

Phase V

Final Recommendation

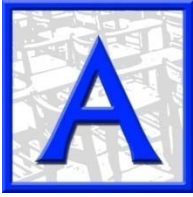
Table of Contents

Phase V: Final Recommendations

A. Introduction	1
<i>President's Endorsement</i>	
<i>Image V-A.1: Existing Site Plan</i>	
<i>Image V-A.2: Final Recommendation</i>	
B. Summary Findings	3
C. Campus Plan	15
<i>Image V-C.1: Site Initiatives</i>	
<i>Image V-C.2: Campus Circulation</i>	
D. Program Initiatives and Capital Improvements.....	29
Sturges Hall	
Fraser Hall	
Newton Lecture Hall	
Erwin Administration	
Blake Hall	
Milne Library Addition	
Welles Hall	
Schrader Physical Education	
New Facilities Services Building	
Clark Service Building	
Milne Library Renovation	
MacVittie Student Union	
Sturges-MacVittie Connection	
Wadsworth Auditorium	
New Field House	
Merritt Athletic Center	
Jones Hall	
<i>Table V-D.1: Program Crosswalk</i>	
E. Implementation	67
<i>Table V-E.1: Phasing Plan</i>	
<i>Table V-E.2: Budget Summary</i>	

Appendix:

1. Cost estimate work-sheets by project



Introduction Background

A facilities master plan is a road map that supports a strategic plan. A strategic plan reflects a college's academic mission, sets out the vision for its future, and outlines specific steps to achieve the institution's goals. The facilities master plan suggests the type of facilities that will be needed to allow the college to fulfill its strategic plan. The strategic plan identifies where the institution is headed and the facilities master plan provides direction to help college realize their goals.

In 2010 the State University of New York (SUNY) completed a strategic plan titled The Power of SUNY. This plan defined six "Big Ideas" for the future of the entire 64-campus system including the community colleges. A system-wide facilities master planning effort of SUNY's four-year institutions, guided by the State University Construction Fund (SUCF), was conducted to determine how the campuses could help support The Power of SUNY, achieve their individual strategic plans, and align their facilities accordingly.



It is with this as the backdrop that JMZ Architects and Planners, P.C. was retained to collaborate with SUCF and SUNY Geneseo on the Facilities Master Plan. The primary goal of this plan is to suggest where and how facilities investments should be made over the ten-year period beginning in 2013. Additionally, this document is intended to serve as a comprehensive representation of the facilities issues and priorities of the SUNY Cortland campus.

This Facilities Master Plan is one segment of an overall plan for the SUNY system.

Process

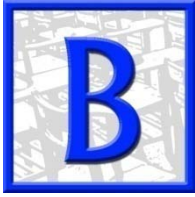
The SUNY Geneseo Facilities Master Plan began in October 2010 and was conducted over the ensuing 17-month period. To ensure consistency in the system-wide planning process, each FMP has been divided into five phases.

- Phase I – Campus Profile: Gather information about the strategic direction of the campus and become generally familiar with its facilities.
- Phase II – Assessment of Conditions: Understand existing physical conditions, opportunities and constraints; and identify issues and considerations for current and future uses.
- Phase III – Analysis of Space Needs: Examine existing space use, room utilization, and current space needs; evaluate the capacity and adaptability of campus facilities; understand future academic directions; and project future space needs for academic programs.

- Phase IV – Facilities Master Plan Concept Alternatives: Explore and address major site, building and programmatic issues; propose three facility development alternatives; and weigh the relative costs and benefits of each alternative.
- Phase V – Facilities Master Plan Final Recommendation: Develop the selected concept alternative, or hybrid; and provide a plan to prioritize and sequence future capital projects and identify related funding required to support the college's mission.







Summary Findings

The Strategic Plan and FMP Planning Goals

In its 2007 Memorandum of Understanding Geneseo states its aspiration to be “the premier public liberal arts college in the country.”

Geneseo’s Strategic Planning Advisory Group has further defined Geneseo’s mission by identifying specific goals for the college.

- Provide every student the highest quality education through a rigorous, challenging, and active learning experience in close working relationships with faculty and staff that encourages intellectual engagement and personal growth.
- Recruit, support, foster and develop a diverse community of outstanding students, faculty, and staff.
- Enrich the collegiate experience by strengthening the integration between curricular and co-curricular programs.
- Cultivate relationships between the college and wider community that support college programs and serve the community.
- Expand funding for institutional priorities and initiatives through public and private support, grants, and entrepreneurial activities.
- Promote institutional effectiveness through ongoing assessment in every program.
- Provide a high quality physical environment and outstanding services, facilities, equipment, and technology.

In May of 2009 President Dahl outlined Six Big Ideas for SUNY Geneseo. These ideas supported the Strategic Planning Goals while recognizing the economic constraints currently facing institutions of higher education and the SUNY schools in particular.

Keeping Geneseo’s mission and the strategic plan in the forefront, the consultants developed, in concert with the President’s Cabinet, planning goals that informed the program initiatives developed in this Facilities Master Plan.

Make Every Space a Learning Space

The term “collision space” was presented to the planning team by the President’s Cabinet at the beginning of Facilities Master Plan and has been echoed in one form or another by other members of the faculty and staff.

Collision space is the notion that a great deal of learning happens outside the classroom through incidental, unstructured meetings among students and faculty. It acknowledges that the way students learn today is social and collaborative. Creating these opportunities is not specifically captured in the space needs but is woven into the Facilities Master Plan Concepts and Final Recommendation.

Enhance Sustainability

SUNY Geneseo is a signatory of the American College and University Presidents' Climate Commitment. Phase I of this report lists the many campus-wide initiatives in place that implement strategies from composting and recycling to alternative transportation programs and the Geneseo Sustainability Task Force. As a strategy, many of the planning goals described here encompass sustainability. For example, renovation encourages adaptive reuse of the existing building stock, collision space promotes an efficiency of building design and learning per square foot, and supporting the pedestrian campus reduces vehicle-related pollution. In addition, sustainable site and facility practices and strategies are encouraged for every program initiative that impacts the built environment.

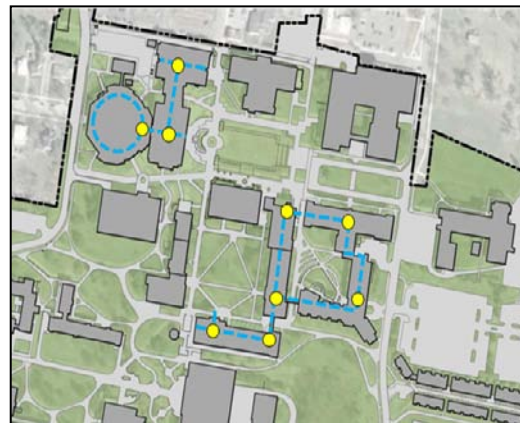
Renovate

SUNY Geneseo has good building stock. Their existing campus plan is logical and exemplifies the small liberal arts college experience. Where issues related to deferred maintenance have been identified by either the Building Conditions Assessment Survey (BCAS) or the consultants, the goal has been to balance those needs against the importance of the program affected. With the exception of Blake Hall, no building on the Geneseo campus was found to be unacceptable in terms of program suitability and physical conditions. Therefore, where a program-driven need was identified the goal was to improve and/or relocate within the existing campus space. In two cases this was not possible. The Milne Library required additional assignable square feet (asf), and while alternative schemes were proposed in phase IV that utilized existing buildings in a "decentralized library" scheme, the recommended solution is an addition. In the case of the facilities services department, the existing program is poorly located on campus and the building itself holds a great deal of potential for academic or student life functions. The recommendation is a new facilities building appropriately sited at the perimeter of campus.

