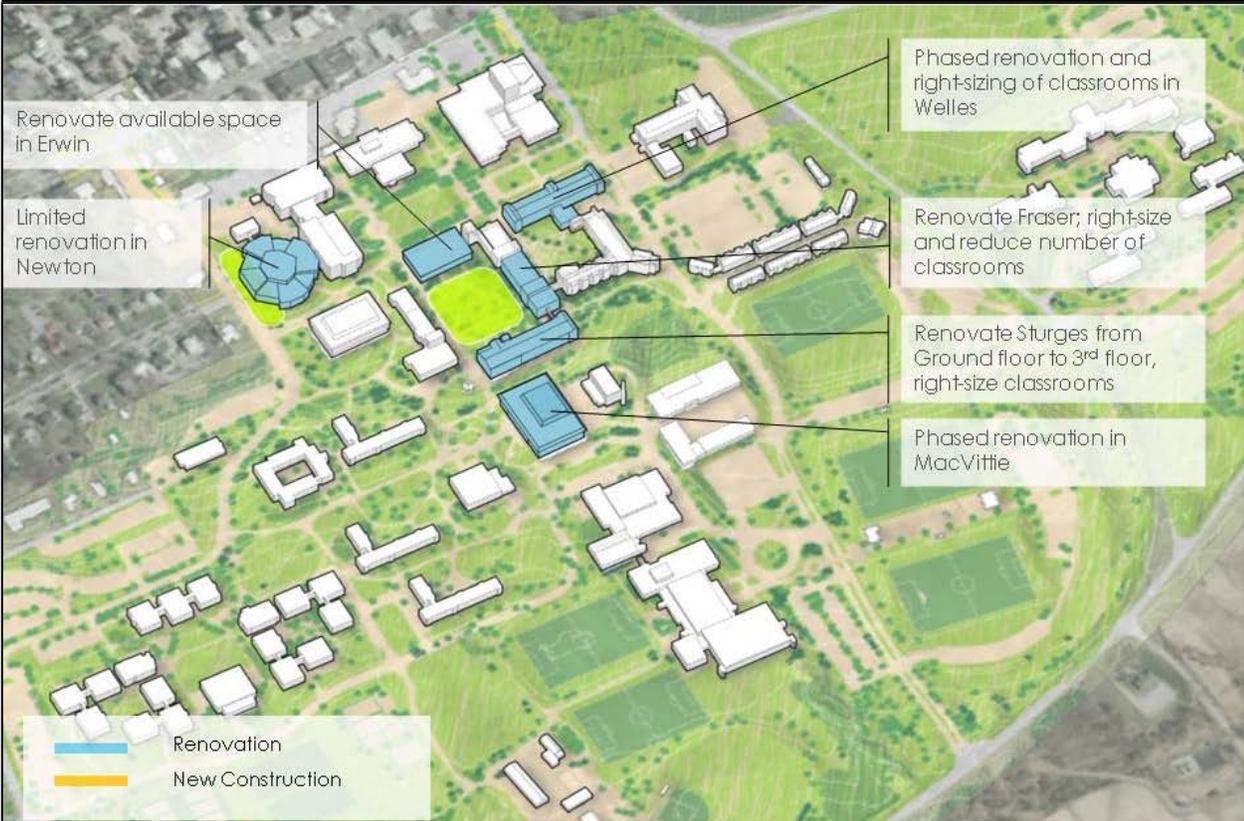
Concept Alternative 2 is the most restrained in terms of new construction. It proposes a decentralized concept for the library. In this scenario Jones, an aging campus residence in poor condition, and Blake are removed. The library functions are distributed among the existing buildings with major hubs in Sturges and Welles. This concept is predicated on the following factors:

1. The emphasis on stacks/collections is diminishing in today's college libraries.
2. Computer networks allow students to work virtually anywhere on campus.
3. Locating satellite library space, which may have minimal or specialized collections, to academic buildings will co-locate library study space with classrooms and departments.
4. Multiple library locations will require additional library staff.

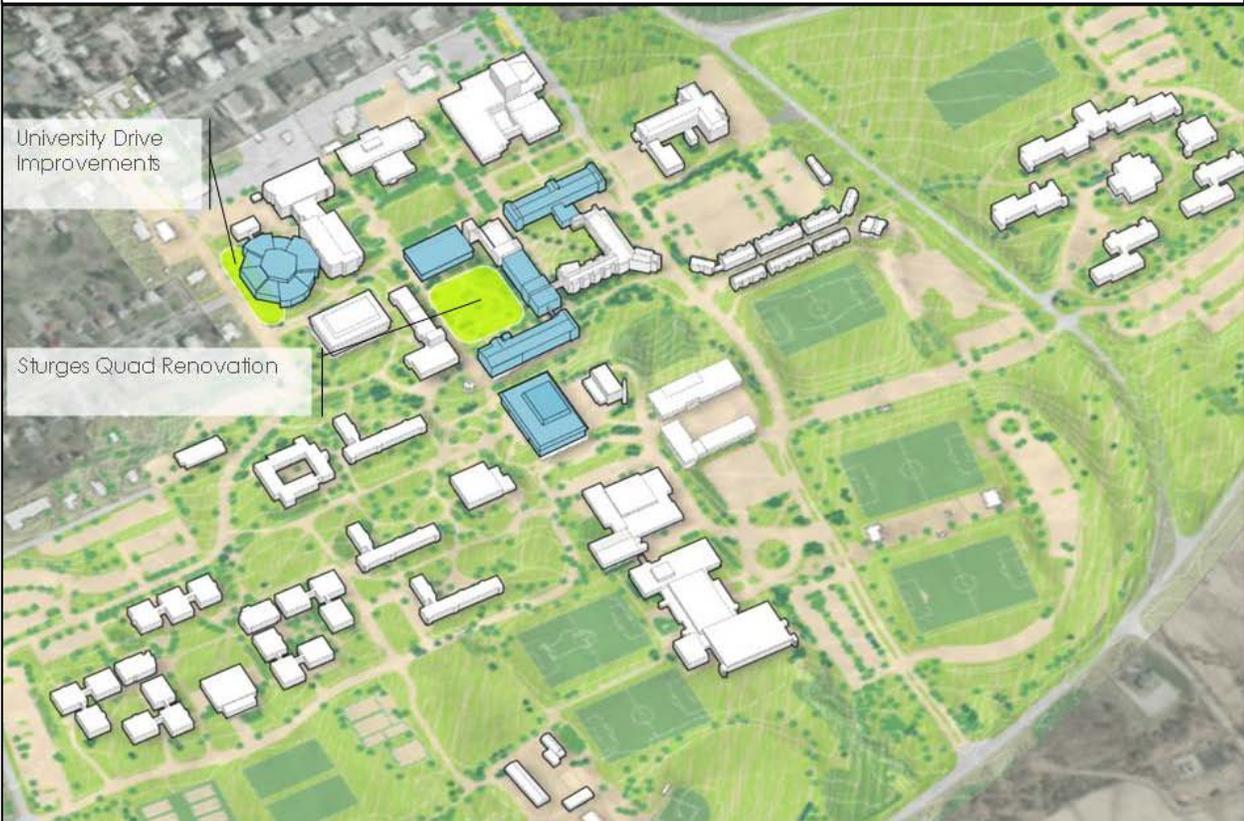
2013-2018

- History faculty, political science faculty, the existing 80-seat performance space, Microcomputer Maintenance, EOP Administration, and classrooms are located on the upper floors of Sturges.
- Career Development/Student Placement and classrooms are located on the ground and first floors of Sturges.
- Welles is proposed as a satellite library/study space on the main floor. It will also house philosophy, English, classrooms, and student council. Central duplicating and printing remains on the lower level.
- The academic space in Fraser Hall is dedicated to the foreign language departments. The existing periodical library and classrooms remain, and student activity programs are relocated to Fraser from Blake.
- The vacant space in Erwin will house Dean of Students, the Finance and Administration conference room, and Residence Hall Administration.
- Campus Auxiliary Services moves into the space formerly occupied by Residence Hall Administration in Schrader.
- MacVittie Student Union goes through a phased renovation in which the program remains Campus Auxiliary Services, Mail and Messenger, and Student Union functions including the ballroom. The building shell, interior plan, and finishes are altered and updated to suit the program better and bring more natural light into the building.
- One lecture hall in Newton is reconfigured to accommodate Computing and Information Technology, which will come from Blake. The outdated and inefficient mechanical system is replaced for the entire building.

Concept Alternative 2: 2013-2018 PROGRAM



Concept Alternative 2: 2013-2018 SITE



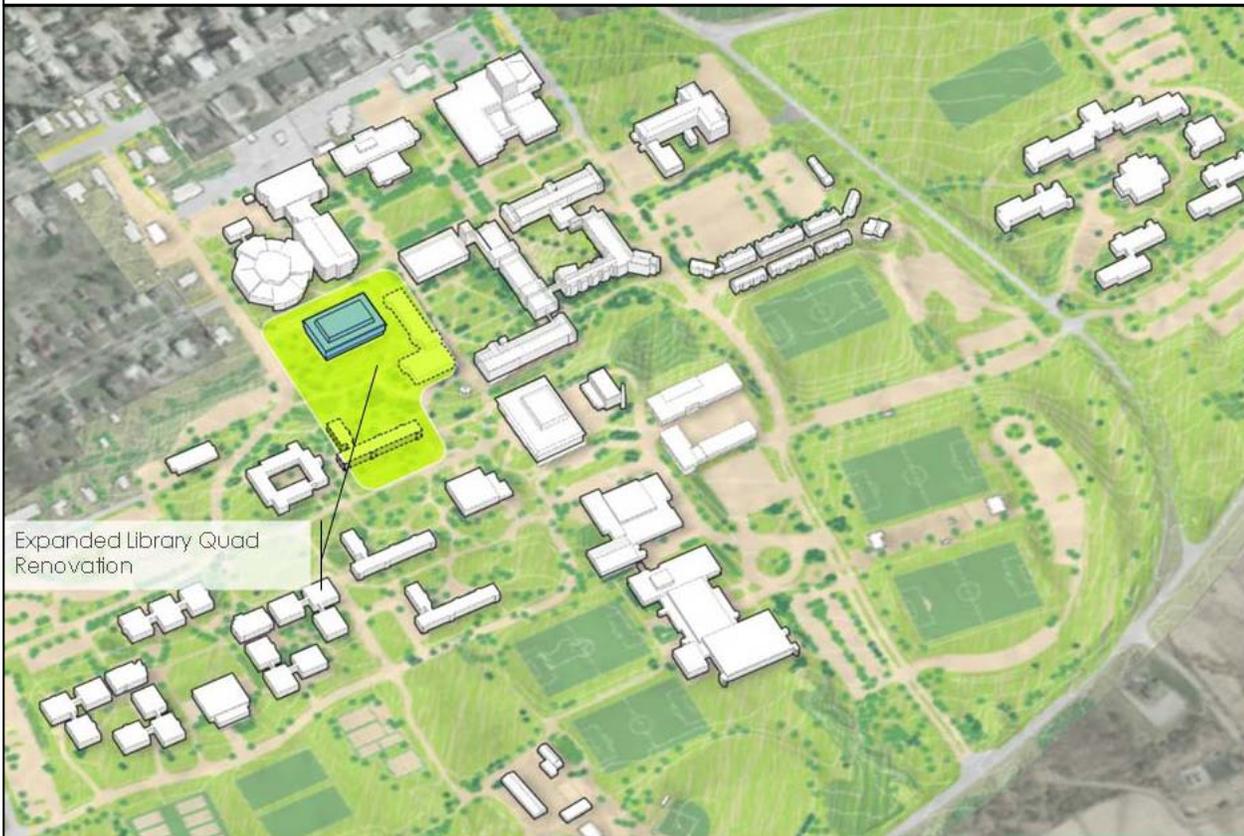
2018-2023

- The program in Milne Library remains: general library functions, EOP Administration, classrooms, and Campus Auxiliary Services. The library undergoes a full renovation and Blake is used to temporarily house stacks. Satellite library locations are already in operation during the renovation of Milne.
- Blake A, B, and C are removed when the Milne renovation is complete.
- Sturges Quad is renovated.
- Jones residence hall is removed.
- Improvements are made to University Drive.

Concept Alternative 2: 2018-2023 PROGRAM



Concept Alternative 2: 2018-2023 SITE



Concept Alternative 3

Concept Alternative 3 proposes a compromise approach to the Milne Library space deficit. A smaller library addition is proposed that will provide accessibility up and down the hill from Sturges to the top of the quad and address the need for study and collaborative work space. However, this concept also utilizes Sturges for the balance of the library space needs, placing a major library location on the line between the student life zone and the academic zone.

2013-2018

- History faculty, political science faculty, the existing 80-seat performance space, Microcomputer Maintenance, EOP Administration, and classrooms are located on the upper floors of Sturges.
- Sturges' ground and first floors become a satellite library location along with Career Development/Student Placement and a reduced number of classrooms.
- Sturges Quad is renovated.
- Welles will house classrooms, philosophy, English, student council, and central duplicating and printing.
- The academic space in Fraser Hall is dedicated to the foreign language departments. The existing periodical library and classrooms remain, and student activity programs are relocated to Fraser from Blake.
- The vacant space in Erwin becomes EOP Administration and the Finance and Administration conference room.
- The fitness center in Merritt is relocated to the unused swimming pool space in Schrader, which is larger, has natural light, and is closer to the campus core. Campus Auxiliary Services offices relocate to Schrader from Blake.
- The former fitness center in Merritt is converted to offices for Campus Auxiliary Services and Computing and Information Technology, both being relocated from Blake.
- Blake A, B, and C are removed.

Concept Alternative 3: 2013-2018 PROGRAM



Concept Alternative 3: 2013-2018 SITE



2018-2023

- A new facilities services building is constructed on Route 63. This facility will provide swing space for the library's collection.
- Milne Library is renovated.
- The library addition is built.
- When the library addition is completed, the facilities services department, campus auxiliary services – currently in Clark, and campus security – currently in Schrader – move into the new facilities building.
- MacVittie Student Union is fully renovated. The program remains student union/student services, Campus Auxiliary Services, including student food venues, and mail on the lower level. The ballroom is converted to a series of open and flexible spaces that can be used as lounge, informal group gathering space, and learning commons.
- Clark Service Building is converted to a multi-purpose conference center. The ballroom is relocated to the existing high-bay space in Clarke, along with appropriate support space. Campus security has an office here, and the remainder of the building provides spaces that can serve campus and community functions and a center for collaborative research as described in the President's Six Big Ideas. Parking lot K, and the proximity to College Drive, will provide easier access to the ballroom for the public and those with mobility issues, such as aging alumni. It is proposed that the site between the two structures is renovated into a courtyard that may be used for outdoor events and continues the existing north-south pedestrian axis.

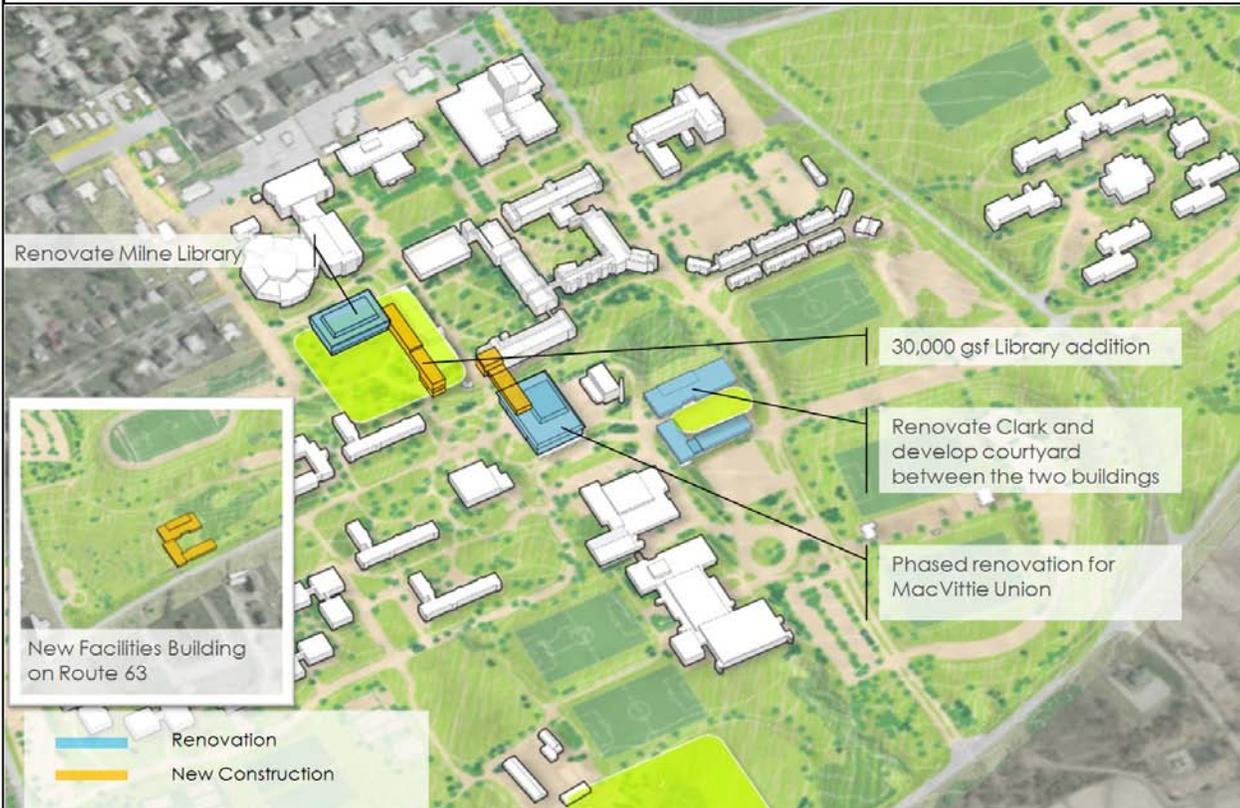
The Consultants also presented an alternate to Concept Alternative 3:

- The ballroom in MacVittie Student Union is converted to a principal dining facility.
- Mary Jemison is converted to the campus fitness center.