Make Pedestrians a Priority

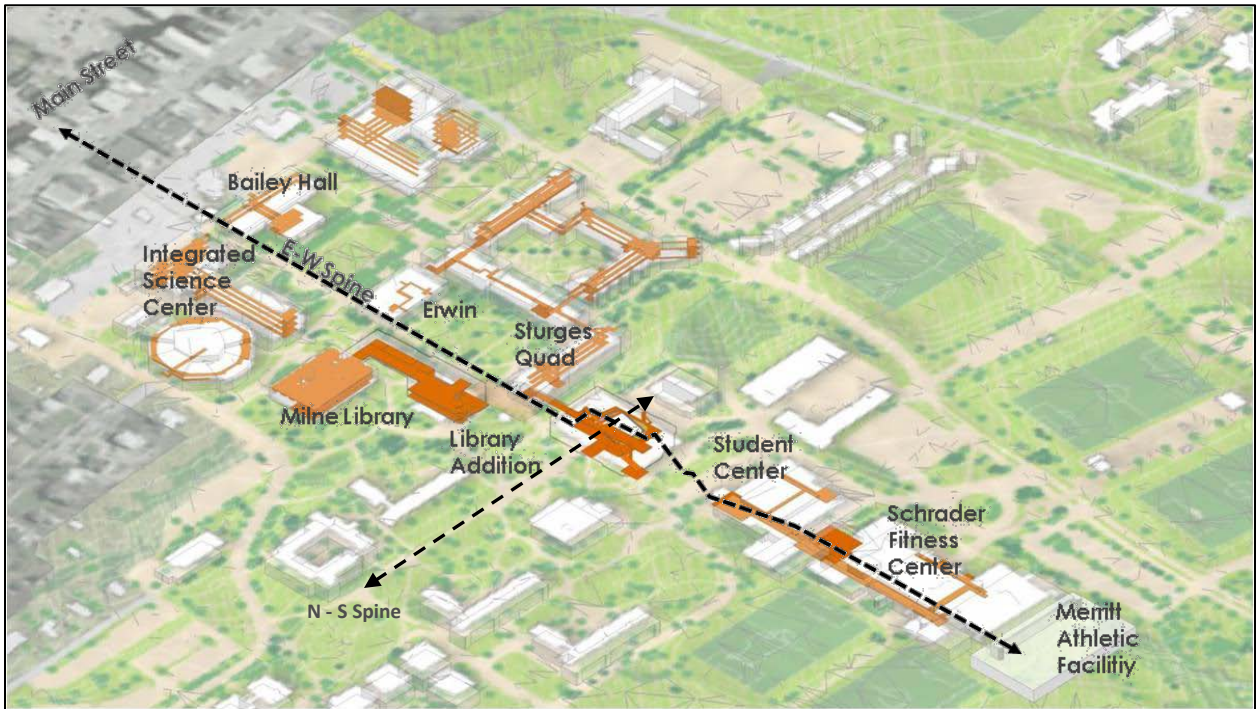
Geneseo is already a primarily pedestrian campus. The quads, and the paths connecting them, are a strong organizing principle. Enhancing the outdoor pedestrian paths reinforces the residential, liberal arts campus environment, and can augment relationships between buildings and their programs.

The campus also has an existing network of internal building connections. Expanding and improving these connections encourages programmatic connections between buildings and create collision space. Internal connections also provide accessible circulation paths on this very steep campus and alternatives during inclement weather.



Existing internal campus network.

The image below shows existing and proposed internal campus connections.



Provide Transparency in 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. Where program initiatives suggest new construction, transparency enhances the connection between indoor and outdoor space. Natural light in buildings is a green strategy: views take advantage of Geneseo's exemplary vistas, and views into a building make it inviting and show the life and synergy of the building's users.

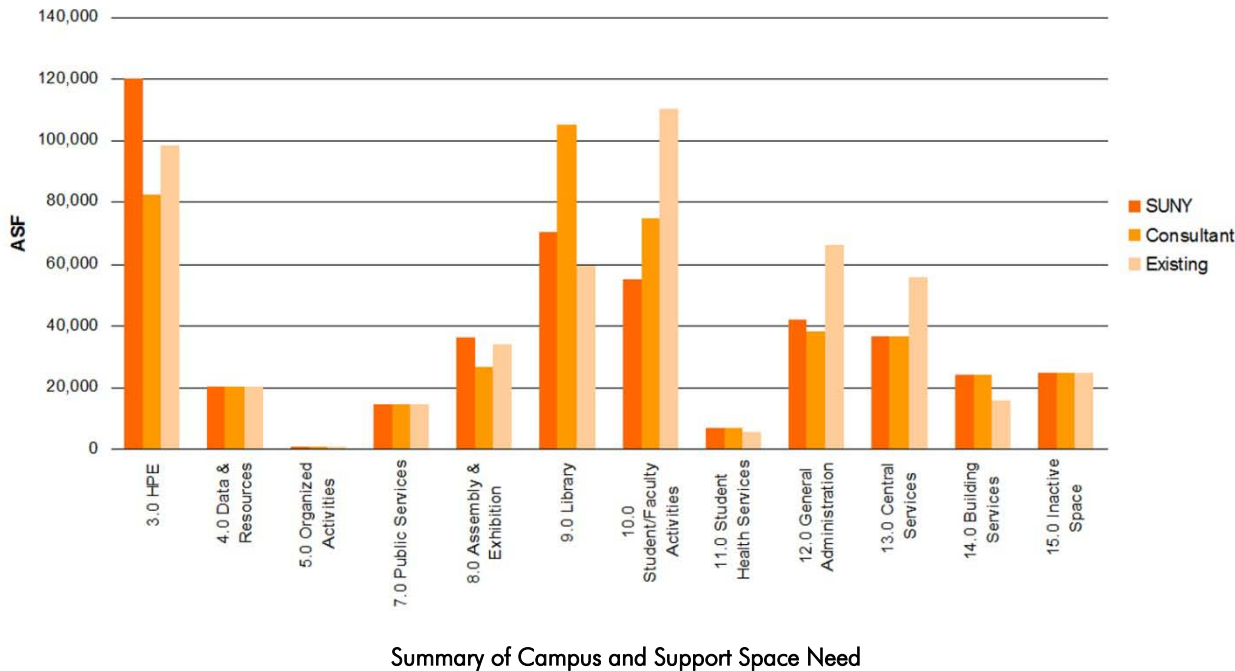
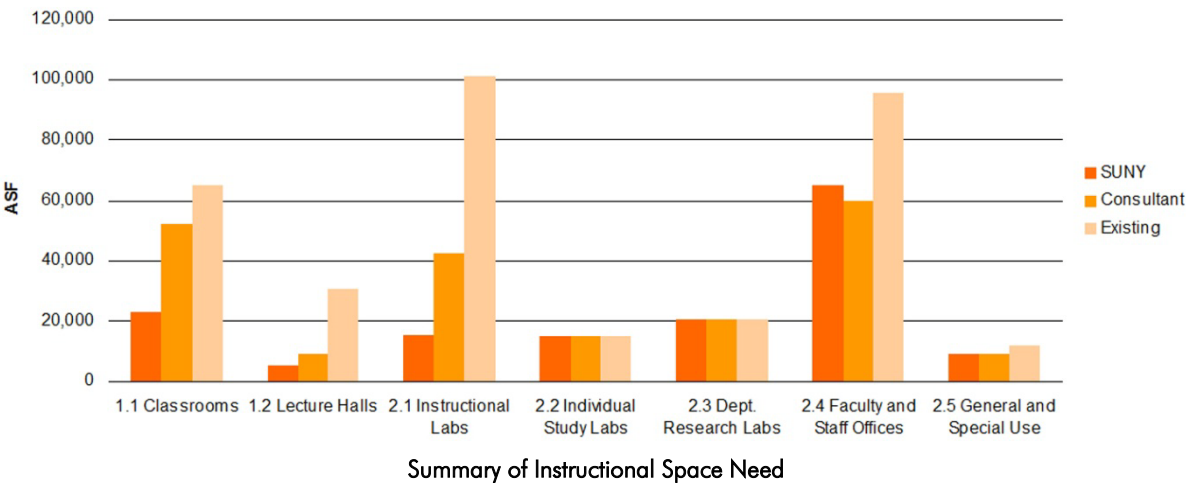
Support Pedagogies

Nowhere is it more important that the built environment embody the college's mission than in the classroom. Most of Geneseo's non-science teaching spaces were designed for a different era and style of instruction. We recommend that the college continue to enhance their strong technology infrastructure and create alternative classroom sizes and types that support various teaching methods. Classroom sizes should vary according the Phase III and IV recommendations of this report. The classroom fit-out should be determined during the programming of each initiative and remain flexible enough to support the creativity of the instructors as well as students.

Space Needs and Enrollment Projections

The Phase III analysis suggests that SUNY Geneseo has sufficient capacity to serve its current and future enrollment populations without significantly increasing its total square footage. However, the analysis reveals two major space deficits in campus support space: library space and, to a lesser extent, building service space.

Using the consultant’s methodology for space calculation described in Phase III, the library category shows a current deficit of approximately 37,500 asf, which grows to 45,700 asf by 2023. This projected number is due, in part, to the need for additional study space beyond the library. The consultant’s methodology projects a need for reading and group study space using the Pennsylvania State Higher Education guideline, which recommends one asf per student FTE. There is currently no metric to allot this type of space outside the library in the SUNY guidelines. The consultant’s method also uses the Council of Education Facilities Planners International (CEFPE) to calculate library space proper, and takes into account bound volumes, AV materials, periodicals, flat files, etc... The SUNY guidelines are based on bound volumes only.

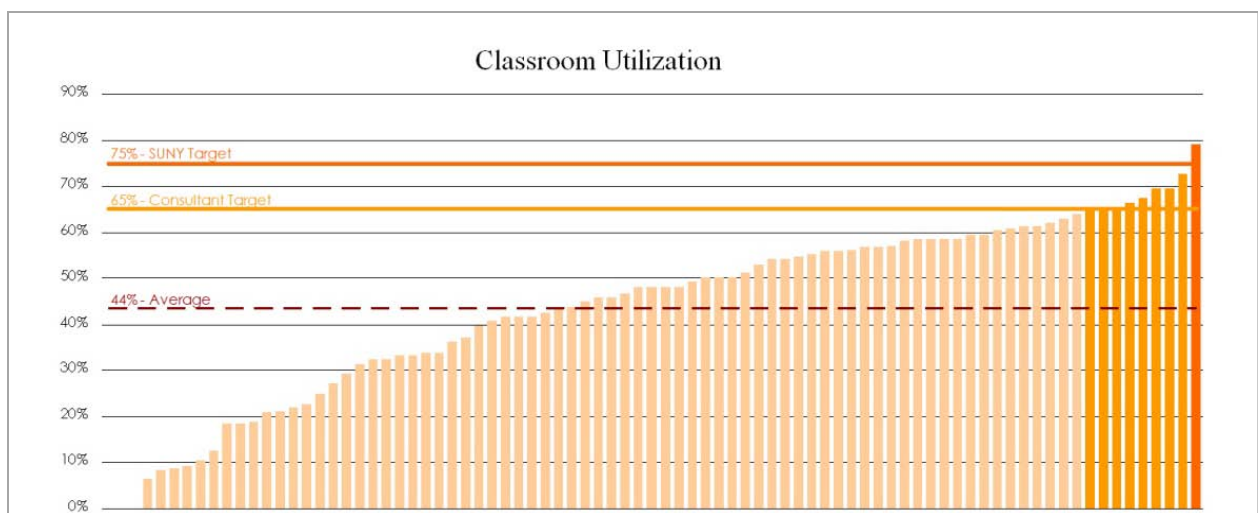


As described in Section C of Phases I and IV, Geneseo anticipates a drop and then a leveling off of its enrollment through 2025. This is a conscious initiative that is intended to maintain the extremely high caliber of Geneseo's student body and to reduce the student to faculty ratio. As described in Phase IV, when taken with the college's other mission goals, the projected drop in number of FTEs does not necessarily translate to a proportional drop in space needs. Not only are the calculated space needs addressed in this Facilities Master Plan, but the quality and arrangement of the existing program space are also addressed.

GENESE0 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

An important component of the space analysis was classroom use. This is related to the college's projected FTEs in terms of space, and it illustrates an opportunity to rethink the existing classroom typology on campus. Essentially, there is an inconsistency between the available classroom space and the desired classroom space. This observation was also made in the 2008 Academic Master Plan, by HHL Architects and Rickes Associates, and is a reflection of Geneseo's strategic goal to lower the student to faculty ratio and offer more seminar classes.

The table below provide a snapshot of current classroom use. 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 (red dashed line). Only one out of 83 classrooms meets the SUNY target of 75 percent utilization (dark orange line). Nine out of 83 classrooms meet the consultant's target of 65 percent utilization (light orange line).



As seen in the previous chart, in terms of seat occupancy only seven out of 83 classrooms (eight percent) meet the SUNY target rate of 80 percent. If we use the consultant's 65 percent target for seat occupancy then 26 out of 83 classrooms meet this goal, or 31 percent.

Together, these two pieces of data point to the inconsistency between desired classroom sizes and existing space. As seen in the following section, one of the program initiatives recommended in this report specifically addresses this need through classroom right-sizing.

The table below 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.

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)

For example, the table above shows that:

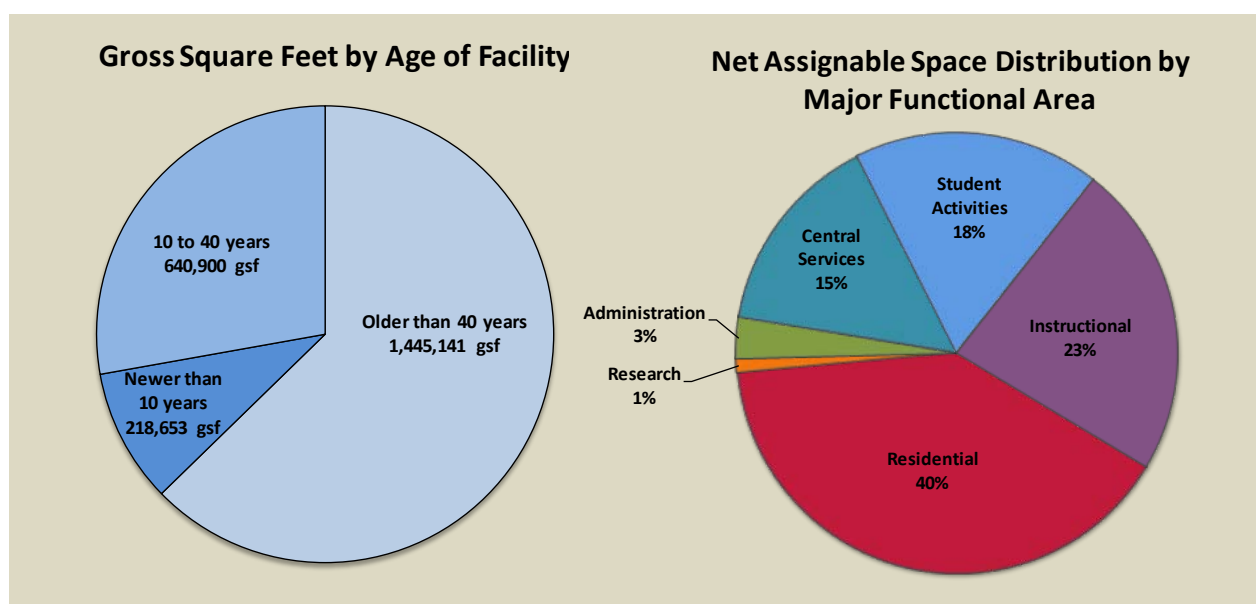
- The majority of unused rooms are classrooms with capacities between 31 and 75 seats.
- There is an unmet need for smaller room sizes, especially those with up to 16 seats and 17 to 30 seats.
- If the existing rooms were fully utilized there would be a sizeable surplus of classrooms. While this may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

Where classroom right-sizing is proposed, it is recommended that the above data be used as a guide to program the size and number of new classrooms. Each project should:

- Take into account the particular curriculum needs of adjacent departments, where applicable.
- Measure the classroom design for a particular building against the classroom roster of the campus as a whole.