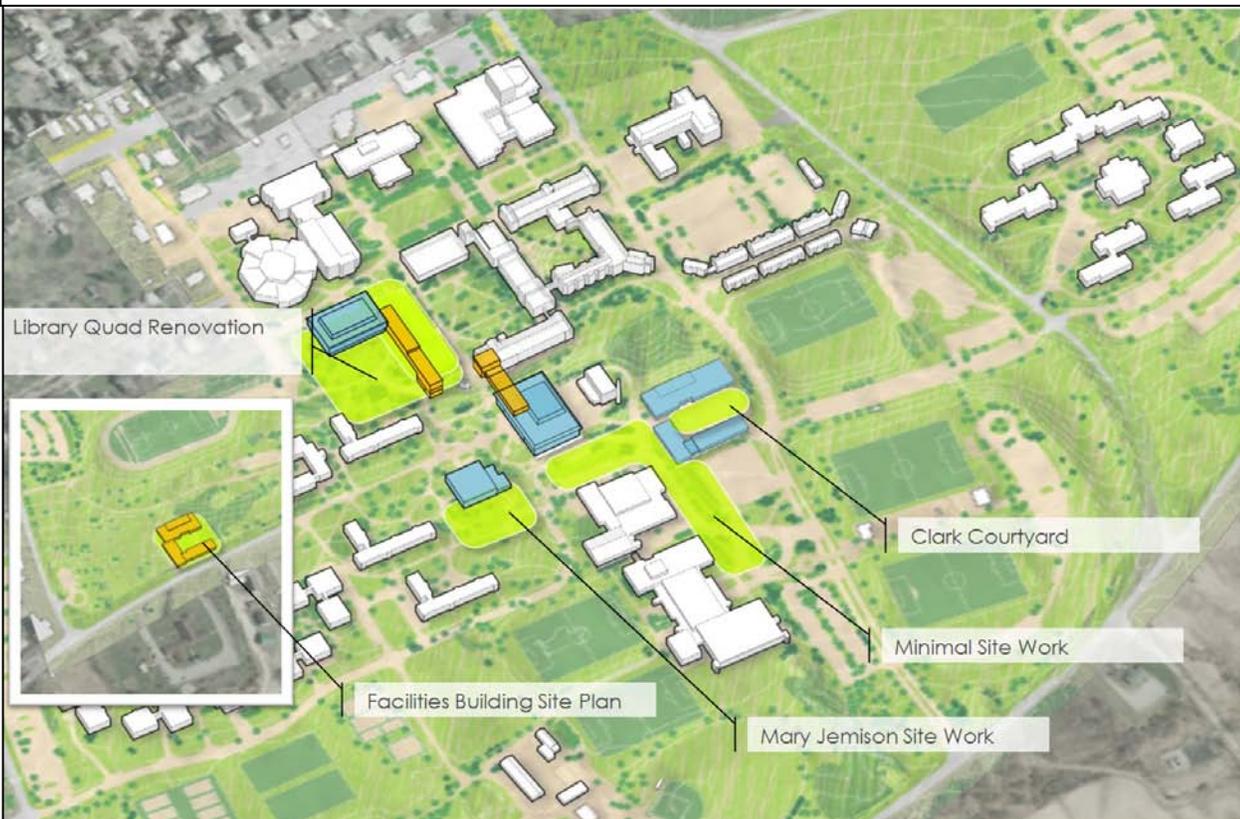


Rendering showing the conversion of Clark to the ballroom and community/conference center and the north-south pedestrian path going through the courtyard.

Concept Alternative 3: 2018-2023 PROGRAM



Concept Alternative 3: 2018-2023 SITE





FTE: Enrollment Projections

The number of students at Geneseo is a key factor in this Facilities Master Plan. As described in the Phase III report, SUNY and the College both generated enrollment projections through 2023. These differ from each other significantly, with SUNY predicting a 13.5 percent increase in FTEs between 2009 and 2023. In contrast, Geneseo projects a drop in FTEs by 2025, as illustrated in the table below.

GENESEO ENROLLMENT PROJECTIONS	2010 FTE	2015 FTE	2020 FTE	2025 FTE
Undergraduate	5,291	5,000	5,000	5,000
Graduate	119	130	230	300
TOTAL	5,410	5,130	5,230	5,300

Where SUNY's projections may be predicated on anticipated demographics and the potential for Geneseo to attract an increasing number of excellent students, Geneseo's desire to decrease enrollment reflects its mission to stay a nationally recognized premier liberal arts college. Limiting enrollment in such a way preserves the very high academic selectivity of Geneseo, and begins to address the College's desire to reduce its student-faculty ratio. Per direction from Geneseo's senior administration and the State University Construction Fund (SUCF) the FMP will use Geneseo's enrollment projections for the purposes of this Facilities Master Plan.

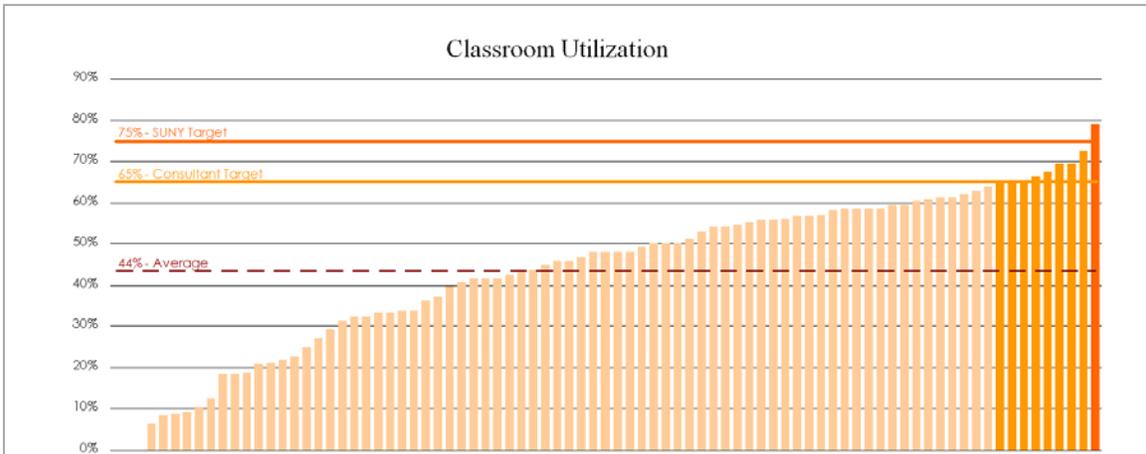
Interestingly, when taken with other mission goals of the College, the projected drop in number of FTEs does not readily translate to a proportional reduction of space requirements. Geneseo's desire to decrease the student-to-faculty ratio, increase research projects even in the non-science departments, and provide smaller, seminar-style classes requires an evaluation of not just the quantity but the type and quality of the existing available space.

The following conclusions are based on the detailed analysis of space need found in Phase III and an understanding of Geneseo's programmatic desires as articulated in their mission statement and during meetings with the President's Cabinet:

- There is sufficient capacity in all categories to accommodate current and future space needs except:
 - A 26,000 asf deficit of study, stack, and support space within the library.
 - A 19,000 asf deficit of study space outside the library.
 - An 8,350 asf deficit of building support space.

Classroom Use

The following graph charts the classroom utilization on the Geneseo campus. The College’s projected FTEs are used to predict space need, current utilization and it illustrates that Geneseo has an opportunity to re-think the size and quality of classrooms on campus. As noted elsewhere in this report and in the 2008 Academic Master Plan, there is an inconsistency between the available classroom sizes and the number of students in Geneseo’s classes. Section E of this report, *Development Guidelines*, illustrates a strategy that addresses this discrepancy. The tables below provide a snapshot of current classroom use:



Classroom/Lecture Hall Utilization by Room

Average Weekly Rate – 44 percent - - - - -
 SUNY Target ————
 Consultant Target ————

In the above table the vertical orange lines each represent an existing Geneseo classroom. The classroom utilization is measured on ‘y’ axis. Currently, the average classroom utilization on campus is 44 percent. Only one out of 83 classrooms meets the SUNY target of 75 percent utilization. Nine out of 83 classrooms meet the consultant’s target of 65 percent utilization.

Only seven of the 83 classrooms (eight percent) meet the SUNY target rate of 80 percent for seat occupancy. The consultant’s 65 percent target for seat occupancy is met by 26 out of 83 classrooms, or 31 percent.

Maximum Classroom Capacity	Total ASF	Current Classroom Inventory	Total Classrooms Needed	Unused Rooms (or Rooms Needed)
16	2,496	0	6	(6)
30	16,768	10	24	(14)
50	16,406	33	21	12
75	2,231	30	2	28
100	3,008	3	2	1
150	1,542	4	1	3
200	2,658	2	1	1
250	6,500	0	1	(1)

The table above shows an analysis of Geneseo's classrooms measured against the course schedule. The rooms are broken down by capacity, as shown in the far-left column. Note the comparison between the current inventory of classrooms and the total number of classrooms of each size needed, based on the course schedule. The last column shows a theoretical optimization of existing classroom space, and while it is understood that not all space is fungible, the data points to opportunities for increased efficiency. For example, the table shows that:

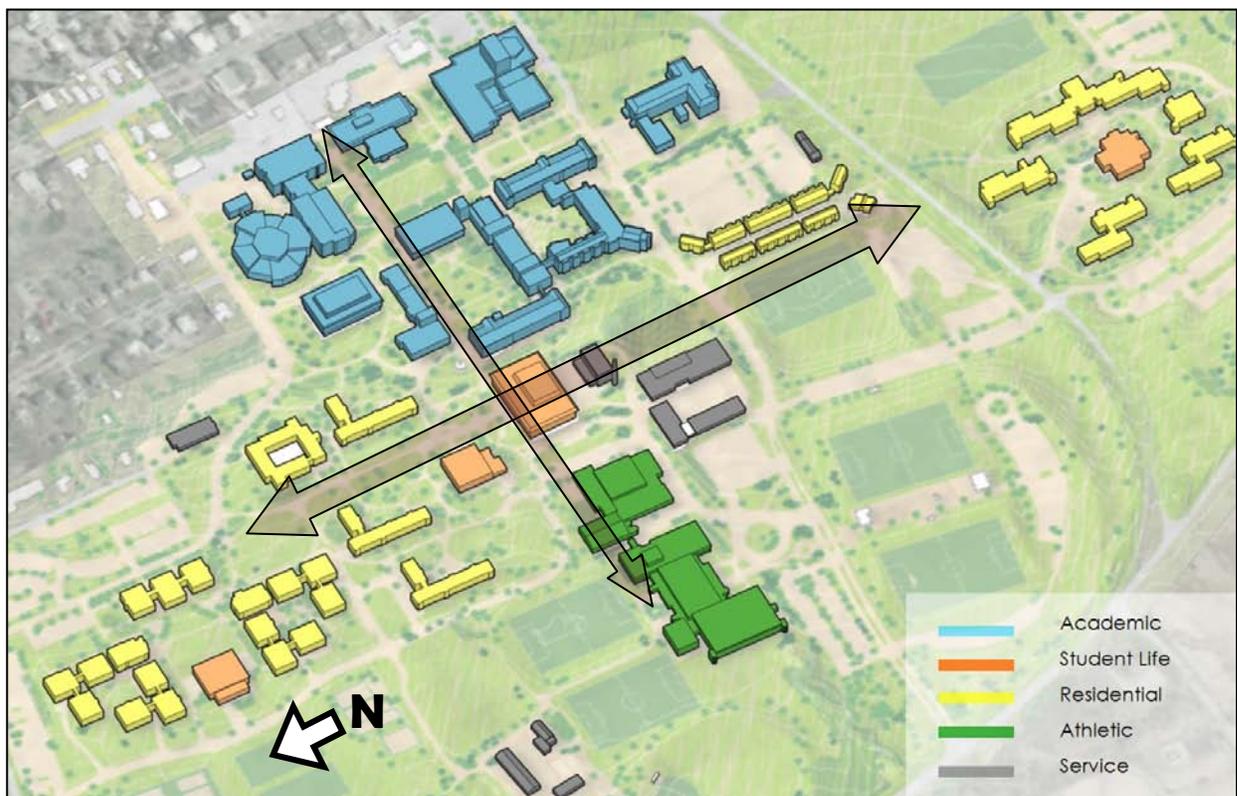
- The majority of unused rooms are classrooms with capacities between 31 and 75 seats.
- There is an unmet need for smaller room sizes, especially those with up to 16 seats and 17 to 30 seats.
- If the existing rooms were fully utilized there would be a sizeable surplus of classrooms. While not always be feasible due to factors like location or special classroom features, this exercise shows that:
 - Unused space may be repurposed to meet other programmatic needs, such as informal or group study space.
 - There is sufficient classroom capacity to accommodate the current course schedule during building renovation projects.



Campus Planning

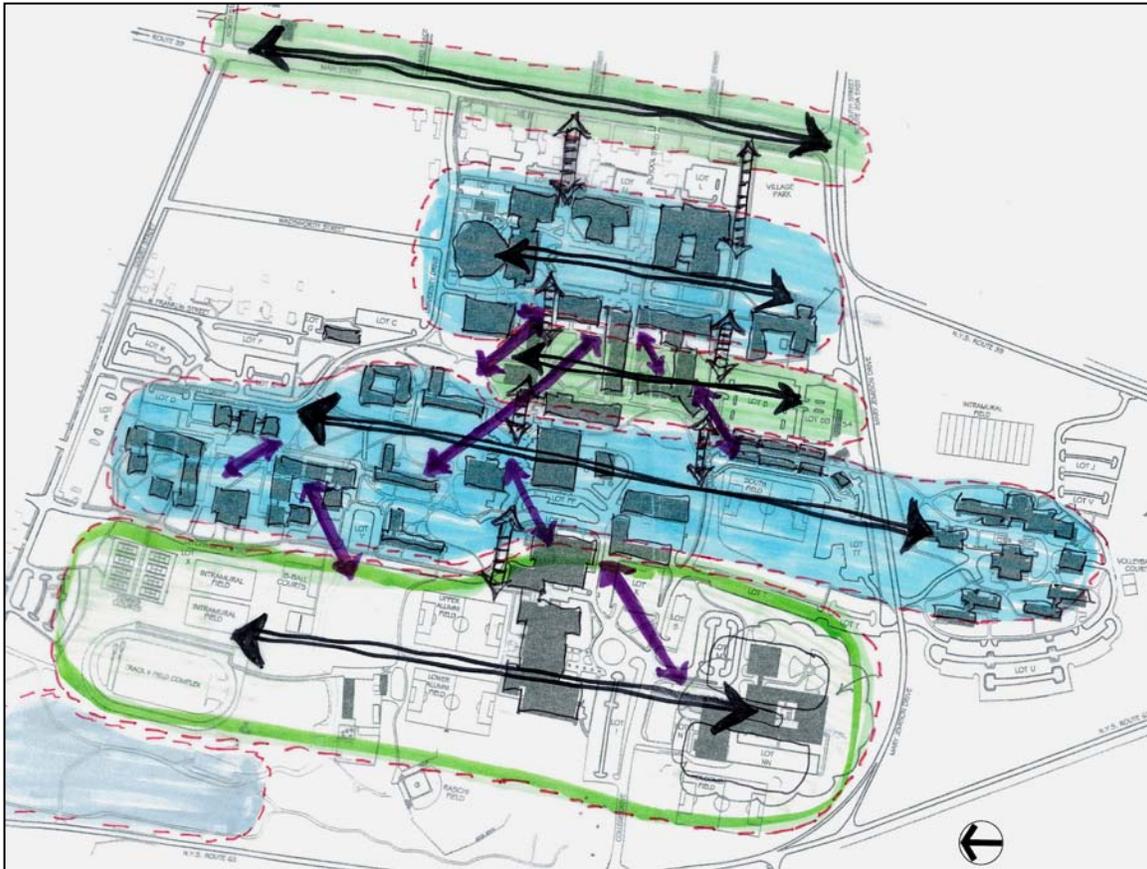
Existing Organizational Schemes

The SUNY Geneseo campus has a history of physical development that responds to its unique setting. Foremost is the influence of the campus topography. Generally, the north-south paths are level. However, the 180-foot drop from Main Street to Route 63 – the practical east and west boundaries of campus – has by necessity lead to a series of tiers or trays as one moves east-west on the campus. These different levels enforce the well developed programmatic zones. Moving to the west from Main Street, which is not strictly part of campus but an integral part of the campus experience, one first encounters the academic zones, then the student life zone, encompassing student housing and the Student Union, and finally the athletic zone at the base of the hill.



Most parking is at the perimeter, making Geneseo a primarily pedestrian campus. Within the campus core there are two principle pedestrian axes. The first runs north-south from north housing to south village housing. MacVittie Student Union and the Mary Jemison Dining Hall are both in the center of this axis. The second goes east-west straight up “heart attack” hill from the student life zone through Sturges Quad to the academic zone at the highest point on campus.

There are tertiary organizing principles as well. One is the system of campus quads; icons of the liberal arts college experience. Each has a unique scale and identity, and affords the opportunity to move diagonally across the campus, which tempers the steep slopes.

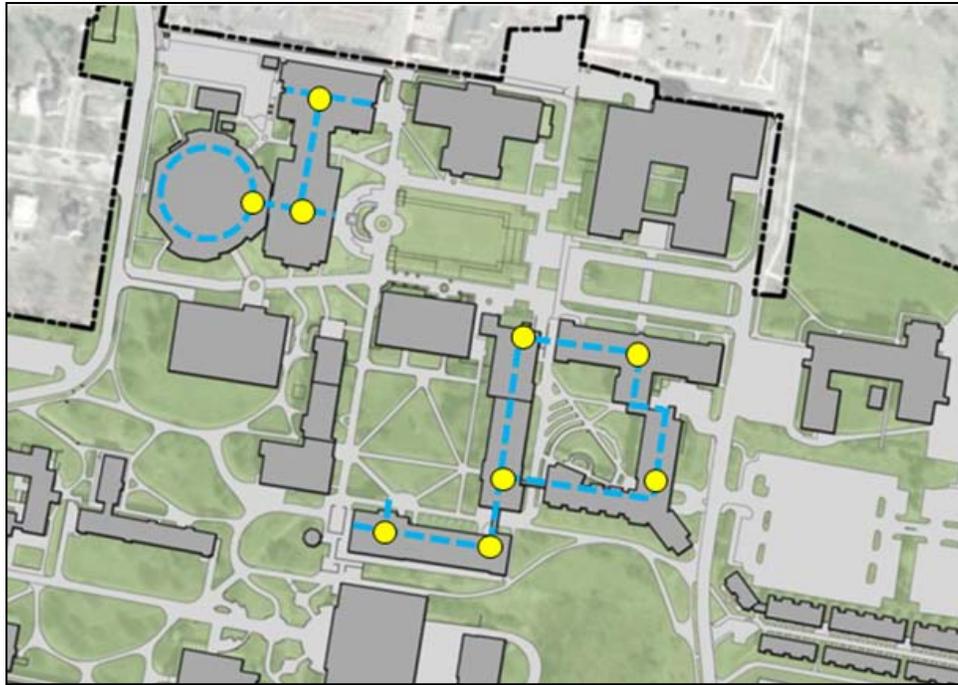


Existing zones, or "trays," on the Geneseo campus. North-south movement is fairly level, east-west movement is against the grade. Diagonal travel tempers the steep topography

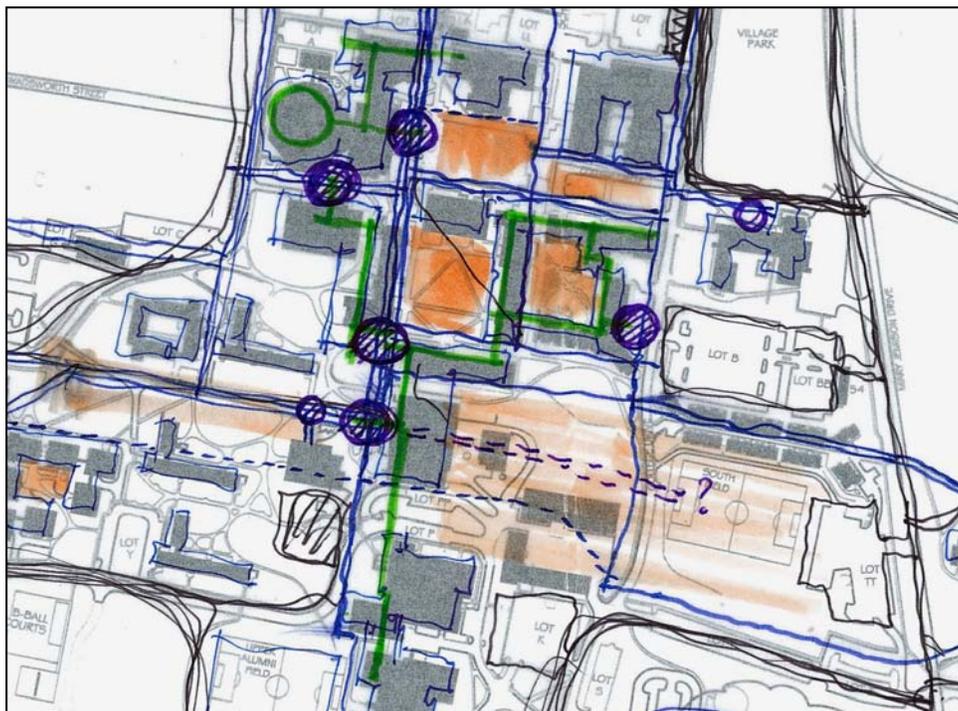
Internal Networks

Another organizing principle is the existing internal connections between buildings. For example, one may travel indoors from Sturges in the lower academic quad to the east entrance of Welles on the upper academic quad. This redundancy of interior and exterior paths provides alternatives during inclement weather and increases accessibility.

An internal network presents opportunities for collision space (see section below) and architectural transparency, where the life within a building can be viewed from outside, and vice versa.



Existing internal campus network. The yellow dots represent path intersections and building entrances; both are opportunities to develop collision spaces.



Site analysis shows potential building connections in green.

Collision Space

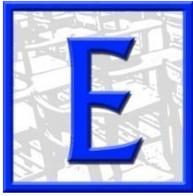
The concept of “collision space” was presented to the planning team by the President’s Cabinet at the beginning of the Facilities Master Plan, and was echoed in one form or another by other members of the faculty and staff during interviews. Collision space is the notion that a great deal of learning happens outside the classroom through unstructured interactions among the students and faculty. It acknowledges that the way students learn today is social, collaborative, and not restricted to the classroom or certain hours of the day. The café in Milne Library is a good example of collision space in action. The photo below, from Welles Hall, shows the faculty’s desire to foster such spaces.

The planning team was charged by the senior administration with creating these kinds of informal learning opportunities on the Geneseo campus. The question becomes what does this kind of space look like and how is it understood programmatically?

- Collision space varies in scale. It can be a large gathering area where students can use their computers and meet in groups, such as the library. Or it can be a corridor near classrooms where students and their professors can linger between classes.
- Collision space can be considered learning space. The College librarian stated that there is no longer a demand for individual study rooms. This sort of learning is being replaced by peer-to-peer learning or, to some extent, informal discussions between students and faculty. It is inherently social.
- Collision space maximizes learning per square foot. Traditional standards that quantify academic space cannot be applied easily in this case, especially where there is a programmatic overlap between student life, study, and instruction.
- Collision space is green. It is often embedded in existing space, whether academic, library, student life, or even circulation. Developing the quality of existing space can achieve new program function without increasing the building footprint.



The end of a corridor outside faculty offices in Welles



Development Guidelines

The variation among the different concept alternatives notwithstanding, the goal of all three was to augment the existing organizational schemes – the campus zones and pedestrian axes – and address the major issues and considerations outlined above. Within this context the planning team identified the following development guidelines:

- Respect the existing campus zones. Identify opportunities within these zones where mingling academic and student life will bring vitality to the Geneseo experience.
- Give physical form to the pedagogies and learning styles of today. Identify opportunities within the existing facilities to enhance student to student, student to instructor, and interdepartmental contact.
- Support campus sustainability through adaptive reuse of existing facilities.
- Develop strategies to make the campus universally accessible. Augment circulation within the buildings.
- Enhance the pedestrian core of the campus.
- Maintain and enhance the campus quads.
- Update the existing aging athletic facilities.

Campus Corridors

The existing corridor networks, described above, are an excellent development opportunity. If conceived as internal streets or pedestrian paths they may be expanded or reconfigured to provide:

- Informal learning spaces for students and faculty (collision space).
- Universally accessible circulation that negotiates campus topography.
- Alternative circulation during inclement weather.
- Enhanced connections across the existing academic, student life, and athletic zones.



A lower level corridor in Fraser

Classroom Typologies

The planning team and the 2008 Academic Space Planning Report found that Geneseo has a shortage of appropriately sized classrooms. In keeping with Geneseo’s mission as a liberal arts college, and its desire to decrease the student-faculty ratio and provide more seminar classes, Geneseo must reconsider its existing roster of classrooms. It is not uncommon that the majority of instructional spaces in buildings of this age are sized and configured for 30 to 40 desk chairs and a single teaching wall. The following graphic study illustrates how a single floor of Welles Hall can be reconfigured to accomplish a number of programmatic considerations with no net increase of gross square footage.



Welles Hall, first floor.



Welles Hall, first floor.

Reconfiguration Opportunities

- Classroom right-sizing. The number of seats on this floor is reduced by 95. Classroom use analysis has shown that there are typically an extremely high percentage of unused seats within classrooms of this size (see Section C). In this example the number of classrooms remains the same but they are reconfigured to provide a variety of sizes, including three seminar rooms.
- New furniture and finishes. Updated furniture and finishes, even in the traditionally sized classrooms, is a relatively economical strategy with high impact on instructional delivery. For example, there can be more than one teaching wall, and small tables can be moved to accommodate lecture or group work.

- Collision space. Right-sizing the classrooms produces excess space, and this “found” space can be exploited to make informal learning spaces of varying sizes. In the case of Welles, the obsolete hall lockers can be selectively removed to make inglenooks along the corridors, and larger spaces can be built with openings to the corridors.
- A tool to improve course scheduling. According to the College Registrar, there are 198 discrete course start times on the schedule.¹ Much of this is cultural on the part of the faculty; however, this practice often leads to a perceived shortage of classroom space, as was cited in the 2008 Academic Space Planning Report.² The College Provost, Carol Long, also expressed the need to improve scheduling practices. By providing a variety of classroom sizes there will be fewer classrooms of each type. Faculty may be more willing to adhere to regular class start times if it means getting a particular teaching space that suits their needs better.

Transparency in New Construction

With the exception of the facilities building, the new construction proposed in this Facilities Master Plan is related to academic and student life, and is located at the campus core. Exploiting the concept of transparency

- Transparency between interior networks and the exterior paths engages the occupants with the site and the changing seasons.
- Transparency in the proposed library addition will provide sweeping views of the valley and a “balcony” onto Sturges Quad. This will make the library a beacon for pedestrians, who will be able to see the activity inside the facility, especially at night.
- Bridges between the buildings should be light and transparent so that they do not compete architecturally with the existing traditional building styles and to provide campus views from within. These connections can be important transitional experiences.
- Clark, repurposed for campus and community use, would be open to the central plaza, which could become a flexible, programmable outdoor space.



Lobby and stair core in the ISC

Campus Quads

The rehabilitation and creation of campus quads should aspire to “a simple order composed of a continuous ground plane of grass crossed with paths”³ to establish the “enduring, timeless character” that is suited to SUNY Geneseo’s architecture. While Sturges Quad exhibits a strong symmetrical structure, the pedestrian wear patterns show that the path layout does not correspond to desire lines. Future development of

¹ Interview with Delbert Brown, Registrar, Stephen Almekinder, Dir. of Scheduling, Polly Radosh, Dean of the College; December 16, 2009.

² HHL Architects with Rickes Associates, Inc., p. 2.

³ Michael Van Valkenburgh and Peter Del Tredici, “Restoring the Harvard Yard Landscape,” *Arnoldia*, Spring.

the library and the removal of Jones Hall will also impact pedestrian desire lines and should be considered as part of a reconfiguration of this central space. The following are quad design guidelines that should be considered:

- Provide circulation routes that better correspond to patterns of use.
- Provide a high canopy of deciduous trees.
- Keep a clear, unobstructed view across the quad.
- Provide a simple ground plane that can support a variety of architectural types and styles.
- Keep more developed landscape plazas near building entrances where activity is concentrated.
- Provide at least one accessible route to major destinations.
- Take advantage of south facing facades to extend the outdoor season.



Looking southeast across Struges Quad



Building Use

The table below summarizes building use characteristics that were investigated in detail in Phase II of this report.

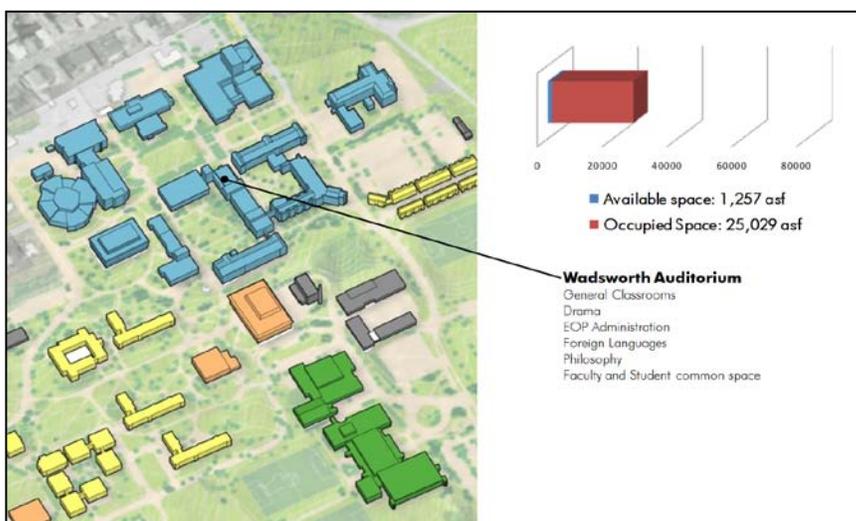
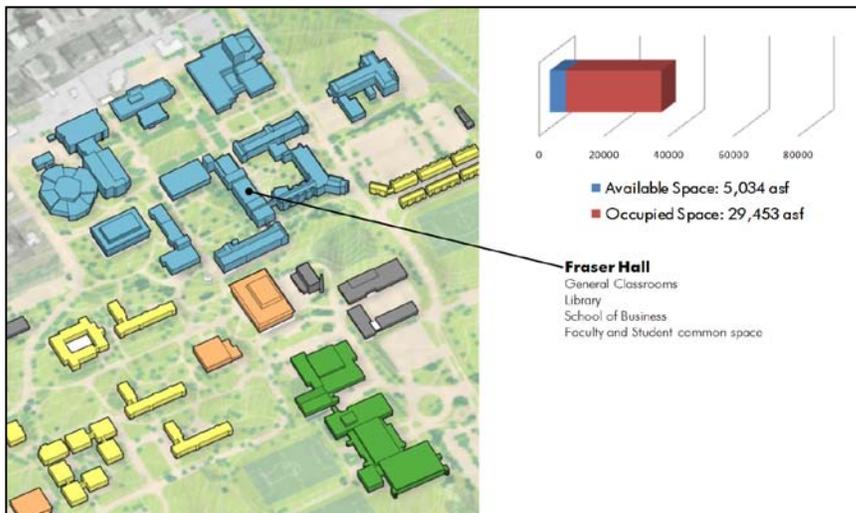
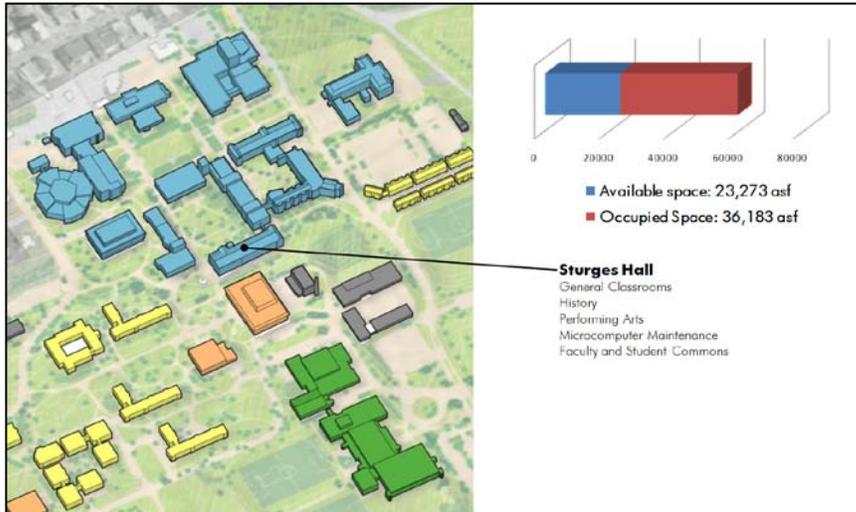
Target Buildings:	Poor Condition	Poor Suitability	Available Space
Blake			
Milne Library			
Sturges Hall			
Fraser Hall			
Erwin Hall			
Wadsworth			
MacVittie Student Union			
Clark Building			
Schrader Physical Education			