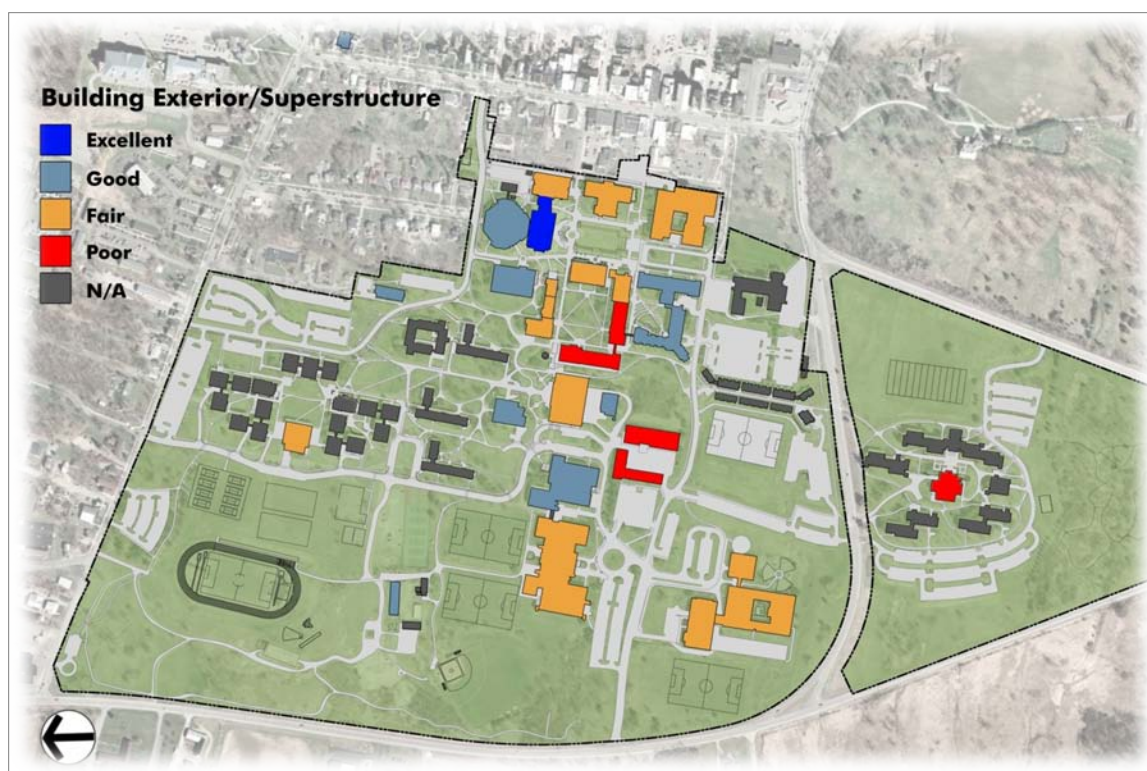
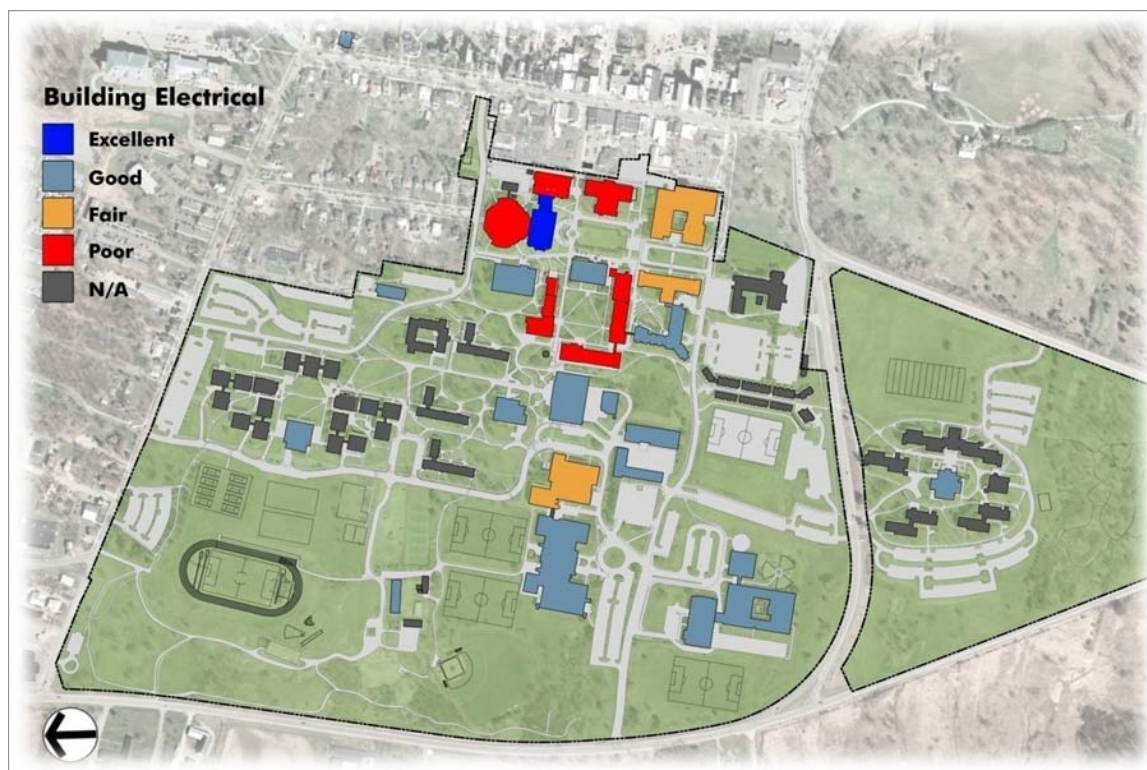
Existing Conditions

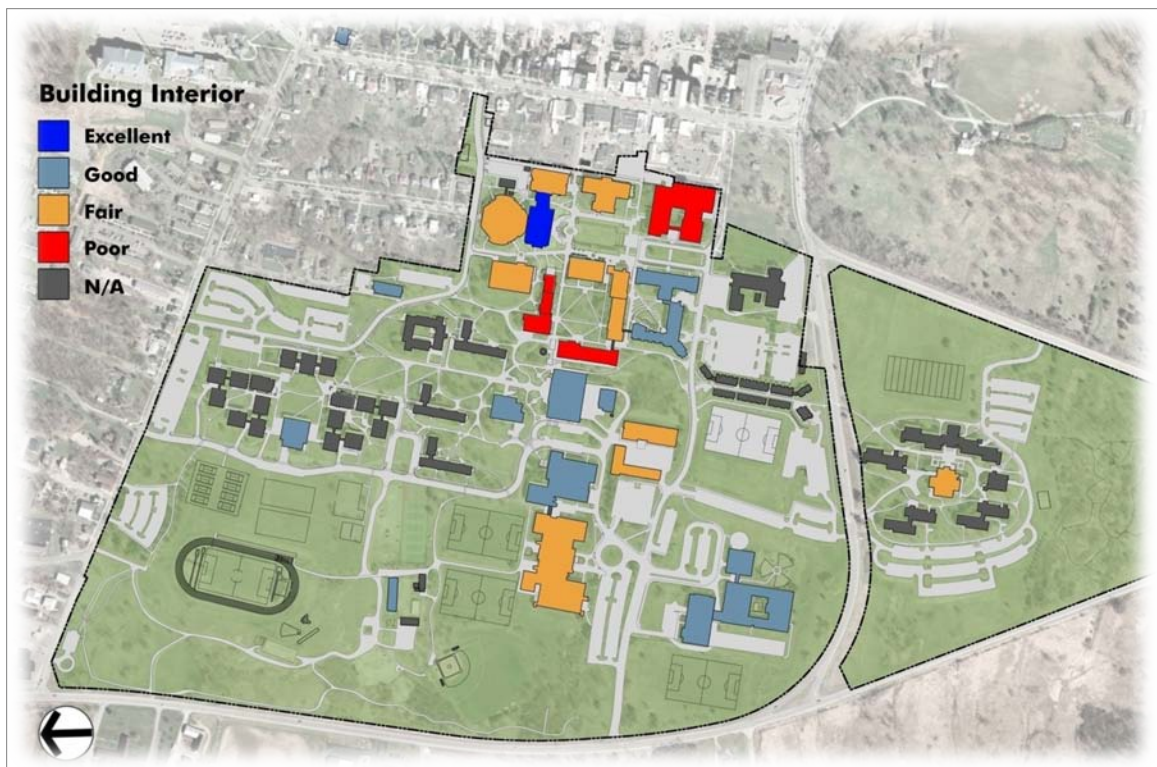
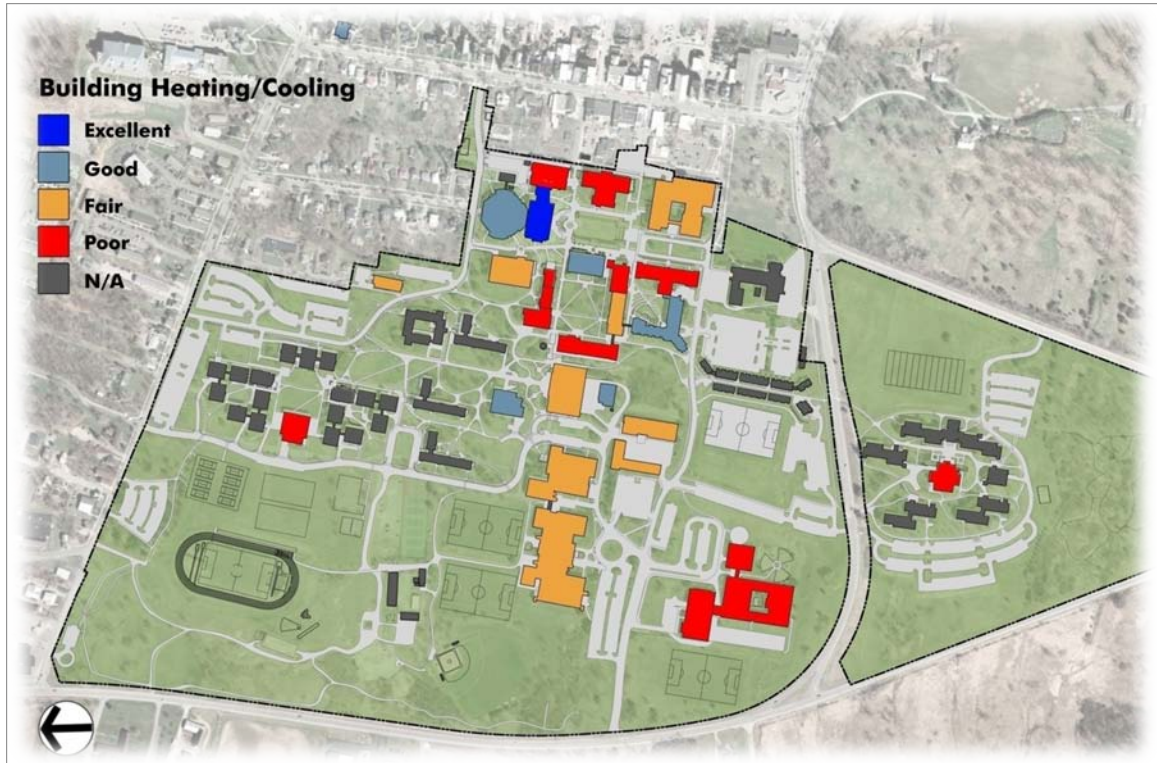
SUNY Geneseo consists of 42 buildings on a 220 acre campus. The oldest buildings, Welles Hall and Sturges Hall, were constructed as part of the elementary school that was originally located on the site. The remaining buildings were constructed after the college became a member of the State University of New York in 1948. As shown below, approximately 70 percent of campus buildings were constructed before 1967. These include the campus dining halls, Milne Library, MacVittie College Union, and many of the classroom buildings.



Sate University of New York College at Geneseo "Facility Profile as of Fall 2007"

In 2007, SUNY conducted a system-wide Building Conditions Assessment Survey (BCAS) to determine the condition of all buildings on campus. The site plans on the following pages summarize the findings by BCAS category: Building Electrical, Building Exterior/Superstructure, Building Heating/Cooling, and Building Interior. The goal of the BCAS is to understand the deferred maintenance issues on campus and project capital expenditures. SUNY also expressed the goal of achieving a condition assessment rating of "good" or better for all campus facilities. A description of the condition of each building can be found in Phase II: Assessment of Conditions.



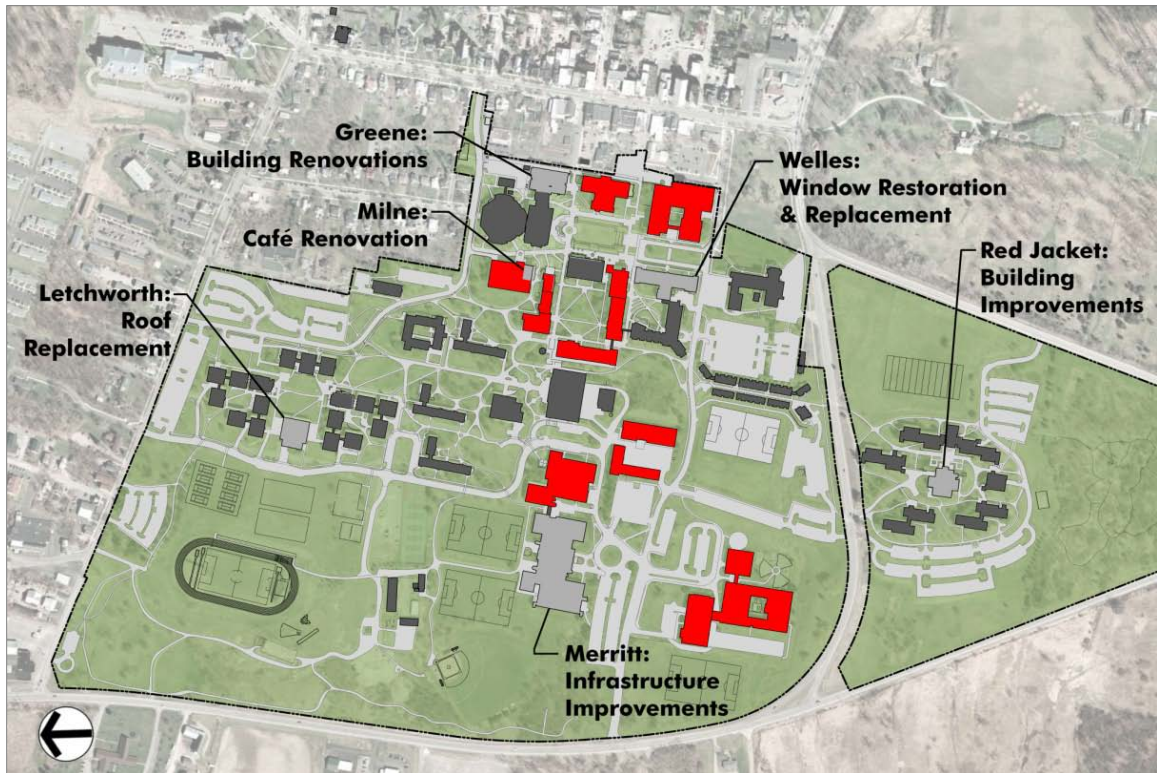


Although the College has been a good steward of its facilities, many are more than 40 years old and showing signs of their age. The site plan below indicates buildings that have a combined assessment of “fair” or “poor” based on the 2007 BCAS. These include Bailey Hall, Blake Hall, Brodie Fine Arts Center, Clark Service Building, Fraser Hall, Greene Science Building, Holcomb Hall, Letchworth Dining Hall, Merritt Athletic Center, Milne Library, Red Jacket Dining Hall, Schrader Physical Education Building, Sturges Hall, and Wadsworth Auditorium.

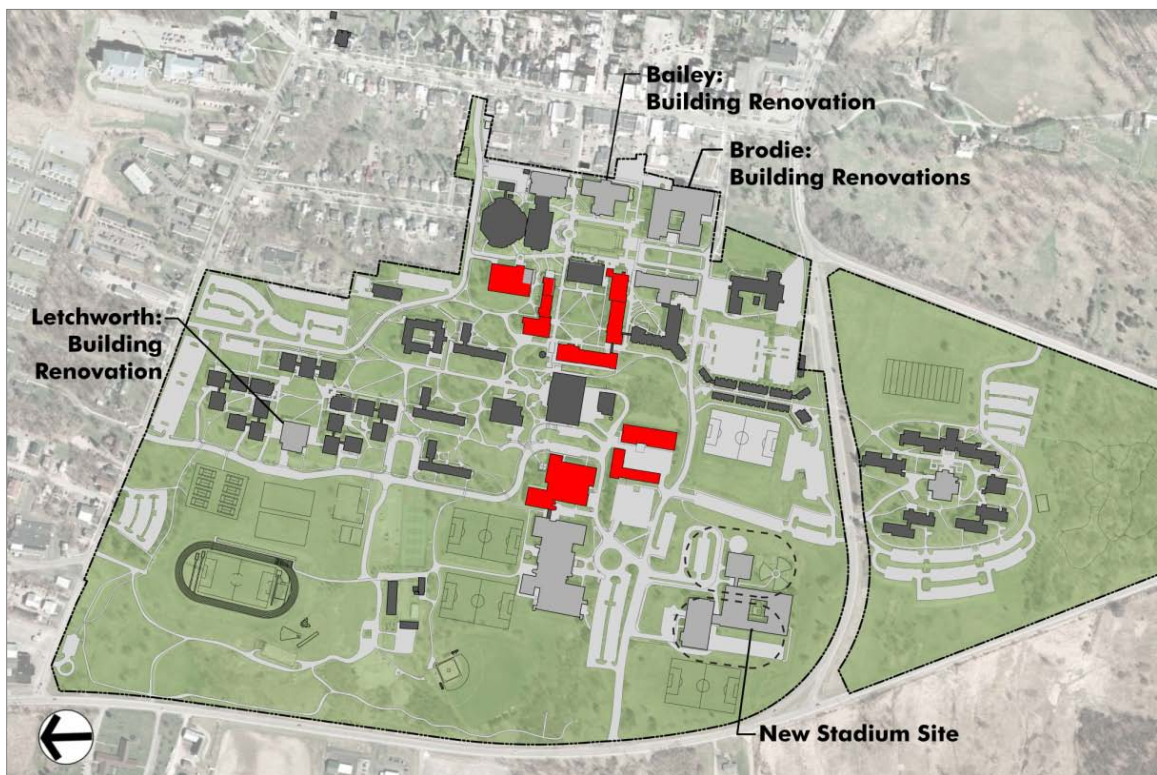


Buildings with an average BCAS rating of “fair” or “poor.”