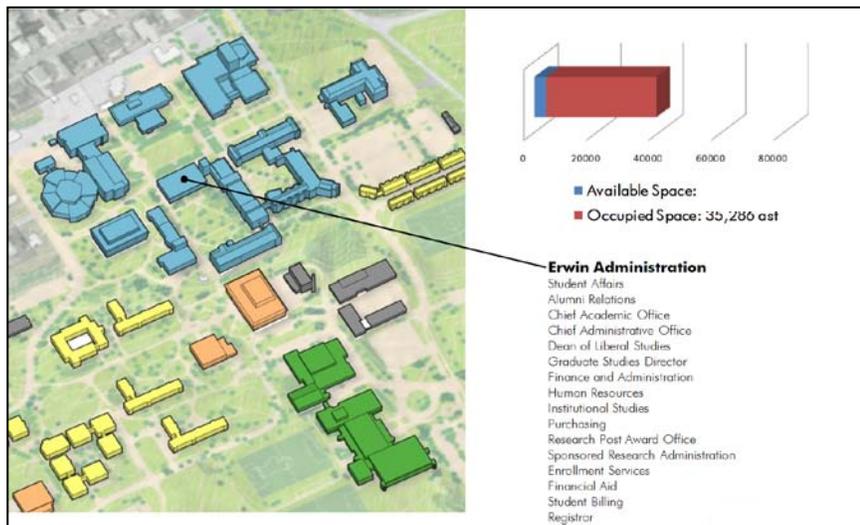
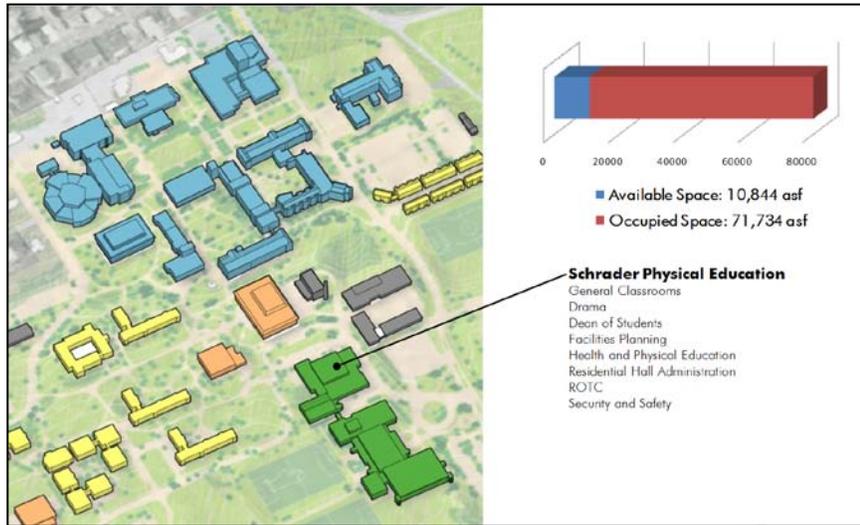
The only building indicated in all categories above is Blake. Blake is recommended for demolition in all three Concept Alternatives.

In terms of building use or suitability there are few buildings “out of place” on the Geneseo campus with respect to the existing campus zones. One exception is Clark Service Building. When built it was appropriately at the periphery of campus, but as the College has grown down the hill and around it, Clark now occupies a site with great potential. It is at a nexus between the academic, student life, and athletic zones, with good access to campus roads and parking.

Three different options for Clark are explored in the Concept Alternatives. In Concept Alternative 1 Clark is demolished, and the site is reserved as a location for future housing. In Concept Alternative 2 Clark is left with its current program in place. The reasoning behind this was based on a very conservative anticipation of future funding opportunities, and left Clark as is to give higher priority to academic program needs, such as the library. In Concept Alternative 3 Clark is renovated as a multi-purpose conference and events facility that can serve community as well as campus functions. Easy access to College Drive and parking facilitate this function. It also responds to the SUNY Chancellor’s call for Colleges’ engagement with their communities.

The last characteristic of building use shown in the table above is available space. Available space reflects program moves prior to the start of this Facilities Master Plan as a result of the current renovations of Doty and Bailey. The images below show the anticipated available space on the Geneseo campus at the start of this Facilities Master Plan, which was an important factor in developing the phasing plans in this report.

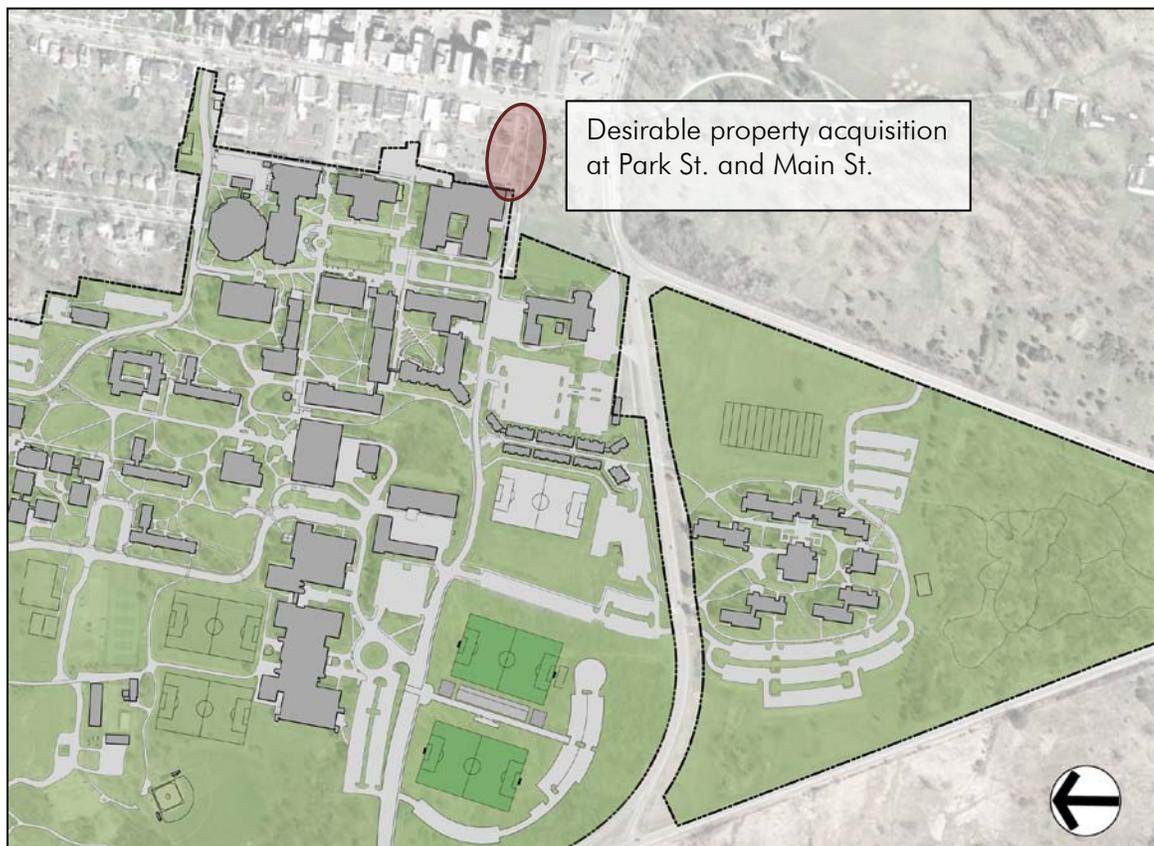






Property Acquisition

While this report does not identify specific academic or administrative program needs for new property, the President's Cabinet identified the need to establish a primary campus entrance. At present, the vehicular entrances from Main Street are poorly defined and often bounded by the parking lots for Main Street Businesses. If Geneseo could obtain the bank at the corner of Main Street and Park Street the College could establish a primary vehicular entrance and a stronger presence on Main Street. This would be an opportunity to develop the streetscape between Main Street and Brodie Fine Arts Center using campus site vocabulary. This location is important because the town park to the south provides a view of Doty Hall, the new location for admissions.





Circulation

Much of the Geneseo campus is laid out on an orthogonal grid. Due to the topography the ideal pedestrian circulation axes would occur on the diagonal to reduce the steepness of the routes from one topographic tray to another.

In order to achieve a cohesive pedestrian campus connected along the diagonals between the residential areas to the academic core, the following improvements to the pedestrian and vehicular networks are described below and on the following map.

Realign Park Street and College Drive

In Concept Alternative 1, Clark Service Building would be removed and the resulting site prepared for future housing. In addition, it was proposed that College Drive be reconfigured to remove nonessential vehicular circulation between South Hall and Lot T to create a unified residential core with fewer road crossings and diminished vehicular traffic for pedestrians.

New roads to circumnavigate the residential core would be located through Lot T and between Doty Hall and Lots B and BB. Park Street would terminate at College Circle and turn south to connect to Mary Jemison Drive. Modifications to Mary Jemison Drive will be made to make the new intersections at Doty Hall and at Lot T safer, including decorative paver crosswalks, improved lighting, and tree plantings.

Jones Hall Quad

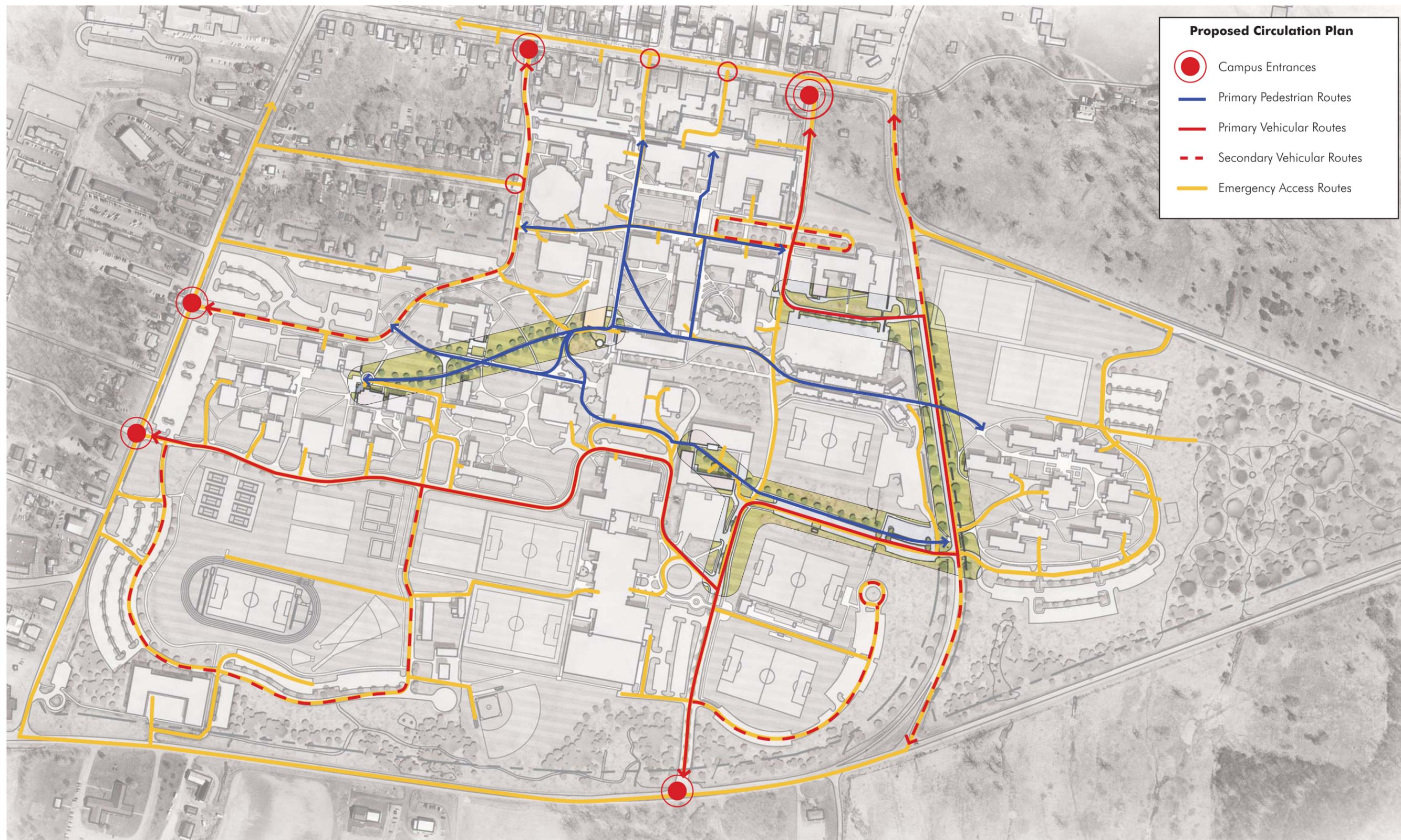
In Concept Alternative 2, Jones Hall would be demolished. In its place a new quad is developed to enhance views to the west from the proposed improvements and expansion to Milne Library. The proposed library quad will support the programs of the library by extending opportunities for social and collision space to the outdoors. In addition, removing Jones Hall allows for a new pedestrian walkway that connects north village to the academic core at a grade that would allow for an accessible route up "Cardiac Hill" from the North Village.

Circulation through Clark Quad

In Concept Alternatives 1 and 3 the site is redesigned to permit safe pedestrian passage through Clark's service and parking areas. The site design responds to an existing pedestrian desire line created by students moving from South Village to MacVittie Union and the upper campus. These alternatives are described in further detail in Section L Landscape Plan.



Concept Alternative 2: Jones Hall is removed along with Blake Hall, and there is no addition to the library proposed. The result is a larger greenspace, an opportunity to maximize views from the west façade of Milne Library, and a site-based solution to accessibility.





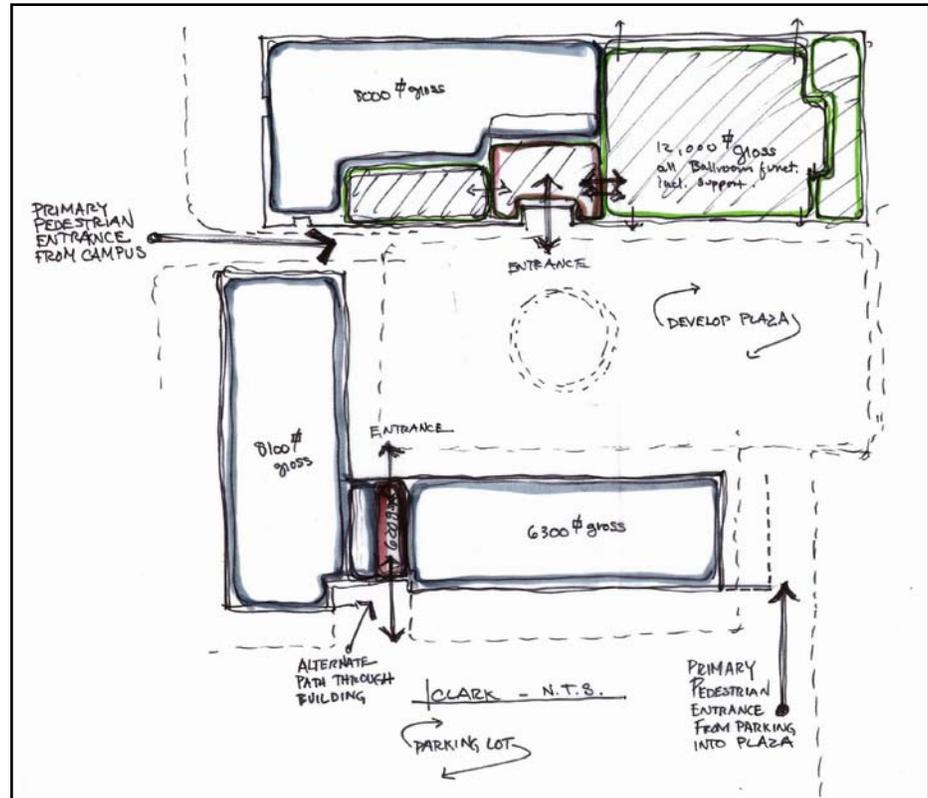
Community Issues

Geneseo enjoys a mutually beneficial relationship with the Village of Geneseo; the historic Main Street commercial district can be considered as much a part of the college experience as the rest of campus. The College owns properties on Main Street, including the President's House, and Campus Auxiliary Services owns and operates the Big Tree Inn, a popular inn and restaurant in town. The local community regularly uses the Milne Library, and the proposed library addition will meet the library's calculated space need and also accommodate the local community.

Concept Alternative 3 describes renovating Clark Service Building into a conference and events facility. It becomes the new location for the ballroom, formerly in MacVittie. In its current location, access to events in the ballroom is difficult for seniors and those with limited mobility. An example given by the steering committee was of the aging alumni who might want to attend a campus event but unable or unwilling to negotiate the Geneseo topography to get to the Ballroom in MacVittie. Compounding this problem is the lack of parking near the student union. By contrast, Clark is located next to a sizeable parking lot (Lot K) and College Drive, which connects easily with surrounding roads.

Clark will also provide an ideal location for the Center for Collaborative Research, an initiative that strives to increase grant money and outside-sourced research funding. This concept was presented as one of the President's Six Big Ideas.

Study showing the potential renovation strategy for Clark Service Building, including pedestrian and vehicular access and a plaza that could be used for outside events.





Housing

Geneseo has a total of 16 on campus residences, including three themed residential college houses. According to the 2009-2010 Geneseo Fact Book, 5,495 (54.9 percent) undergraduate students live on campus. The College would like to increase that number, which is consistent with Geneseo's vision of a liberal arts experience. While a specific housing plan is outside the scope of this Facilities Master Plan, the consultants looked at how future housing might fit with the other recommended program initiatives.

Much of Geneseo's student housing was built between 1950 and 1970. The College performs ongoing upgrades to these residences, in particular related to improving accessibility. Section K of this report describes future utility infrastructure considerations that would directly affect student housing.

The oldest campus residence is Jones Residence Hall. Concept Alternative 2 calls for removing Jones, which would provide opportunities for enhanced pedestrian circulation from north housing to the academic core.

Section D recognizes the existing zones on the Geneseo campus, including a housing/student life zone that occupies the middle of the campus and extends to the northern and southern edges of the College. The building most significantly out of place in this student life zone is Clark Service Building.

Concept Alternative 1 calls for razing Clark and establishing it as a site for future housing. Concept Alternative 2 leaves Clark as it exists now. Placing future housing in this general area would still be in keeping with the existing housing/student life zone, but the existing topography presents more difficulty. Concept Alternative 3 proposes that Clark be repurposed as a conference and events facility. Placing this programmatic function inside the student life zone is less inconsistent than facility services and could be used as a venue for a variety of student activities. As with Alternative 2, while new housing would be appropriate in this area the topography would make it challenging.

At the north end of campus the newest residence halls, Seneca and Putnam, begin to complete a site concept that establishes two strong housing quads on either side of Letchworth Dining Hall. Two "corners" of these quads still remain unbuilt and are natural locations for future residences.



Site Utilities

Steam Distribution

The underground steam distribution system once fed the entire Geneseo campus, but was cut back to eliminate two areas. During the mid-1980s Geneseo began getting major failures of the underground steam piping system from the central powerhouse to the northern and southern ends of campus. These areas are almost all residence halls.

The original underground piping system was called “Ric-Wil” and used a steel painted outer covering with either a fiberglass batt or a pourable insulation surrounding the steam and condensate pipes contained inside the outer wrapper. Burying steel wrappers or pipes is not a good idea without corrosion protection and some form of water-proofing. The outer steel wrapper failed; the insulation got saturated with water, and the piping was corroded from the outside in.

In 1987-1988 an emergency project put separate boilers in each of the buildings previously served by the Ric-Wil piping system in the north and south areas. Single or double low pressure steam boilers were installed in each building. The majority of the boilers were of a cast iron sectional design, to bring them into the buildings without opening up the foundation walls. A few of the boilers were steel water tube design where there was more access. A new masonry chimney was constructed in each building to vent these boilers.

Since the buildings were originally heated by the central steam plant, the new steam boilers were connected to the existing steam headers which fed hot water heat exchangers used for space heating and the steam bundles in the existing domestic hot water storage tanks. The Ric-Wil system was capped at the foundation wall and is visible in the boiler rooms. The underground distribution system is still in place.

The Current Design

The space heating systems in the buildings are hot water baseboard, with some hot water coils located in some small ventilating air handler units and in cabinet heaters for the vestibules. There is minimal or no direct use of steam in the residence halls other than domestic water tanks. Efficiency is lost converting steam to hot water. The boilers installed in the 1980s should have been hot water, not steam. The domestic hot water heating system also has copper boilers, which were intended to heat the tanks in the off season when the central plant was down for servicing. These boilers are more efficient than the steam boilers, and will last a lot longer as they are full copper design.

Future Design

Reconnecting to the central steam plant would make sense if the existing power plant boilers could handle the load. One of the existing boilers was downsized because the steam plant only handled the “academic campus” and what is located in the “upper plaza” area. The “new” boiler installed in the powerhouse is substantially smaller than

the one it replaced. This was done to resize the boiler to the present academic building loads, rather than the whole campus load. An audit of the powerhouse would need to be performed to see if an upgrade could handle the whole campus again. The present underground steam system should be inspected before reusing it. Maintenance and servicing would be simpler with a central system.

The power plant crew runs the current boilers very efficiently, operating in the low to mid 80 percent efficiency range. There are sophisticated monitoring systems in use for oxygen trim on the burners and the facility is well maintained. Since fuel is burned at a single location, maintenance issues are minimized.

If the residences were brought back to the central steam system, the only equipment at each building would be condensate return pumps, main heat exchanger steam traps, and some steam valves for the domestic hot water heaters.

Campus wide, Geneseo would need a new direct burial piping system, complete with manholes and intermediate drip traps located through the system. The system would require about 12 to 18 manholes, and there would be a maintenance requirement with the traps. The newer direct burial piping systems are much better in keeping the water out of the insulation. The College could reuse the existing path and foundation cuts to install the new piping.

Installing separate hot water boilers in each building and using the existing steam equipment is a reasonable option. A gas-fired condensing boiler would provide maximum heating efficiency. Similar retrofits on other campuses have shown that it is possible to run lower than expected water temperatures in winter (130-140 degrees Fahrenheit) because the heating elements are so oversized. This keeps the boilers in condensing mode which gives a realistic 94 percent minimum efficiency.

However, there are problems with this approach in an existing building. The most important is that it is not possible to vent a category 2 or 4 venting system (i.e., condensing boiler) directly into the existing masonry chimneys, as the current category 1 boilers are. It would be necessary to either line the existing chimneys with an AL-29-4C double wall stainless liner (material costs about \$3.00 per inch), or find locations on the outside of the building where direct vents could be installed. Often, these direct vent locations are too low to the ground to be acceptable to the College. Dorms like Erie, Seneca, and Ontario are multi-floor, so lining the existing chimneys would be expensive. Livingston and Red Jacket Dining Hall are a lower construction height and therefore not as expensive.

Multiple satellite boilers in all the buildings create much more maintenance and potential service work for the facilities group. Rather than one main powerhouse, there are as many powerhouses as there are buildings to be heated.

It would also be necessary to revise the existing hot water tank heating bundles to use hot water rather than steam, or simply abandon the existing steam bundles and install condensing domestic hot water heating boilers. Again, the same venting issues would

apply to these domestic hot water boilers as applies to the condensing heating boilers.

The existing heating circulation pumps are in reasonable condition, as are the heating elements in the dorm rooms. The decision to replace or reuse these elements could be made on a case by case basis as the residences are updated/renovated.

A “gut” rehabilitation of the academic buildings makes it fairly easy to add new chillers along with the associated infrastructure like piping, fan, and duct systems. Cooling could be added to the buildings, along with a true energy recovery ventilation system and up-to-date digital control systems that could all be interconnected and monitored at workstations.



Geneseo's Heating Plant



Landscape Plan

The overall landscape planning strategy is to preserve and enhance the existing pedestrian core of the campus, improve indoor/outdoor connections, provide accessible routes, and create an attractive learning environment that exemplifies a premier liberal arts college experience.

In addition to the modifications to circulation outlined above, the following landscape enhancements are proposed in support of program driven initiatives.

Sturges Quad

Associated with the renovations proposed for Sturges and Fraser Halls, a rehabilitation of the existing Sturges Quad is proposed. Improvements will include better pedestrian circulation, new entrances and plazas associated with each of the renovations, and in Concept Alternatives 1 and 3 new linkages to the proposed Milne Library addition.

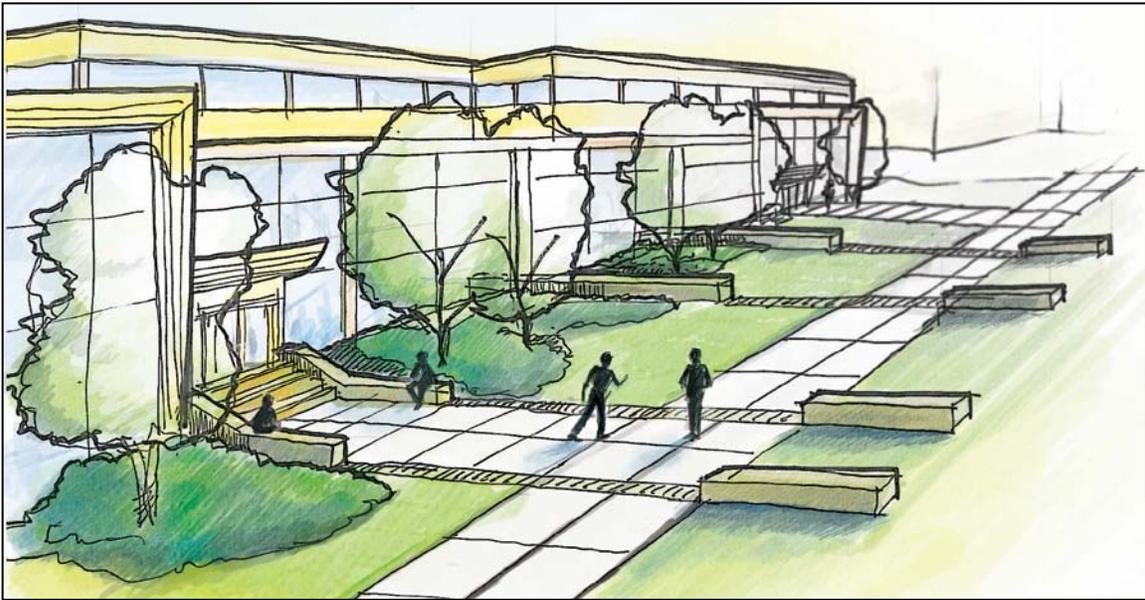
Library Quad

The library quad is bounded by Milne Library, the proposed Milne Library Addition, and Jones Hall. The design concept is to create a signature green space that is contiguous with the Sturges Quad and activated by Milne Library. Depending on the architectural configuration of Milne Library and the addition, there is an opportunity to create a successful transitional space on the west façade of Milne, such as a café or group study area, that capitalizes on the views of the new campus green and valley beyond. Because the addition is sited approximately in the same location as Blake Hall, stepping down the slope, there is an opportunity to use the addition's vertical circulation to provide an accessible route from the middle campus and north and south villages to the upper campus, which is approximately an 18 percent slope. An important feature of the design is a pedestrian spine along the front of the library addition. A high level of detail will create a walk that is also a plaza, enriching the connection and focusing activity along the corridor.

The amount of development for the library quad varies with each of the concept alternatives. In Concept Alternative 1, with the largest size library addition, the site design is as described above (see following perspective).

In Concept Alternative 2, where Blake Hall is demolished and no library addition is proposed, there is a larger site impact. The site development for the library quad is combined with the removal of Jones Hall, creating the largest green space among the three alternatives. In this scenario, providing accessibility will be purely a site solution, with no interior circulation route to traverse the steep gradient.

Concept Alternative 3 will incorporate a moderate level of site development as the footprint of the library addition is half the size of that in Concept Alternative 1.



Concept Alternative 1: The proposed addition to Milne Library will activate the east-west connection through the academic core. The addition will provide interior circulation paralleling the exterior, create a vibrant inside-outside synergy, and provide an alternative accessible route.

College Circle Rehabilitation

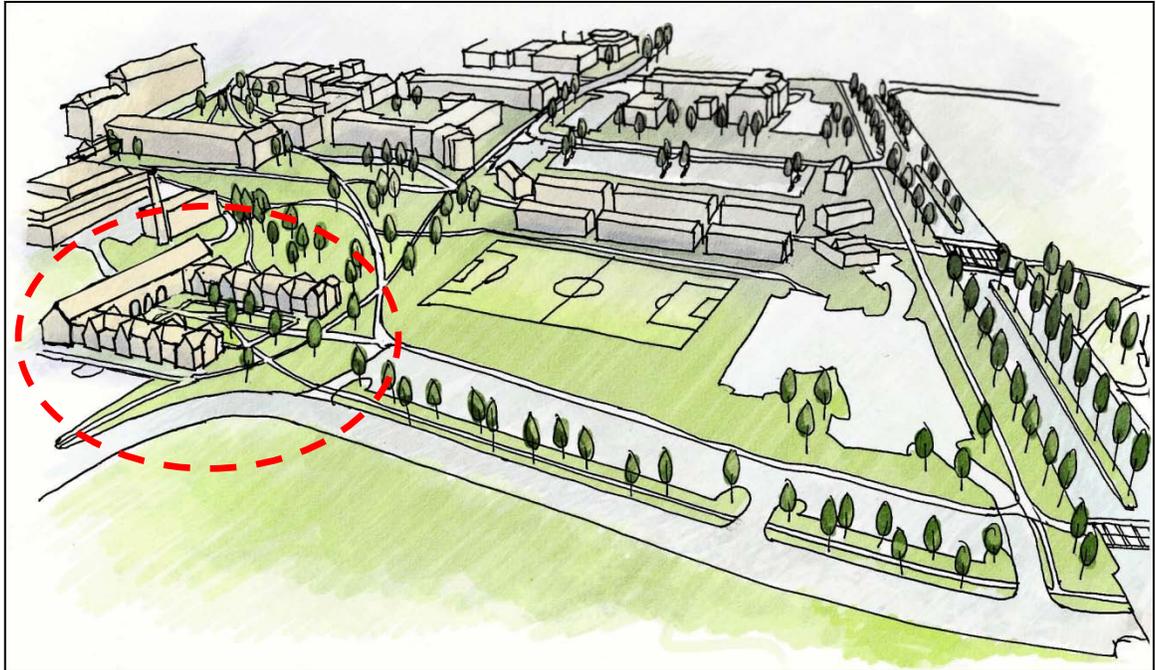
College Circle is already a successful landscape space, with its classical symmetry and axial views to the Integrated Science Center. Associated with the renovations at Wadsworth Auditorium and Welles Hall proposed in Concept Alternative 1, improvements to the circle include an extension to the front of Doty Hall, the new location for admissions, enhancing the entrance drive view and the first time visitor experience.



Associated with renovations to Wadsworth Auditorium and Welles Hall are rehabilitation of College Circle, and extension of the drive to Doty Hall.

Clark Quad

The landscape development of Clark Quad varies significantly among the three Concept Alternatives. In Alternative 1 Clark Service Building is removed, and the site is redeveloped for future housing. While housing is not analyzed as part of this plan, a possible layout is shown that proposes a cloister-like courtyard that is framed on the north by a “gatehouse” that permits passage of the pedestrian flow anticipated in this area. Closely tied to the development of this quad is the removal of Park Street/College Drive, to minimize pedestrian/vehicular conflicts. The changes are as described above in Section H.



Concept Alternative 1: Clark Service Building is removed, and the site is redeveloped as the site of a future residential quad (circled above).

In Concept Alternative 2 there are no changes to Clark and therefore no landscape improvements.

In Alternative 3 Clark Service Building is repurposed as a conference and events facility that will include the MacVittie ballroom and other community spaces (see rendering on the following page). These relocations create a campus facility with a strong campus/public interface, requiring intuitive wayfinding, universal access, drop-off, and proximity to parking. The landscape plan for Clark Conference Center consists of an open courtyard that can be used as flexible space for community events and gathering. The courtyard will also allow pedestrian circulation to move in a north-south direction without crossing through Parking Lot K. A new drop-off circle is proposed at the intersection of the drives to Lot T and the former Clark Service parking. These improvements may be linked to the proposed reconfiguration of Park Street/College Circle.



Concept Alternative 3: Clark Service Building is reconfigured as a community building, creating a new hub of activity in the center of campus. Site improvements include a new green, pedestrian circulation through the site, outdoor café space, lighting, planting, and other amenities.

University Drive Improvements

University Drive from Franklin Drive to Main Street serves as a front door for much of the off-campus student population. However, the approach to the north side of campus consists primarily of loading/service areas and is not attractive. Proposed site improvements associated with the renovations to Newton Lecture Hall include a more prominent entry to the walk between Newton Lecture Hall and Milne Library and improvements to Newton Lecture Hall's north entrances, including greater accessibility. A consistent streetscape vocabulary for University Drive will improve the campus aesthetics and identity along the north edge of campus.

Site Work for New Construction: New Service Building

Clark Service Building, at the heart of campus, is no longer the most suitable location for facilities services. In Concept Alternatives 1 and 3 a new service building is proposed on Route 63, and will contain Campus Auxiliary Services and campus security in addition to facilities services. This location will allow easy access to Route 63, and remove unnecessary traffic from the heart of campus. It will also eliminate the pedestrian/vehicular conflict within the parking bay area at the existing Clark Service Building. The work for this project includes siting of the new building, driveway access to Route 63, and new connections providing direct vehicular access to the campus via Letchworth Drive. Parking and service areas would also be accommodated.

A comprehensive stormwater treatment corridor should be incorporated into the

planning of this section of campus. This location is naturally the lowest point on campus and it is the logical location to accommodate treatment for upstream development. In addition, there may be opportunities to develop walking trails along this stormwater treatment corridor and incorporate interpretive signage to add a pedagogical component to the landscape.

Site Work for New Construction: New Field House

Proposed in the 2004 Athletic Master Plan, the new Field House is sited just west of Merritt Athletic Center. Site work includes providing vehicular and pedestrian access as well as replacement and rehabilitation of fields that are displaced.