In the plans on the following page, the average BCAS rating is combined with campus improvements completed since 2007 and work scheduled for the current capital plan. They illustrate the progress the college has made during the past three years addressing facilities needs and capital improvement plans that will be completed in the next three years. The remaining buildings (highlighted in red) will be in “fair” to “poor” condition at the start of this Facilities Master Plan.



Projects completed since 2007



Projects scheduled for the current capital plan



Campus Plan

The synthesis of the information gathered and analyzed in Phases I, II, and III of this Facilities Master Plan led to the following planning themes and development guidelines. These themes and guidelines were presented and discussed with the FMP steering committee. They were developed by

the college and consultant, and reflect priorities and constraints identified during the process. The planning themes and development guidelines embody the principles of Geneseo's mission and strategic plan, acknowledge the colleges' real infrastructure needs, and were used to test the three concept alternatives described in Phase IV and the final recommendation in this report.

Planning Themes:

- Provide a learning environment that encompasses the formal, informal, and social aspects of learning and promote an integrated student life experience that blends academic and social environments.
- Make instructional environments that support the academic mission and identity of Geneseo.
- Enhance the library as an exemplary learning facility on campus.
- Incorporate sustainable design wherever possible.
- Give primacy to pedestrians.
- Enhance the residential and student-life environment of the campus.
- Acknowledge the importance of the campus connection to Main Street and plan accordingly.
- Address the remaining unmet athletic facility needs identified in the 2004 Athletic Master Plan.

Program Initiatives

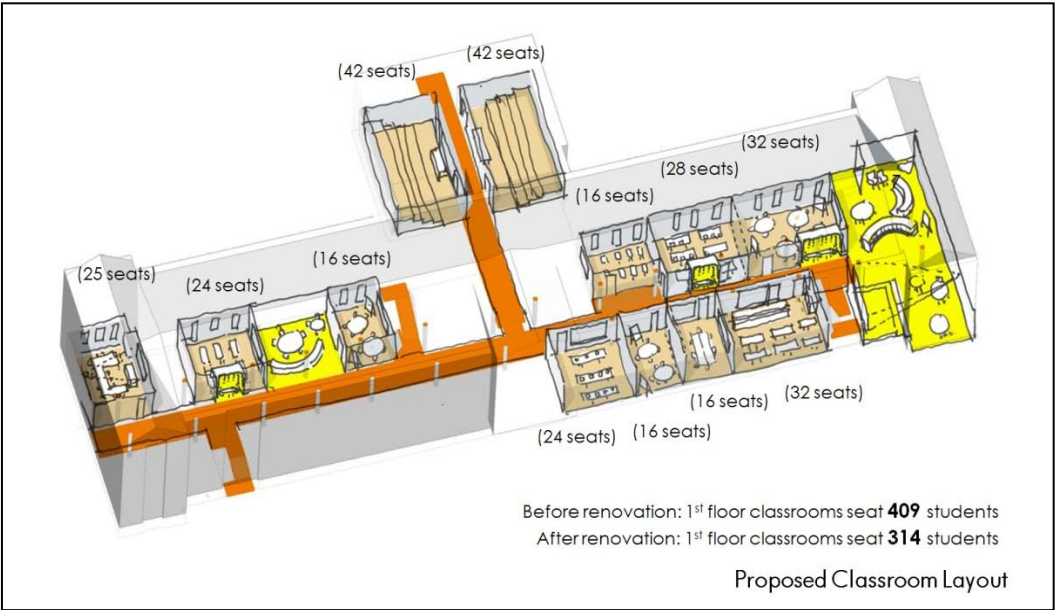
Below is a summary of the Phase V program initiatives identified during the planning process and approved by the college. These initiatives may describe a specific project, such as the library addition or new facilities building or may represent a program initiative that encompasses several facilities, such as classroom right-sizing. In Section D of this report they are linked with the specific buildings they impact and associated site work.

Milne Library

Renovate and build an addition onto Milne Library. The Phase III report cites a library space deficit by 2023 of 45,700 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.

Right-size Classrooms

Realign the learning spaces to address the discrepancy between current classroom sizes and the mission and pedagogical desires of the college. This was cited as a need in both the Phase III report and the 2008 Academic Master Plan. All program-driven initiatives in academic buildings should include classroom assessment.



The following table is a summary of existing campus classrooms that will be affected by the proposed program initiatives. During project programming the number and size of classrooms should be evaluated against: the recommended campus-wide array of classroom types, the current course schedule, and each building’s program. For example, it would be appropriate to plan for seminar rooms near departments such as English and Philosophy and maintain existing larger classrooms near social science departments where the sections sizes are bigger. In this way, a balance of room sizes can be achieved campus-wide, with an appropriate distribution among the academic buildings.

Building	Academic Departments	Existing Classrooms Rm. No. and Capacity
Sturges	History Political Science Some shared classroom use by Student Activities	208A - 48 seats 219 - 106 seats 221 - 47 seats 223 - 52 seats 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
Fraser	None	104 - 29 seats 114 - 41 seats 116 - 20 seats 119 - 49 seats 202 - 24 seats 202A - 66 seats 213 - 56 seats
Newton Lecture Hall	None	110 - 25 seats 205 - 48 seats 201 - 126 seats 202 - 473 seats 203 - 126 seats 204 - 180 seats 206 - 50 seats 209 - 105 seats 212 - 50 seats 213 - 48 seats 214 - 180 seats
Welles Hall	Philosophy English Dept. of Languages and Literatures	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
Milne Library	Library	104 - 60 seats 105 - 76 seats 109 - 30 seats 213 - 55 seats
Wadsworth Auditorium	None Drama support spaces	21 - 52 seats 204 - 26 seats

Co-locate Academic Departments

With the current programming changes in Bailey and Doty Halls, and the resulting vacant space in academic buildings, there is an opportunity to address the vacant space. In addition, Blake Hall had become home to faculty, such as history, who did not have a space available with the rest of their respective departments.

Department adjacencies created with this Facilities Master Plan:

- Co-locate history and political science in the upper floors of Sturges.
- Co-locate philosophy, English, and the Department of Languages and Literature in Welles.

Department adjacencies created during current program initiatives:

- Anthropology, psychology, sociology, and geology in Bailey.

To foster synergy between academic departments, it is important to concentrate departments instead of distributing them among all the available academic buildings. The resulting dedicated classroom buildings – Fraser Hall and Newton Lecture Hall – are strengthened by upgrading the quality of the classrooms, programming a variety of classroom sizes, and creating informal study spaces.

Create a Hybrid Academic and Student Life Building

Sturges Hall presents a unique opportunity to knit together the academic life surrounding Sturges quad and the student life elements present in the adjacent Milne Library and MacVittie Student Union.

- Develop two levels of Sturges for student services/student life functions. This creates building adjacencies with the library, with the construction of the addition, and MacVittie Student Union via the proposed pedestrian bridge.
- The other two levels are dedicated to the history and political science departments and classrooms.
- Classrooms may be used for both instruction and student group functions.

MacVittie Student Union

Renovate and optimize the underutilized student union. Although its location is excellent, MacVittie lacks vitality and usability. The existing building plan on the second level is a double-loaded corridor with no natural light to the interior spaces. The former ballroom space becomes an open and flexible student activity center, and will provide expanded retail and food venue opportunities. The proposed pedestrian bridge between MacVittie and Sturges makes a programmatic, accessible connection between these buildings and the student live zone and academic quad.

Address the Needs Identified in the Athletic Master Plan

- Construct a field house and needed athletic fields.
- Provide a higher quality fitness center.
- Renovate Merritt Athletic Center and Schrader Physical Education.