Capital Improvements

The following tables show proposed capital improvements for the three concept alternatives. The left columns under the heading “Program-Driven Initiatives” show how departments would be co-located in each facility and, if applicable, their previous locations. The columns under the major heading “Scope” describe the type of work required to execute these program moves. They take into account the existing facility conditions as described in Phase II of this report and show the associated site work. The last heading, “Program Moves,” describes the logistics required to execute these initiatives.

Many of the campus departments have already been located by previous programming efforts and the renovations of Bailey and Doty. In addition, departments that must temporarily move to swing space and programs that would be temporarily off-line during the work are listed. The last column shows classrooms that would be affected by capital improvements. This information lets the College anticipate scheduling challenges. With closer regulation of the course schedule, Geneseo has enough classrooms to offset the temporary loss of a number of instructional spaces during building renovations.

As described in Section E, there is also the opportunity to right-size classrooms as the academic buildings are renovated. The College does not need to put back the same number of classrooms as before and should attempt to achieve a variety of room sizes to better reflect the current teaching methods. In Geneseo’s case this means more small and seminar-style rooms. The College can take advantage of a wide selection of classroom types to bring more structure to the scheduling of teaching spaces.

The order of projects shown in the concept alternative each reflects a different set of priorities. Section Q places the same set of initiatives on a timeline and shows that the work cannot always take place in the desired order due to project duration and enabling projects. The concept alternatives shown here are the “ideal” and the phasing plan in Section Q follows the ideal, takes into account phasing, enabling projects, and surge space (see section R).



SUNY Geneseo Program-Driven Initiatives Draft Phasing Plan



Program-Driven Initiatives			Scope		Program Moves				
Program Components	Previous Location	Target Location	Program Work: Listed chronologically	Related Site Work	Program previously relocated to Doty, Bailey, or during earlier program moves	Program that must relocate	Program off-line during renovation	Classrooms off-line during renovation (room no. and seat count)	
CONCEPT ALTERNATIVE 1									
2013 - 2018	Classrooms History faculty (temporary) Building services	Sturges and Blake	FRASER 1st Floor	Renovate	First Phase of Sturges Quad Renovation	Geography Anthropology	None	Building services Faculty Lounge	104 - 29 seats 114 - 41 seats 116 - 20 seats 119 - 49 seats
	Classrooms Library Building services		FRASER 2nd Floor	Renovate		Library to Fraser 1st floor (temporarily reduced program) School of Business offices to South Hall, take 1 classroom off-line in South Hall to accommodate Business		202 - 24 seats 202A - 66 seats 213 - 56 seats	
	Classrooms Microcomputer Maintenance History faculty 80 seat performance space Political Science Building services	Sturges 1st floor Fraser Welles	STURGES 2nd and 3rd Floors	Renovate		Speech Pathology & Audiology Speech Clinic	History Faculty to Fraser 1st floor	80 seat performance space Building services	208A - 48 seats 219 - 106 seats 221 - 47 seats 223 - 52 seats
	Classrooms Student Union incl. Radio Station EOP Administration Residence Hall Administration Student Council Dean of Students Campus Police satellite office Building services	Blake Blake Schrader Blake MacVittie and Schrader Schrader	STURGES Ground and 1st Floors	Renovate		Anthropology Psychology Sociology	Microcomputer Maintenance to 2nd floor of Sturges	Faculty Lounge Building services	28 - 20 seats 103 - 43 seats 104 - 42 seats 105 - 41 seats 106 - 41 seats 108 - 55 seats 109 - 45 seats 111 - 40 seats 112 - 40 seats 113 - 42 seats 114 - 42 seats
	Career Development/Student Placement Finance and Admin. Conf. Room	Blake Blake		Renovate Available Space	N/A	Admissions VP for College Advancement	None	None	None
	Student Affairs; Alumni Relations; Chief Academic Office; Dean of Liberal Studies; Graduate Studies Director; Enrollment Svcs.; Finance & Admin.; Financial Aid; Human Resources; Institutional Studies; Purchasing; Registrar; Research Post Awards; Sponsored Research; Administration; Student Billing		ERWIN 1st and 2nd Floors						

Program-Driven Initiatives			Scope		Program Moves			
Program Components	Previous Location	Target Location	Program Work: Listed chronologically	Related Site Work	Program previously relocated to Doty, Bailey, or during earlier program moves	Program that must relocate	Program off-line during renovation	Classrooms off-line during renovation (room no. and seat count)
CONCEPT ALTERNATIVE 1								
None		BLAKE A, B & C	Remove Blake	Second Phase Library Quad Renovation	Student Union Student Council Psychology History Campus Auxiliary Services Computing and Info. Technology EOP Administration Career Development/Stud. Placement Finance and Admin. Conf.	FSA office to MacVittie in former Dean of Students space	Building services Faculty Lounge Residence Hall Administration (inactive)	208 - 52 seats
Stacks ❖ Study Space Classrooms Library Staff Building services		LIBRARY ADDITION	60,000 sf addition		None	None	None	None
Stacks ❖ Study Space Classrooms Library Staff Building services		MILNE LIBRARY	Renovate		None	Some stacks and reduced Library functions, including administrative, move to new addition; some stacks to Schrader	Building services	104 - 60 seats 105 - 76 seats 109 - 30 seats 213 - 55 seats
Campus Auxiliary Services Grounds Maintenance Automotive Services Central Stores Environmental Health & Safety Building services Campus Security	Clarke Clarke Clarke Clarke Clarke Schrader	NEW FACILITIES BUILDING	New Construction	Facilities Building Site Plan: Parking, storm drainage, landscaping	None	None	None	None
Circulation		STURGES-MacVITTIE BRIDGE	Bridge and vertical circulation between Sturges and MacVittie	Sturges/MacVittie Corridor	None	None	None	None
Campus Store ❖ FSA ❖ Mail and Messenger ❖ Student Union functions ❖	Blake	MacVITTIE STUDENT UNION	Phased Renovation, use former Campus Security space in Schrader as swing space.	None				None
Establish as future housing/student life site, develop site accordingly		CLARK SERVICE BUILDING	Remove Clarke	New Clark Quad, including site plan for future housing/student life. Park St. and College Drive road reconfiguration	None None	Service functions None	None None	None None
Classrooms Foreign Languages Philosophy English Central Duplicating & Printing ❖	Wadsworth Wadsworth	WELLES	Phased renovation and classroom right-sizing No work in newly renovated classrooms: 24 - 61 seats tiered 26 - 61 seats tiered 121 - 62 seats tiered 123 - 62 seats tiered Expected outcome: additional assignable square feet in Welles.	Rehabilitate College Circle, including connection to Doty		Central Duplicating & Printing to Schrader temporarily		115 - 48 seats 117 - 39 seats 119 - 53 seats 128 - 53 seats 131 - 39 seats 132 - 39 seats 133 - 39 seats 134 - 59 seats 138 - 64 seats 140 - 59 seats 216 - 63 seats
Classrooms Drama ❖ Study space		WADSWORTH	Phased renovation and classroom right-sizing		Sociology Foreign Languages Philosophy EOP Administration			21 - 52 seats 204 - 26 seats

2019 - 2023

Program-Driven Initiatives			Scope		Program Moves			
Program Components	Previous Location	Target Location	Program Work: Listed chronologically	Related Site Work	Program previously relocated to Doty, Bailey, or during earlier program moves	Program that must relocate	Program off-line during renovation	Classrooms off-line during renovation (room no. and seat count)
CONCEPT ALTERNATIVE 2								
Classrooms History faculty ✦ Political Science Faculty 80 seat performance space EOP Administration Building services Microcomputer Maintenance ✦	Welles Blake	STURGES 2nd and 3rd Floors	Renovate	1. Sturges/Library Quad Master Plan 2. First Phase: Sturges Quad Renovation	Speech Pathology & Audiology Speech Clinic	History relocate to Sturges 1st and/or ground floor during renovation	80 seat performance space Building services	208A - 48 seats 221 - 47 seats 223 - 52 seats
Classrooms Library/study space Career Development/Student Placement	Blake	STURGES Ground and 1st Floors	Renovate and right-size classrooms. Expected outcome: additional assignable square feet in Sturges.		Anthropology Psychology Sociology	Microcomputer Maintenance to 2nd floor	Faculty Lounge Building services	28 - 20 seats 103 - 43 seats 104 - 42 seats 105 - 41 seats 106 - 41 seats 108 - 55 seats 109 - 45 seats 111 - 40 seats 112 - 40 seats 113 - 42 seats 114 - 42 seats
Classrooms Library/study space Philosophy English Central Duplicating & Printing ✦ Student Council Building services	partly from Fraser including offices in Wadsworth Blake	WELLES	Phased renovation and right-sizing of classrooms No work in newly renovated classrooms: 24 - 61 seats tiered 26 - 61 seats tiered 121 - 62 seats tiered 123 - 62 seats tiered Expected outcome: additional assignable square feet in Welles.		None	Political Science relocate to Sturges 2nd floor; Central Duplicating & Printing temporarily to Fraser 1st floor vacated space + one classroom	Building services	115 - 48 seats 117 - 39 seats 119 - 53 seats 128 - 53 seats 131 - 39 seats 132 - 39 seats 133 - 39 seats 134 - 59 seats 138 - 64 seats 140 - 59 seats 216 - 63 seats
Classrooms Library/study space Foreign Languages Student Union (student activity & radio) Building services	Welles and Wadsworth Blake	FRASER	Phased renovation; right-size and reduce number of classrooms, Expected outcome: additional assignable square feet in Fraser		Anthropology Geography Central Duplicating & Printing during previous phase	(reduced) Library to Welles School of Business to South Hall	Building services	104 - 29 seats 114 - 41 seats 116 - 20 seats 119 - 49 seats 202A - 66 seats 213 - 56 seats
Dean of Students Finance and Admin. Conf. Room Residence Hall Administration Student Affairs; Alumni Relations; Chief Academic Office; Dean of Liberal Studies; Graduate Studies Director; Enrollment Sacs.; Finance & Admin.; Financial Aid; Human Resources; Institutional Studies; Purchasing; Registrar; Research Post Awards; Sponsored Research Administration; Student Billing	Schrader and MacVittie Blake Schrader	ERWIN 4,200 ASF	Renovate		Admissions VP for College Advancement	None	None	None
Campus Auxiliary Services Classrooms Drama Health and Physical Education Facilities Planning Campus Security Campus Store	Blake Merritt Athletic Center	SCHRADER 1,720 ASF	Renovate offices	N/A	Residence Hall Administration	None	None	None
Campus Store Campus Auxiliary Services Mail and Messenger Student Union functions	Blake	MacVITTIE	Phased renovation	N/A	Dean of Students	Various	None	None
Classrooms Computing & Information Technology	Blake	NEWTON	Renovation	University Drive improvements	None	None	None	see comments

2013 - 2018

Program-Driven Initiatives			Scope		Program Moves			
Program Components	Previous Location	Target Location	Program Work: Listed chronologically	Related Site Work	Program previously relocated to Doty, Bailey, or during earlier program moves	Program that must relocate	Program off-line during renovation	Classrooms off-line during renovation (room no. and seat count)
CONCEPT ALTERNATIVE 2								
2019-2023	Classrooms General Library EOP Administration Campus Auxiliary Services None	MILNE	Renovate	Expanded Library Quad Renovation	None	Temporarily locate stacks in vacated Blake	Building support	104 - 60 seats 105 - 76 seats 109 - 30 seats 213 - 55 seats
		BLAKE A, B & C	Remove Blake		Student Union Student Council EOP Administration Career Development/Stud. Placement Finance and Admin. Conf. Room History faculty	FSA office to MacVittie	Building services Faculty Lounge	208 - 52 seats
					N/A			
	Housing	JONES	Remove Jones					

Program-Driven Initiatives			Scope		Program Moves			
Program Components	Previous Location	Target Location	Program Work: Listed chronologically	Related Site Work	Program previously relocated to Doty, Bailey, or during earlier program moves	Program that must relocate	Program off-line during renovation	Classrooms off-line during renovation (room no. and seat count)
CONCEPT ALTERNATIVE 3								
Classrooms History faculty ✦ Political Science Faculty 80 seat performance space Building services Microcomputer Maintenance ✦	Welles	STURGES 2nd and 3rd Floors	Renovate	1. Sturges/Library Quad Master Plan 2. First Phase: Sturges Quad Renovation	Speech Pathology & Audiology Speech Clinic	History relocate to Sturges 1st and/or ground floor during renovation	80 seat performance space Building services	208A - 48 seats 221 - 47 seats 223 - 52 seats
Classrooms Library/study space Dean of Students Career Development/Student Placement	Schrader and MacVittie Blake	STURGES Ground and 1st Floors	Renovate and right-size classrooms. Expected outcome: additional assignable square feet in Sturges.		Anthropology Psychology Sociology	Microcomputer Maintenance to 2nd floor	Faculty Lounge Building services	28 - 20 seats 103 - 43 seats 104 - 42 seats 105 - 41 seats 106 - 41 seats 108 - 55 seats 109 - 45 seats 111 - 40 seats 112 - 40 seats 113 - 42 seats 114 - 42 seats
Classrooms Philosophy English Central Duplicating & Printing ✦ Student Council Building services	some offices from Wadsworth Blake	WELLES	Phased renovation and right-size classrooms No work in newly renovated classrooms: 24 - 61 seats tiered 26 - 61 seats tiered 121 - 62 seats tiered 123 - 62 seats tiered		None	Political Science relocate to Sturges 2nd floor; Central Duplicating & Printing temporarily to Fraser 1st floor vacated space + one classroom	Building services	115 - 48 seats 117 - 39 seats 119 - 53 seats 128 - 53 seats 131 - 39 seats 132 - 39 seats 133 - 39 seats 134 - 59 seats 138 - 64 seats 140 - 59 seats 216 - 63 seats
Classrooms Library/study space Foreign Languages Student Union (student activity & radio) Building services	Welles and Wadsworth Blake	FRASER	Phased renovation, right-size and reduce overall number of classrooms, expected outcome additional assignable square feet in Fraser		Anthropology Geography Central Duplicating & Printing during previous phase	Library to Sturges School of Business to South Hall	Building services	104 - 29 seats 114 - 41 seats 116 - 20 seats 119 - 49 seats 202A - 66 seats 213 - 56 seats
Finance and Admin. Conf. Room EOP Administration Student Affairs; Alumni Relations; Chief Academic Office; Dean of Liberal Studies; Graduate Studies Director; Enrollment Svcs.; Finance & Admin.; Financial Aid; Human Resources; Institutional Studies; Purchasing; Registrar; Research Post Awards; Sponsored Research; Administration; Student Billing	Blake Blake	ERWIN 4,200 ASF	Renovate		Admissions VP for College Advancement	None	None	None
Fitness Center Classrooms Health and Physical Education Drama Facilities Planning	Merritt Athletic Center	SCHRADER	Renovate Schrader pool and former Campus Security to become new Fitness Center, team weight rooms, yoga/dance/class studio	Minimal site work	N/A	None	None	None
Campus Auxiliary Services Computing and Information Technology	Blake Blake	MERRITT 7,630 ASF	Renovate former Fitness Center		Fitness Center	None	None	None
		BLAKE A, B & C	Remove Blake	Site Preparation	Student Union Student Council EOP Administration Career Development/Stud. Placement Finance and Admin. Conf. Room History faculty	None	Building services Faculty Lounge Residence Hall Administration (inactive)	

2013 - 2018

Program-Driven Initiatives			Scope		Program Moves				
Program Components	Previous Location	Target Location	Program Work: Listed chronologically	Related Site Work	Program previously relocated to Doty, Bailey, or during earlier program moves	Program that must relocate	Program off-line during renovation	Classrooms off-line during renovation (room no. and seat count)	
CONCEPT ALTERNATIVE 3									
2019 - 2023	Library collection: temporary After completion of Library: Campus Auxiliary Services Grounds Maintenance Automotive Services Central Stores Environmental Health & Safety Building services Campus Security	Clarke Clarke Clarke Clarke Clarke Clarke Schrader	FACILITIES BUILDING	New construction	Facilities Building Site Plan: Parking, storm drainage, landscaping	None	None	None	None
	Stacks Study space Classrooms Library administration		MILNE	Renovate	Library Quad Renovation	Some functions to Sturges	Some stacks and reduced Library functions, including administrative, move to new addition; some stacks to new Facilities building	104 - 60 seats 105 - 76 seats 109 - 30 seats 213 - 55 seats	
	Study Space Administration Building services		LIBRARY ADDITION	30,000 gsf addition		None	None	None	None
	Campus Store Campus Auxiliary Services Mail and Messenger Student Union functions Learning Commons (in former Ballroom)		MacVITTIE	Phased renovation	None.	Ballroom and support space	None	None	None
	Ballroom and support space Community rooms / daycare? Campus Security	MacVittie	CLARK	Renovate Clarke and develop courtyard between the two buildings	Clark Courtyard.	FSA Grounds Maintenance Automotive Services Central Stores Environmental Health & Safety Building services	None	None	None

CONCEPT ALTERNATIVE 3 - ALTERNATE									
2019 - 2023	Campus Store Campus Auxiliary Services Mail and Messenger Student Union functions Dining Hall (in former Ballroom)	Mary Jemison	MacVITTIE	Renovate ballroom to become new dining hall, add cost shown.		Ballroom and support space Existing food service	None	None	None
	Fitness Center	Merritt Athletic Center	MARY JEMISON	Convert to Fitness Center, add cost shown.	None. Minimal site work to remove service/parking, improve relationship to residential quad.		Food Service		



Demolition

Blake Hall is targeted for demolition in all of the concept alternatives. The table in Section F shows buildings that are in poor condition, are poorly suited to their current function, or are not fully programmed due to departmental moves or other reasons. Blake falls into all three categories.

Blake also has accessibility issues that would be difficult to remedy without a substantial investment. Removing Blake will free the site on the north of Sturges Quad for a library addition and alleviate the increasing capital costs that will be associated with a building in its physical condition.



Blake was originally built as a student residence and now houses student services, administrative offices, and some academic spaces.

Concept Alternative 1 calls for the demolition of Clark Service Building. As previously described, Clark is inappropriately located for its program. It also has accessibility issues and unused assignable space. Removing Clark will free a site that is within the campus student life/residential zone. Clark's site is designated as a future housing site in Concept Alternative 1.



Technology

Geneseo is one of the best wired campus in the country. There is a laptop requirement for all incoming freshmen, which allows student and faculty to take advantage of the opportunities of on-line research and learning methods. According to the Office of Institutional Research, there are over 60 computer labs on campus including the residence halls. In addition, all the academic buildings and residences have wireless technology. All of Geneseo's classrooms have computer projection capabilities, and newer classrooms planned for Bailey Hall will have state of the art technology capabilities. As the existing academic buildings are renovated all new classrooms will be designed with this level of technology.



Milne Library



Greening

Phase II of this report identifies Geneseo as a participant in the American College and University President's Climate Commitment. Phase II also describes strategies for developing an environmentally responsible campus, such as low-mow green space. Future facility renovations should consider implementing water and energy saving measures such as motion sensors for lighting and water fixtures. Renovations of the existing academic buildings call for energy efficient windows and the concepts for the renovation of MacVittie Student Union and the library addition include transparency of the building skin to encourage natural light inside the buildings. Solar panels and green roofs are also opportunities to capture energy, mitigate storm water runoff in the case of flat roofs, and make green initiatives a visible part of the students' overall educational experience.

On a larger scale, adaptive reuse is a greener strategy than new construction, but this must be balanced with the condition and appropriate programming of the College's existing facilities. Concept Alternative 1 calls for the demolition of Blake Hall and the construction of a library addition in its place. Blake is an inefficient building in its current condition, poorly suited to its program, and upgrading it would be extremely costly. A library addition on that site can be constructed using the latest energy saving strategies and addresses the largest space deficit that the College has.

From an infrastructure standpoint the College operates its existing boilers very efficiently. As discussed in Section K, the school should evaluate the long-term costs and benefits of restoring this system to the residential parts of campus versus a satellite boiler system.

Future landscape development should incorporate sustainable practices. The campus should consider implementing porous pavement in parking lots, pedestrian plazas, and walkways. Stormwater treatment practices should be well integrated into the landscape, and celebrated and incorporated into outdoor learning spaces where possible. All parking lots should be well screened and canopy trees incorporated where possible to break up large expanses of pavement and reduce heat island effect.

Other strategies:

1. Strive to achieve LEED Gold for new building construction, exceeding SUNY's requirement of LEED Silver.
2. Explore options for reducing solid waste through a combination of increased recycling and composting. Both food waste and landscape biomass can be reduced or composted. Composting facilities can be incorporated on campus and are commonly a part of botanical gardens and arboreta.
3. Review both external and internal deliveries to campus. Large loading docks increase costs of site development for truck accommodations and compromise the pedestrian character of the campus core. Consider a central dispatch center with smaller vehicles making building deliveries.
4. Reduce impacts of parking lots through incentives to reduce vehicular use on

campus.

5. Consider developing a comprehensive stormwater treatment corridor along the edge of campus parallel to Route 63 that can account for all planned development. Anticipate future modifications to stormwater treatment requirements that may become more stringent.
6. Reduce mowing of lawns by planting alternative turf varieties and low growing groundcover shrubs and re-naturalizing areas of campus. Target the achievement of a 20 percent reduction in mown areas.





Phasing

The following bar charts show proposed phasing of the recommended initiatives for each concept alternative. The matrix presented in Section M shows the capital improvements listed in order that generally based on enabling projects and swing space requirements, but also differing approaches to the priorities of the projects.

The bar charts highlight the length of time required programming, design, and construction of the proposed initiatives. The duration and sequencing determined the placement of initiatives within the ten year period. For example, space must be prepared to accommodate the current programs in Blake, which must be relocated before Blake is removed and the new library addition built. In other cases the initiative has no enabling projects, such as the renovation of the previous Admissions offices in Erwin.

SUNY Geneseo Facilities Master Plan

Concept 1

Preliminary Phasing

CONCEPT 1	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Doty Hall Renovation		Doty														
Bailey Hall Renovation			Bailey													
Fraser Hall Renovation Phase 1				Program Study	Design/Bid	Fraser										
Fraser Hall Renovation Phase 2						Bid	Fraser									
Sturges Hall Renovation Phase 1						Program Study	Design/Bid	Sturges								
Sturges Hall Renovation Phase 2								Bid	Sturges							
Erwin Administration Renovation						Program Study	Design/Bid	Erwin								
Blake Hall Demolition									Blake							
Milne Library Addition								Program	Design/Bid	Milne Addition						
Milne Library Renovation									Program Study	Design/Bid	Milne Library					
New Facilities Building									Program Study	Design/Bid	Facilities Building					
MacVittie Student Union Renovation									Program Study	Design/Bid	MacVittie Student Union					
Sturges-MacVittie Bridge												Program Study	Design/Bid	Sturges MacV. Bridge		
Clark Service Building Demolition												Clark				
Welles Hall Renovation												Program Study	Design/Bid	Welles		
Wadsworth Auditorium Renovation													Program Study	Design/Bid	Wadsworth	

KEY: Pre-2013 projects 2013 - 2018 projects Post-2023 projects

2018 - 2023 projects Site projects

Program Study	Design/Bid	Building Name
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SUNY Geneseo Facilities Master Plan

Concept 2

Preliminary Phasing

CONCEPT 2	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Doty Hall Renovation		Doty														
Bailey Hall Renovation			Bailey													
Sturges Hall Renovation Phase 1				Program Study	Design/Bid	Sturges Phase 1										
Sturges Hall Renovation Phase 2							Bid	Sturges								
Welles Hall Renovation						Program Study	Design/Bid	Welles								
Fraser Hall Renovation								Program Study	Design/Bid	Fraser						
Erwin Administration Renovation								Program Study	Design/Bid	Erwin						
Schrader Fitness Center Renovation								Program Study	Design/Bid	Schrader						
MacVittie Student Union Renovation								Program Study	Design/Bid	MacVittie Student Union						
Newton Limited Renovation									Program Study	Design/Bid	Newton					
Milne Library Renovation										Program Study	Design/Bid	Milne Library				
Blake Hall Demolition												Blake				
Jones Residence Hall Demolition													Jones			

KEY:

- Pre-2013 projects
- 2013 - 2018 projects
- Post-2023 projects
- 2018 - 2023 projects
- Site projects

Program Study

Design/Bid

Building Name

SUNY Geneseo Facilities Master Plan

Concept 3

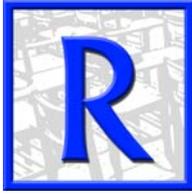
Preliminary Phasing

CONCEPT 3	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Doty Hall Renovation		Doty														
Bailey Hall Renovation			Bailey													
Sturges Hall Renovation Phase 1				April 2013 Program Study	Design/Bid	Sturges Phase 1			April					April 2023		
Sturges Hall Renovation Phase 2							Bid	Sturges								
Welles Hall Phased Renovation						Program Study	Design/Bid	Welles								
Fraser Hall Renovation								Program Study	Design/Bid	Fraser						
Erwin Administration Renovation								Program Study	Design/Bid	Erwin						
Schrader Renovation								Program Study	Design/Bid	Schrader						
Merritt Fitness Center Renovation								Program Study	Design/Bid	Merritt						
Blake Hall Demolition									Blake							
New Facilities Building									Program Study	Design/Bid	Facilities Building					
Milne Library Renovation									Program Study	Design/Bid	Milne Library					
Milne Library Addition										Program Study	Design/Bid	Milne Addition				
MacVittie Student Union Renovation										Program Study	Design/Bid	MacVittie Student				
Clark Shared Use Renovation													Program Study	Design/Bid	Clark	

KEY:

- Pre-2013 projects
- 2013 - 2018 projects
- Post-2023 projects
- 2018 - 2023 projects
- Site projects

Program Study	Design/Bid	Building Name
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Surge Space

One of the challenges with any Facilities Master Plan that includes substantial renovation projects is where to locate the buildings' occupants during construction. Geneseo strives to execute construction and infrastructure improvements using a strategy they call "dynamic surge."

Dynamic surge is the principle by which projects are planned so departments move only once, from their current location to their final location, with no interim surge space. When implemented this creates the least disruption to the departments involved and minimizes "stranding" a financial investment in surge space. To make the concept of dynamic surge work there must be enough existing empty space available, and that space must be in the "right" place. That is, renovation and building needs must be coordinated with the ultimate campus plan with respect to adjacencies, or the final result will be poorly programmed buildings.

Geneseo has applied dynamic surge successfully to many of its previous campus projects. The phasing the concept alternatives for Phase IV attempted to apply dynamic surge to the greatest extent possible and this is reflected in the phasing plans presented here: Renovations to Fraser, Sturges, MacVittie, Welles, and Wadsworth are phased in by floor, allowing their occupants to stay in place until their new permanent locations are complete. However, the college's feedback was that it is too disruptive to the teaching environment to have construction work within an occupied building. The campus prefers to renovate entire buildings at a time. With this in mind, the majority of the program initiatives proposed will require surge space.

During Phase IV the President's Cabinet identified preferred program initiatives, which will be presented in greater detail in Phase V of this report. Those preferred initiatives will be represented in a revised phasing plan in which surge space is utilized to execute the renovation of entire buildings at a time. The challenge to this strategy is that more departments will have to move more than once before the completion of the Facilities Master Plan.



Funding

The following spreadsheets show the preliminary cost estimates developed for the program and site initiatives in each concept alternative. Each concept alternative is subtotaled for the years from 2013 through 2018 and 2018 through 2023.

The funding strategies for the three concept alternatives are “high,” “low,” and “medium.” This generally coincided with the three different approaches to solving the library space deficit, the most dramatic space need shown in Phase III of this report. As shown below, the final cost estimates did not absolutely follow the “high,” “low,” and “medium” approach, and Concept Alternative 3 is almost as high as Concept Alternative 1. Additional initiatives in this concept, such as the repurposing of Clark Service Building, contributed to this result.

The first Concept Alternative calls for a 60,000 gross square foot addition to Milne Library, which directly addresses the approximately 40,000 assignable square foot space need. Concept 1 also calls for a new facilities building and academic, student services, and administrative renovations.

Preliminary budgets for Concept Alternative 1

2013 – 2018	\$ 32,427,886
2018 – 2023	<u>\$ 165,861,140</u>
Total	\$198,289,026

The second Concept Alternative recommends renovating the existing Milne Library, but does not include a library addition. In this scenario there are major satellite library locations established in Sturges, Welles, and the existing Fraser. They are located so that they may be directly engaged with the adjacent academic departments.

Preliminary budgets for Concept Alternative 2

2013 – 2018	\$ 84,903,574
2018 – 2023	<u>\$ 37,386,594</u>
Total	\$122,290,168

The third Concept Alternative recommends an addition to Milne Library that is half the square footage of the Concept Alternative 1 addition. It would address a portion of the library space needs and, like Concept 1, still addresses the issues of providing an accessible route up the steep hill running east-west through Sturges Quad. Another major recommendation in this concept is repurposing Clark Service Building as a multi-purpose conference and events facility. The proposed facilities building is slightly larger than in Concept Alternative 1 and would house campus security.

Preliminary budgets for Concept Alternative 3

2013 – 2018	\$ 57,609,459
2018 – 2023	<u>\$ 128,850,255</u>
Total	\$186,459,714

A variation to Concept Alternative 3 calls for repurposing the MacVittie Ballroom as student dining and converting Mary Jemison, the existing dining facility, into the fitness center.

Preliminary budgets for Concept Alternative 3 option B

2013 – 2018	\$ 57,609,459
2018 – 2023	<u>\$ 127,108,883</u>
Total	\$184,718,342



Plan Implementation - Projected Budgets

			Project Budget Types			Capital Budget Plan			Total
	Area (GSF)	Unit Cost / GSF	Reno Costs	New or Addition Costs	Site Costs	2013-2018	2018-2023	Beyond 2023	
Construction Budget Costs - Concept Alternative 1									
Program / Department [Fraser Classrooms and Library]									
Fraser classroom renovation and new windows - 2 floors. MEDIUM INTENSITY	17,450	144	2,512,800			2,512,800			\$ 2,512,800
Fraser classroom and satellite library renovation, new roof and windows - 1 floor. MEDIUM INTENSITY	8,725	161	1,404,725			1,404,725			\$ 1,404,725
Program / Department [Sturges Classrooms, Performance Space, Political Science, History, and Student Services]									
Sturges classroom, performance space, academic dept. renovation, new windows - 2 floors. MEDIUM INTENSITY	34,300	145	4,973,500			4,973,500			\$ 4,973,500
Sturges classrooms and student services renovation, new windows - 2 floors. MEDIUM INTENSITY	34,300	145	4,973,500			4,973,500			\$ 4,973,500
Site Improvement Project [Sturges Quad]									
Sturges Quad Improvements					783,000	783,000			\$ 783,000
Administration / Support Services [Erwin Administrative and Student Services]									
Relocate Career Development/Student Placement, Finance and Admin Conf. Room. LOW INTENSITY	4,200	77	323,400			323,400			\$ 323,400
Site Improvement Projects [Blake Hall]									
Remove Blake Hall A, B, C	53,880	16			862,080		862,080		\$ 862,080
General / Shared Department Use [Milne Library]									
Addition to Milne Library. NEW CONSTRUCTION	60,000	266		15,934,050			15,934,050		\$ 15,934,050
Renovate existing Library, including abatemen. MEDIUM INTENSITY	75,200	145	10,893,096				10,893,096		\$ 10,893,096
Site Improvement Projects [Library Quad]									
Library Quad Improvements					1,957,500		1,957,500		\$ 1,957,500
Administration / Support Services [Facilities Department]									
Relocate Facilities Department and Campus Auxiliary Services to Campus perimeter. NEW CONSTRUCTION	41,000	253	10,379,970				10,379,970		\$ 10,379,970
General / Shared Department Use [MacVittie Student Union Student Services]									
Accessible connection between Sturges Student Services level and MacVittie Student Union. NEW CONSTRUCTION	3,200	25	80,000				80,000		\$ 80,000
Macvittie Ballroom, Student Activity spaces, Mail, Food Service; phased renovation. MEDIUM INTENSITY	87,520	127	11,078,719				11,078,719		\$ 11,078,719
Site Improvement Projects [Sturges/MacVittie Corridor]									
Improve north-south connection between Sturges and MacVittie					626,400		626,400		\$ 626,400
Site Improvement Project [Clark Service Building]									
Remove Clark Service Building, reserve site for future housing zone	35,500	16			555,930		555,930		\$ 555,930
Clark Quad with site plan for future housing					1,305,000		1,305,000		\$ 1,305,000
Park Street and College Drive Reconfiguration					1,024,425		1,024,425		\$ 1,024,425
Program / Department [Welles Classrooms, Foreign Languages, Philosophy, English, Central Duplicating]									
Welles classroom right-sizing, academic departments; phased renovation. MEDIUM INTENSITY	62,200	133	8,279,442				8,279,442		\$ 8,279,442
Site Improvement Project [College Circle/Admissions Access]									
Rehabilitate College Circle and extend to connect with Doty					1,500,750		1,500,750		\$ 1,500,750
Program / Department [Wadsworth Auditorium, Classrooms and Drama]									
Wadsworth classroom right-sizing, performance space; phased renovation. MEDIUM INTENSITY	27,280	73	1,991,440				1,991,440		\$ 1,991,440
Sub-Total Construction Budget Costs									
			35,351,903	37,472,739	8,615,085	14,970,925	66,468,802	0	\$ 81,439,727
Other Project Budget Costs									
Professional Fees, Equipment Costs, Contingencies Budgeted @ 35%						5,239,824	23,264,081	0	\$ 28,503,904
Sub-Total Project Costs						20,210,749	89,732,883	0	\$ 109,943,631
Escalation through Year 4 of Funding Cycle (Beginning 01/01/2011) @ Rate/Year 3.75%						5,305,322	40,379,797	0	\$ 45,685,119
Total Projected Budget Costs									
						25,516,070	130,112,680	0	\$ 155,628,750