New Facilities, Campus Auxiliary Services, and Security Services Building

These three service departments currently occupy key space in the campus core. The proposed location for this facility is on NYS Route 63 at the periphery of campus, with easy vehicular access to internal campus roads as well as public roads that encircle the campus. Campus Auxiliary Services and Security Services will maintain offices in the campus core where they serve the student body directly. Delivery, storage, and shop functions associated with these departments will occupy the new facility.

Clark Conference Center

The Clark Service Building plays two roles in this Facilities Master Plan. Beginning in 2018 Clark serves as swing space to allow the renovations associated with the 2018-2023 program initiatives, notably Milne Library and MacVittie Student Union. It is then converted to a conference center. This program initiative supports Geneseo's strategic plan to cultivate its relationship with the larger Geneseo community as well as the SUNY Chancellor's vision for the SUNY campuses to encompass an array of cultural offerings.

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.

Campus Arrivals

- Establish a vehicular entrance loop in front of Doty Hall, the new location for admissions.
- Improve the pedestrian access point with a consistent site vocabulary and sidewalks or other strategies that separate cars and pedestrians.

Campus Circulation

SUNY Geneseo is well established as a primarily pedestrian campus. In order to facilitate pedestrian movement from the North and South Villages the following initiatives are recommended. Each is keyed to the site plan.

C1. Connect South Village

In order to give priority to the pedestrian flow from South Village to the academic core, vehicular traffic is removed from Park Street, between Lot T and South Hall, and relocated onto Mary Jemison Drive. Crossings on Mary Jemison Drive would in turn be enhanced for safety. Other amenities such as pedestrian-scaled lighting, street trees, and bollards would be added to improve visibility for pedestrians and help protect them from vehicles.



Included in the realignment of Park Street/College Drive are pedestrian safety improvements to Mary Jemison Drive. Improvements include decorative paver crosswalks, street tree plantings, and additional signage to provide traffic calming. Coordination with the NYS Department of Transportation would be necessary to implement these improvements.

C2. Connect North Village

The goal of this initiative is to connect North Village to the academic core in a manner that is coherent, intuitive, and accessible. The proposal to remove Jones Hall is included because it is in poor condition. Removing Jones will permit development direct access between North Village and the upper campus. The landscape space

between Livingston Hall and Milne Library would then be opened up to allow the pedestrian flow from North Village to the academic core in an accessible manner. The pedestrian spine is incorporated into a bigger landscape concept that is described further under *Library Quad* below.

Landscape Plan

The following landscape enhancements are included in the preferred alternative. In Section D they are shown with their associated program initiatives.

L1. Sturges Quad

The renovations to Sturges Quad include integration with the proposed library addition and appropriately scaled and accessible entrances and plazas at each of the buildings facing the quad.

- **Create a “high impact” learning environment:** A traditional campus quad is the heart of any college. Rehabilitation and reconstruction of Sturges Quad will make it a place that is greater than the sum of its parts, including the Seuss Spruce and the Greek Tree.
- **Promote the library:** The new library addition is planned to be closely integrated with the landscape and to enhance the indoor/outdoor synergies that create a great space. The overall landscape design of Sturges Quad will complement the design of the library addition.
- **Provide an integrated student life experience:** Sturges Quad will enhance student life by providing a backdrop for gathering and informal learning opportunities.
- **Incorporate green initiatives/sustainable design:** Preservation of greenspace and mature trees in Sturges Quad support green initiatives. Opportunities for porous pavements can be incorporated into the overall design to minimize stormwater impacts.
- **Make pedestrians a priority:** Sturges Quad is exclusively a pedestrian space and enhancements include sidewalk layouts that correspond to pedestrian desire lines and materials that distinguish walkways from vehicular drives.

L2. College Circle Rehabilitation

The selected proposal enhances the arrival sequence to campus. Modifications to the existing landscape and streetscape at College Circle include correcting accessibility deficiencies and improving the quality of the landscape materials.

- **Campus arrival:** College Circle is a visitor’s first impression of the campus, and as such, should be designed with high quality materials and landscaping.
- **Campus connection to Main Street:** Views to and from Main Street will be enhanced by the improvements to College Circle and the connection with the pedestrian path in front Doty Hall.

L3. University Drive Improvements

As an edge of campus, University Drive lacks campus character. The streetscape

vocabulary already established behind Newton Hall should be extended, with the addition of street trees and site lighting from Lot A to Court Street. Ambiguous driveways to Steuben, Jones, and Blake Halls should be redesigned to give the sidewalk along University Drive priority. Improvements to the driveways are included in *Pedestrian Hierarchy*, below.

- **Campus arrival - promote an integrated student life experience:**

While Park Street serves as the ceremonial entrance to campus, most of University Drive is the de facto entrance and arrival point for many students that live north of Court Street. Enhancements to this corridor will define the campus edge and provide a more inviting entrance for students.

- **Make pedestrians a priority:** Streetscape and crosswalk enhancements will help slow traffic and identify this zone as pedestrian first.

L4. Library Quad

Enabled by the proposal to remove Jones Hall, redevelopment of the landscape space between Livingston Hall and Milne Library is proposed. The landscape design would permit a site-based solution to accessibility that also strengthens the connection between the residence halls in North Village and the Upper Campus.

- **Create a “high impact” learning environment - promote the library:**

The area currently bounded by Milne Library, Blake Hall, and Jones Hall is a steep, poorly defined landscape. Development of the quad north of the library addition up to University Drive will improve the landscape and provide an attractive setting for both Milne Library and its new addition.

- **Provide an integrated student life experience:** Opening up the slope and landscape directly west of the library will allow the development of outdoor gathering or café space that enhances student life and encourages social interaction.
- **Make pedestrians a priority:** Redevelopment of the Library Quad creates an accessible pedestrian way from North Village to the academic core.

L5. Sturges-MacVittie Corridor

In conjunction with the MacVittie renovations and construction of the Sturges-MacVittie bridge, the north-south corridor between the two sites will be redesigned to enhance the pedestrian route traversed by students from both South Village and Saratoga Terrace. Paving, lighting, and landscaping are included in the design to make the walk attractive and safe, while stairs from Sturges Hall down to MacVittie would be reconfigured to make them more inviting and less circuitous.

- **Make pedestrians a priority:** Design of this north-south connector will correspond to the number of pedestrians who use the route. Materials that relate to the significance of these walkways should be incorporated.

L6. Clark Courtyard

The site development for the Clark Courtyard follows the selected programmatic initiative to redevelop Clark as a multi-purpose conference center. Key elements of

the site design include: enhancing the north-south pedestrian axis that relieves the pedestrian pressure of students moving north from the South Village residences; outdoor gathering and event space that allows interior programming to spill out, enhancing the indoor-outdoor relationship; improved and accessible connections to parking and drop-off in Lot K and College Drive. Also included are improvements to the access road to the Heating Plant to make the crossing pedestrian friendly.

- **Provide an integrated student life experience:**

Clark Conference Center and Courtyard will support formal, informal, and social aspects of learning through events and other programming.

- **Incorporate green initiatives/sustainable design:**

Development of the courtyard as a greenspace will reduce impervious surfaces that currently exist due to the large parking and service area. The building improvements are also an adaptive reuse of an existing structure, rather than construction of new facilities.

- **Make pedestrians a priority:** The landscape design is intended to accommodate the pedestrian flow from South Village to the academic quad, where it is currently impeded by the Clark service yard.



Campus arrival from Park Street



Campus entry from Bank Street

L7. New Service Building Site Work

When Jones Hall is demolished the space between Livingston Hall and Milne Library will allow pedestrians to walk from North Village to the academic core on an accessible path.

- **Create a “high impact” learning environment:**

Removing service and other facilities from the heart of campus allows the middle campus to expand its availability to academic and student life programs.

- **Make pedestrians a priority:** Elimination of the service parking and equipment bays and permitting pedestrians through the Clark Courtyard exemplify the campus’ commitment to pedestrians.



Campus Arrival through Lot L

L8. New Field House Site Work

As identified in the 2004 Athletic Master Plan, improvements associated with the new Field House include providing pedestrian and vehicular access, replacement and rehabilitation of fields displaced as a result of the Field House construction, and modifications to the Merritt Athletic Center drop-off to better define the pedestrian crossings.



Campus arrival from School Street

L9. Campus Arrival Enhancements

As initially proposed in the 2003 Landscape Master Plan, Park Street, School Street, Bank Street, and Franklin Street should be redesigned to create more prominent and

attractive entrances onto campus. School Street should repeat the design vocabulary already established at Bank Street. Ideally, both entrances would extend street trees from Main Street to the campus edge. As these streets are off the campus property, private negotiations between the college and the local property owners and the village would be necessary to achieve these recommendations.