Plan Implementation - Projected Budgets

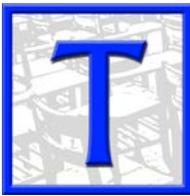
	Area (GSF)	Unit Cost / GSF	Project Budget Types			Capital Budget Plan			Total
			Reno Costs	New or Addition Costs	Site Costs	2013-2018	2018-2023	Beyond 2023	
Construction Budget Costs - Concept Alternative 2									
Program / Department [Sturges Classrooms, Performance Space, Political Science, History, Student Services, and Library]									
Sturges classroom, performance space, academic dept. renovation, new windows - 2 floors. MEDIUM INTENSITY	34,300	145	4,973,500			4,973,500			\$ 4,973,500
Sturges classrooms, Library, and Career Development, new windows - 2 floors. MEDIUM INTENSITY	34,300	145	4,973,500			4,973,500			\$ 4,973,500
Program / Department [Welles Classrooms, Philosophy, English, Student Council, Central Duplicating]									
Welles classroom right-sizing, academic departments, student services; phased renovation. MEDIUM INTENSITY	62,200	2	124,400			8,279,442			\$ 8,279,442
Program / Department [Fraser Classrooms, Library, Foreign Languages, Student Activity and Radio Station]									
Fraser classroom, academic departments and student services, new roof and windows; phased . MEDIUM INTENSITY	26,175	144	3,769,200			2,512,800			\$ 2,512,800
Administration / Support Services [Erwin Administrative and Student Services]									
Relocate Residence Hall Admin., Dean of Students, Finance and Admin Conf. Room. LOW INTENSITY	4,200	77	323,400			323,400			\$ 323,400
General / Shared Department Use [Schrader HPE and Student Services]									
Partial renovation to relocate Fitness Center to former pool, Campus Auxiliary Services. HIGH INTENSITY	10,600	170	1,802,000			1,802,000			\$ 1,802,000
General / Shared Department Use [MacVittie Student Union Student Services]									
Macvittie Ballroom, Student Activity spaces, Mail, Food Service; phased renovation. MEDIUM INTENSITY	87,520	127	11,115,040			11,078,719			\$ 11,078,719
General / Shared Department Use [Newton Classroom and Computing & Info. Tech Renovation]									
Repurpose Lecture Hall to CIT offices, renovate including new MEP. MEDIUM INTENSITY	51,000	77	3,927,000			3,927,000			\$ 3,927,000
General / Shared Department Use [Milne Library]									
Renovate existing Library, including abatemen. MEDIUM INTENSITY	75,200	145	10,904,000				10,893,096		\$ 10,893,096
Site Improvement Projects [Blake Hall and Jones Hall]									
Remove Blake Hall A, B, C	53,880	16			862,080		862,080		\$ 862,080
Remove Jones Residence Hall	51,250	16			820,000		820,000		\$ 820,000
									\$ -
Sub-Total Construction Budget Costs			26,870,000	15,042,040	1,682,080	37,870,361	12,575,176	0	\$ 50,445,537
Other Project Budget Costs									
Professional Fees, Equipment Costs, Contingencies Budgeted @ 35%						13,254,626	4,401,312	0	\$ 17,655,938
Sub-Total Project Costs						51,124,987	16,976,488	0	\$ 68,101,475
Escalation through Year 4 of Funding Cycle (Beginning 01/01/2011) @ Rate/Year 3.75%						13,420,309	7,639,419	0	\$ 21,059,729
Total Projected Budget Costs						64,545,297	24,615,907	0	\$ 89,161,204

Plan Implementation - Projected Budgets

	Area (GSF)	Unit Cost / GSF	Project Budget Types			Capital Budget Plan			
			Reno Costs	New or Addition Costs	Site Costs	2013-2018	2018-2023	Beyond 2023	Total
Construction Budget Costs - Concept Alternative 3									
Program / Department [Sturges Classrooms, Performance Space, Political Science, History, Library, and Student Services]									
Sturges classroom, performance space, academic dept. renovation, new windows - 2 floors. MEDIUM INTENSITY	34,300	145	4,973,500			4,973,500			\$ 4,973,500
Sturges classrooms, Dean of Students, Career Development, Library, new windows - 2 floors. MEDIUM INTENSITY	34,300	145	4,973,500			4,973,500			\$ 4,973,500
Program / Department [Welles Classrooms, Philosophy, English, Student Services, Central Duplicating]									
Welles classroom right-sizing, academic departments, Student Council; phased renovation. MEDIUM INTENSITY	62,200	133	8,279,442			8,279,442			\$ 8,279,442
Program / Department [Fraser Classrooms, Library, Foreign Languages, Student Activity and Radio Station]									
Fraser classroom, academic departments and student services, new roof and windows; phased . MEDIUM INTENSITY	26,175	144	3,769,200			2,512,800			\$ 2,512,800
Site Improvement Project [Sturges Quad]									
Sturges Quad Improvements					783,000	783,000			\$ 783,000
Administration / Support Services [Erwin Administrative and Student Services]									
Relocate EOP Administration, Finance and Admin Conf. Room. LOW INTENSITY	4,200	77	323,400			323,400			\$ 323,400
General / Shared Department Use [Schrader HPE and Student Services]									
Partial renovation to relocate Fitness Center to former pool, Campus Auxiliary Services. HIGH INTENSITY	10,600	170	1,802,000			1,802,000			\$ 1,802,000
Administration / Support Services [Campus Auxiliary Services and Computing Info. Tech in Merritt]									
Renovate former fitness center. MEDIUM INTENSITY	7,630	120	915,600			915,600			\$ 915,600
Site Improvement Projects [Blake Hall]									
Remove Blake Hall A, B, C	53,880	16			862,080	862,080			\$ 862,080
Administration / Support Services [Facilities Department, Campus Auxiliary Services, Campus Security]									
Relocate to Campus perimeter. NEW CONSTRUCTION	40,000	253		10,126,800			10,126,800		\$ 10,126,800
General / Shared Department Use [Milne Library]									
Renovate existing Library, including abatemen. MEDIUM INTENSITY	75,200	145		10,893,096			10,893,096		\$ 10,893,096
Addition to Milne Library. NEW CONSTRUCTION	30,000	266		7,967,025			7,967,025		\$ 7,967,025
Site Improvement Projects [Library Quad]									
Library Quad Improvements					1,957,500	1,957,500			\$ 1,957,500
General / Shared Department Use [MacVittie Student Union Student Services]									
Accessible connection between Sturges Student Services level and MacVittie Student Union. NEW CONSTRUCTION	3,200	25		80,000			80,000		\$ 80,000
Macvittie Learning Commons, Student Activity spaces, Mail, Food Service; phased renovation. MEDIUM INTENSITY	87,520	127		11,078,719			11,078,719		\$ 11,078,719
Site Improvement Projects [Sturges/MacVittie Corridor]									
Improve north-south connection between Sturges and MacVittie					626,400	626,400			\$ 626,400
General / Shared Department Use [Clark Conference Facility]									
Repurpose Clark as Ballroom, conference, and support spaces. HIGH INTENSITY	35,500	166	5,893,000			5,893,000			\$ 5,893,000
Site Improvement Project [Clark Courtyard]									
Develop Clark Courtyard/outdoor event space					1,000,000	1,000,000			\$ 1,000,000
Site Improvement Project [College Circle/Admissions Access]									
Rehabilitate College Circle and extend to connect with Doty					1,500,750	1,500,750			\$ 1,500,750
Sub-Total Construction Budget Costs			30,929,642	40,145,640	6,729,730	25,425,322	51,123,290	0	\$ 76,548,612
Other Project Budget Costs									
Professional Fees, Equipment Costs, Contingencies Budgeted @ 35%						8,898,863	17,893,152	0	\$ 26,792,014
Sub-Total Project Costs						34,324,185	69,016,442	0	\$ 103,340,626
Escalation through Year 4 of Funding Cycle (Beginning 01/01/2011) @ Rate/Year 3.75%						9,010,098	31,057,399	0	\$ 40,067,497
Total Projected Budget Costs						52,233,146	117,966,992	0	\$ 170,200,138

Plan Implementation - Projected Budgets

			Project Budget Types			Capital Budget Plan			
	Area (GSF)	Unit Cost / GSF	Reno Costs	New or Addition Costs	Site Costs	2013-2018	2018-2023	Beyond 2023	Total
Construction Budget Costs - Concept Alternative 3 option B									
Program / Department [Sturges Classrooms, Performance Space, Political Science, History, Library, and Student Services]									
Sturges classroom, performance space, academic dept. renovation, new windows - 2 floors. MEDIUM INTENSITY	34,300	145	4,973,500			4,973,500			\$ 4,973,500
Sturges classrooms, Dean of Students, Career Development, Library, new windows - 2 floors. MEDIUM INTENSITY	34,300	145	4,973,500			4,973,500			\$ 4,973,500
Program / Department [Welles Classrooms, Philosophy, English, Student Services, Central Duplicating]									
Welles classroom right-sizing, academic departments, Student Council; phased renovation. MEDIUM INTENSITY	62,200	133	8,279,442			8,279,442			\$ 8,279,442
Program / Department [Fraser Classrooms, Library, Foreign Languages, Student Activity and Radio Station]									
Fraser classroom, academic departments and student services, new roof and windows; phased . MEDIUM INTENSITY	26,175	144	3,769,200			2,512,800			\$ 2,512,800
Site Improvement Project [Sturges Quad]									
Sturges Quad Improvements					783,000	783,000			\$ 783,000
Administration / Support Services [Erwin Administrative and Student Services]									
Relocate EOP Administration, Finance and Admin Conf. Room. LOW INTENSITY	4,200	77	323,400			323,400			\$ 323,400
Administration / Support Services [Campus Auxiliary Services and Computing Info. Tech in Merritt]									
Renovate former fitness center. MEDIUM INTENSITY	7,630	120	915,600			915,600			\$ 915,600
Site Improvement Projects [Blake Hall]									
Remove Blake Hall A, B, C	53,880	16			862,080	862,080			\$ 862,080
Administration / Support Services [Facilities Department, Campus Auxiliary Services, Campus Security]									
Relocate to Campus perimeter. NEW CONSTRUCTION	40,000	253		10,126,800		10,126,800			\$ 10,126,800
General / Shared Department Use [Milne Library]									
Renovate existing Library, including abatemen. MEDIUM INTENSITY	75,200	145		10,893,096		10,893,096			\$ 10,893,096
Addition to Milne Library. NEW CONSTRUCTION	30,000	266		7,967,025		7,967,025			\$ 7,967,025
Site Improvement Projects [Library Quad]									
Library Quad Improvements					1,957,500	1,957,500			\$ 1,957,500
General / Shared Department Use [MacVittie Student Union Student Services]									
Accessible connection between Sturges Student Services level and MacVittie Student Union. NEW CONSTRUCTION	3,200	25		80,000		80,000			\$ 80,000
Macvittie Dining Hall in former Ballroom, Student Activity spaces, Mail, Food Service; phased renovation. HIGH INTENSITY	87,520	206		18,029,120		11,078,719			\$ 11,078,719
Site Improvement Projects [Sturges/MacVittie Corridor]									
Improve north-south connection between Sturges and MacVittie					626,400	626,400			\$ 626,400
General / Shared Department Use [Clark Conference Facility]									
Repurpose Clark as Ballroom, conference, and support spaces. HIGH INTENSITY	35,500	166	5,893,000			5,893,000			\$ 5,893,000
Site Improvement Project [Clark Courtyard]									
Develop Clark Courtyard/outdoor event space					1,000,000	1,000,000			\$ 1,000,000
Site Improvement Project [College Circle/Admissions Access]									
Rehabilitate College Circle and extend to connect with Doty					1,500,750	1,500,750			\$ 1,500,750
Administration / Support Services [Fitness Center in Mary Jemison]									
Repurpose Mary Jemison as Fitness Center	26,894	115	3,092,810			3,092,810			\$ 3,092,810
Sub-Total Construction Budget Costs			3,092,810	0	0	23,623,322	54,216,100	0	\$ 77,839,422
Other Project Budget Costs									
Professional Fees, Equipment Costs, Contingencies Budgeted @ 35%						8,268,163	18,975,635	0	\$ 27,243,798
Sub-Total Project Costs						31,891,485	73,191,735	0	\$ 105,083,220
Escalation through Year 4 of Funding Cycle (Beginning 01/01/2011) @ Rate/Year 3.75%						8,371,515	32,936,281	0	\$ 41,307,795
Total Projected Budget Costs						48,531,162	125,103,651	0	\$ 173,634,813



Concept Comments

The comments in this section summarize the pros and cons of the three Concept Alternatives.

Concept Alternative 1

Strengths of the First Concept

- The library space deficit is fully addressed in a way that also enhances the circulation pattern on campus and the proximity of the library to one of the principle academic quads.
- The political science and history departments are co-located on the upper floors of Sturges.
- Student services that compliment the program in MacVittie are located on the lower floors of Sturges and tied to MacVittie with a physical connection.
- Major accessibility issues are addressed with the library addition and Sturges-MacVittie bridge.
- Classrooms in Welles and Wadsworth are right-sized, providing smaller spaces that align with current teaching methods and providing informal study space; a need cited in Phase III of this report.
- Career Development/Student Placement moves to Erwin Administration, making Erwin less programmatically isolated from the students.
- A site for future housing is established on the former site of Clark, in proximity to existing North Village and Saratoga Commons residences.
- Campus facilities is relocated to the periphery of campus with access to surrounding roads.
- Blake, a programmatically inappropriate facility in poor condition, is removed.

Potential Shortcomings of this Concept

- Phased building renovations were undesirable from an instructional point of view. This applies to all the concepts where buildings that require complete renovation were phased in an attempt to achieve “dynamic surge.”

Concept Alternative 2

Strengths of the Second Concept

- Funding requirements are minimized.
- Three major academic building renovations are done in the first five years: Sturges, Welles, and Fraser.
- The fitness center is relocated to a larger space with natural light that is closer to the core of campus.
- Classrooms in Welles are right-sized, providing smaller spaces that align with current teaching methods and providing informal study space; a need cited in Phase III of this report.
- Satellite library locations can develop into specialized locations that serve the adjacent academic departments.
- Blake, a programmatically inappropriate facility in poor condition, is removed.

Potential Shortcomings of this Concept

- The accessibility challenge moving east-west through Sturges Quad is not addressed.
- The removal of Jones is prudent given the age, location, and condition of the building, however there will be a housing deficit until a new residence hall is constructed.

Concept Alternative 3

Strengths of the Third Concept

- Three major academic building renovations are done in the first five years: Sturges, Welles, and Fraser.
- Classrooms in Welles and Fraser are right-sized, providing smaller spaces that align with current teaching methods and providing informal study space; a need cited in Phase III of this report.
- Political science and history departments are co-located on the upper floors of Sturges.
- Fraser's programming is exclusively foreign languages.
- The fitness center is relocated to a larger space with natural light that is closer to the core of campus.
- Campus facilities is relocated to the periphery of Campus with access to surrounding roads.
- Blake, a programmatically inappropriate facility in poor condition, is removed.
- The ballroom is relocated to the renovated Clark, whose location offers great potential as a campus and community event venue with its access to roads and parking.
- With the MacVittie Ballroom relocated the renovation of MacVittie can expand into the former ballroom space, with the opportunity to create flexible, open student activity space with improved natural light.

Potential Shortcomings of this Concept

- Student Services are more spread out over campus.
- The library addition, while still addressing the accessibility and proximity issues related to Sturges Quad, does not fulfill the entire library space deficit, still requiring satellite library locations.

Campus Comments

The following items summarize feedback from the President's Cabinet for the program initiatives presented in the concept alternatives:

- The cabinet prefers that the timeline put the academic building renovations as early in the plan as possible. The Erwin work should also be done within the first five years.
- The cabinet would like to see the library addition moved to the first five years.
- The fitness center should be relocated from Merritt to Schrader.

- Jones will be demolished during the second half of the Facilities Master Plan.
- The cabinet requested that the Sturges Quad work be done as early as possible. During discussions the consultant pointed out that it was most appropriate to do this work at the same time as the library addition.
- The final plan should include a new field house and the athletic fields called for in the Athletic Master Plan. The Phase IV report will acknowledge that the College is independently exploring the idea of using the new field house as a shared use facility with the local YMCA.
- The Clark Service Building was endorsed by the cabinet as having potential for college-wide and possibly community-wide use. One of the key components to make this successful will be full and easy accessibility to the facility.
- There was a concern that decentralizing the library (Concept Alternative 2), may dilute the energy and interaction that makes Milne Library successful.
- Reconfiguring College Drive would need to take into account how unlicensed Geneseo service vehicles will travel east to west and impact on vehicular travel times on campus.
- It is not acceptable to phase the proposed renovations, especially in the academic buildings. Moving into Phase V the preferred program initiatives must be reworked so that only whole building renovations are done.
- The College should consider a study of the existing food venues on campus and consider the number, location, popularity, and profitability of each.



Tabular Summary

During Phase IV discussions with the SUCF and the President's Cabinet the first concept alternative was identified as the scheme closest to the College's program needs and preferences. While additions and adjustments, at the request of the College, will be made for the Phase V report, it was decided that this scenario addresses the College's programmatic needs most closely. The following tabular summary details these program initiatives.

One object of this matrix is to demonstrate how well the components of the Facilities Master Plan satisfies the space needs identified in Phase III, as expressed as a percentage in the last column. Some departments show an excess of space. This exists where current or recent program initiatives anticipated departmental growth and have brought new space on line before the start of this Facilities Master Plan. This is especially evident in the science departments. Some departments, such as drama, reflect performance and rehearsal space attributed to their departments in the physical space inventory that can be shared with other departments, such as music.