Similar to Bank Street, School Street is a primary pedestrian entrance to campus, and should be enhanced to improve the arrival sequence. Drawing from the vocabulary already established at Bank Street, and outlined in the 2003 Landscape Master Plan, the design includes curbing and trees at the edges of parking lot LL to better define the pedestrian path and screen parking.



The proposed enhancements at the Bank Street entrance intend to improve the pedestrian character up the street. The Bank Street corridor is designed to be subordinate to the ceremonial entrance at Park Street but is established as a de facto primary pedestrian entrance to campus. It is recognized that all of these improvements would require agreements with adjacent landowners and funding from the village or college.

L10. Pedestrian Path Upgrades

Ambiguous circulation paths will be clarified to define them as pedestrian first. Former driveways off University Drive should be eliminated or fully designed as sidewalks. If emergency/fire access is anticipated on these walkways, the pavement section should be designed as heavy duty sections. The east-west walkway south of Fraser Hall should also be redesigned to a narrower, pedestrian width, curbing eliminated or reset as flush curbing, and a non-asphalt paving material used. The north-south walk to MacVittie Union should be redesigned as a pedestrian walkway with decorative pavers, so as not to appear like a roadway.

- **Create a “high impact” learning environment, make pedestrians a priority:** Redesigning walkways to look like walkways and not roads will improve overall campus aesthetics and safety.

Other Site Improvements Identified in Phase II But Not Included in the Final Recommendation

- **Entrance to North Village quad at Seneca Hall:** This location was identified as an issue due to its steep slope and misaligned pedestrian routes. It is assumed that these problems would be addressed as part of the current North Village Entry Circle Project.
- **Letchworth Dining Hall plazas:** Originally identified in the 2003 Landscape Master Plan, these plazas are in need of rehabilitation and are an excellent opportunity to improve residential quality of life. It is assumed that the Letchworth Dining Hall plazas would be redesigned as part of the renovations scheduled for the 2008-2013 capital plan period.
- **Doty Hall parking lots:** It is assumed that the parking lots would be redesigned as part of the Doty Hall renovation project.

Housing

According to the 2009-2010 Geneseo Fact Book just under 60 percent of the undergraduate students live on campus, and the College would like to increase that number. 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 accessibility.

Jones Residence Hall, the oldest building on campus, is slated for removal in the Facilities Master Plan, which would provide opportunities for enhanced pedestrian circulation from north housing to the academic core.

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 un-built and are natural locations for future residences.

Technology

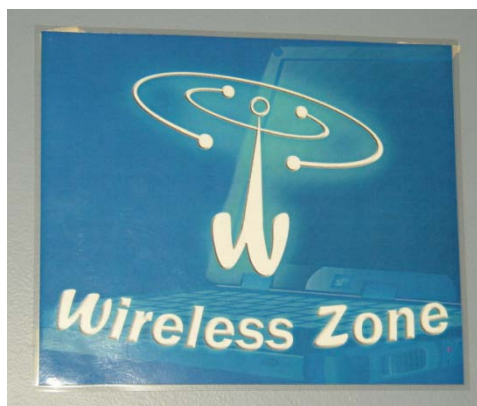
Geneseo ranks as one of the country's most wired colleges, according to *Yahoo! Internet Life*.

Residence Halls lag somewhat behind the administrative and academic buildings in this respect. One-third of the dorms have full Wi-Fi access and the other two-thirds have Wi-Fi access only in lounge areas.

Technology infrastructure needs to be evaluated and possibly upgraded every few years. The current information technology equipment is five years old and utilizes Cisco 6500 switchboards as the platform. While technology in this industry changes rapidly, the equipment should be upgraded in the near future to keep up with evolving trends.

The Campus IT Department would like telephone communications within the campus network through Voice over Internet Protocol (VoIP), which would enable all voice mediums to transmit over the internet rather than land lines, facilitating quicker and smoother voice access. This would work using the current hard wired copper cabling system and fiber optic network in place at the campus.

The IT Department has also considered connecting the campus fiber directly to a Fiber Carrier Hotel in Rochester or leasing fiber lines from Fibertech, which would be more cost effective than the monthly internet bill currently paid to a third party provider.



Sustainability

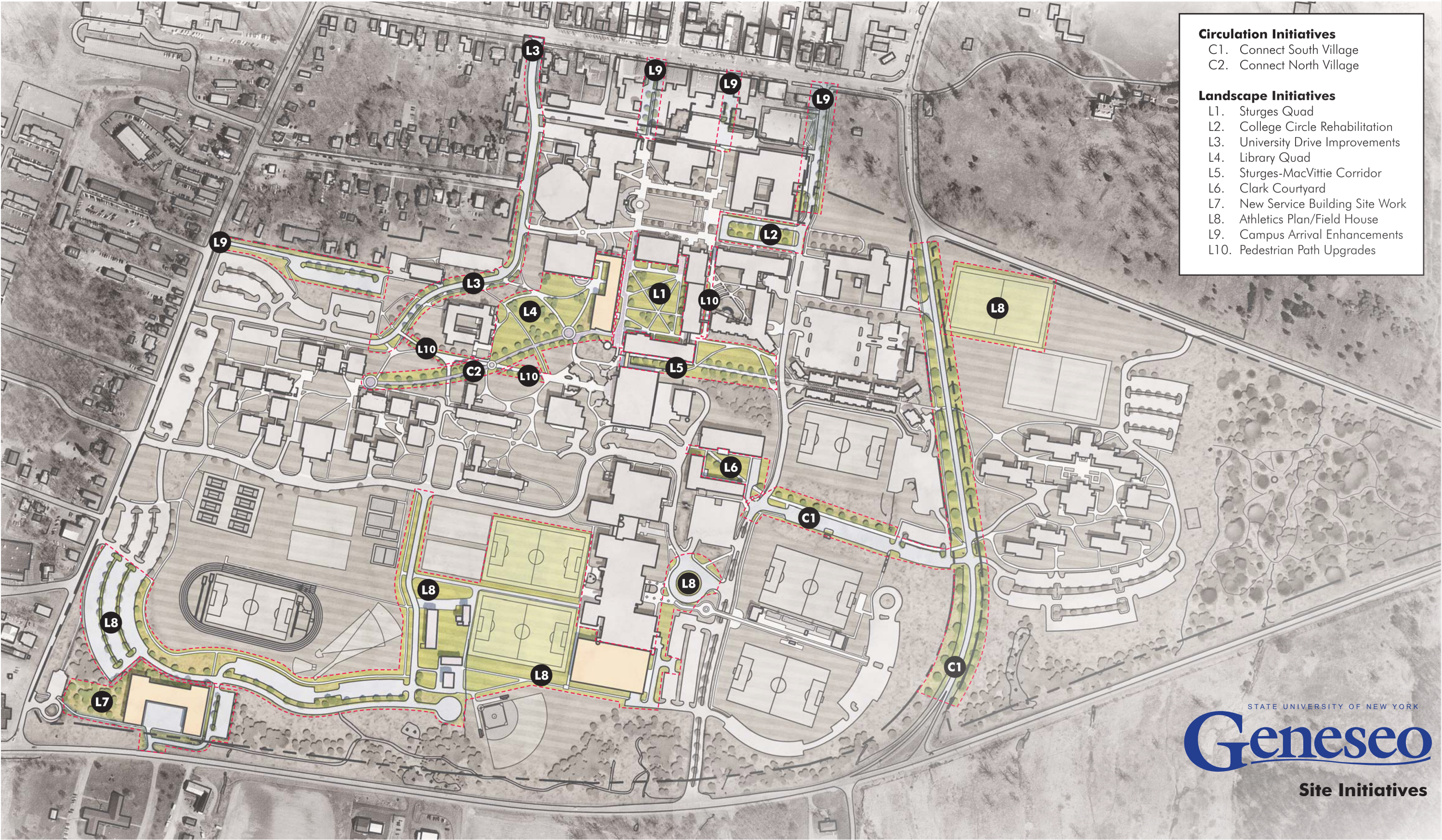
SUNY Geneseo has shown its commitment to sustainability as a signer of the American College and University President's Climate Commitment. Phase I documents the variety of steps that the college has taken to embrace and further this cause. This Facilities Master Plan has used responsible planning as one of the measures for all the program initiatives developed and recommended.

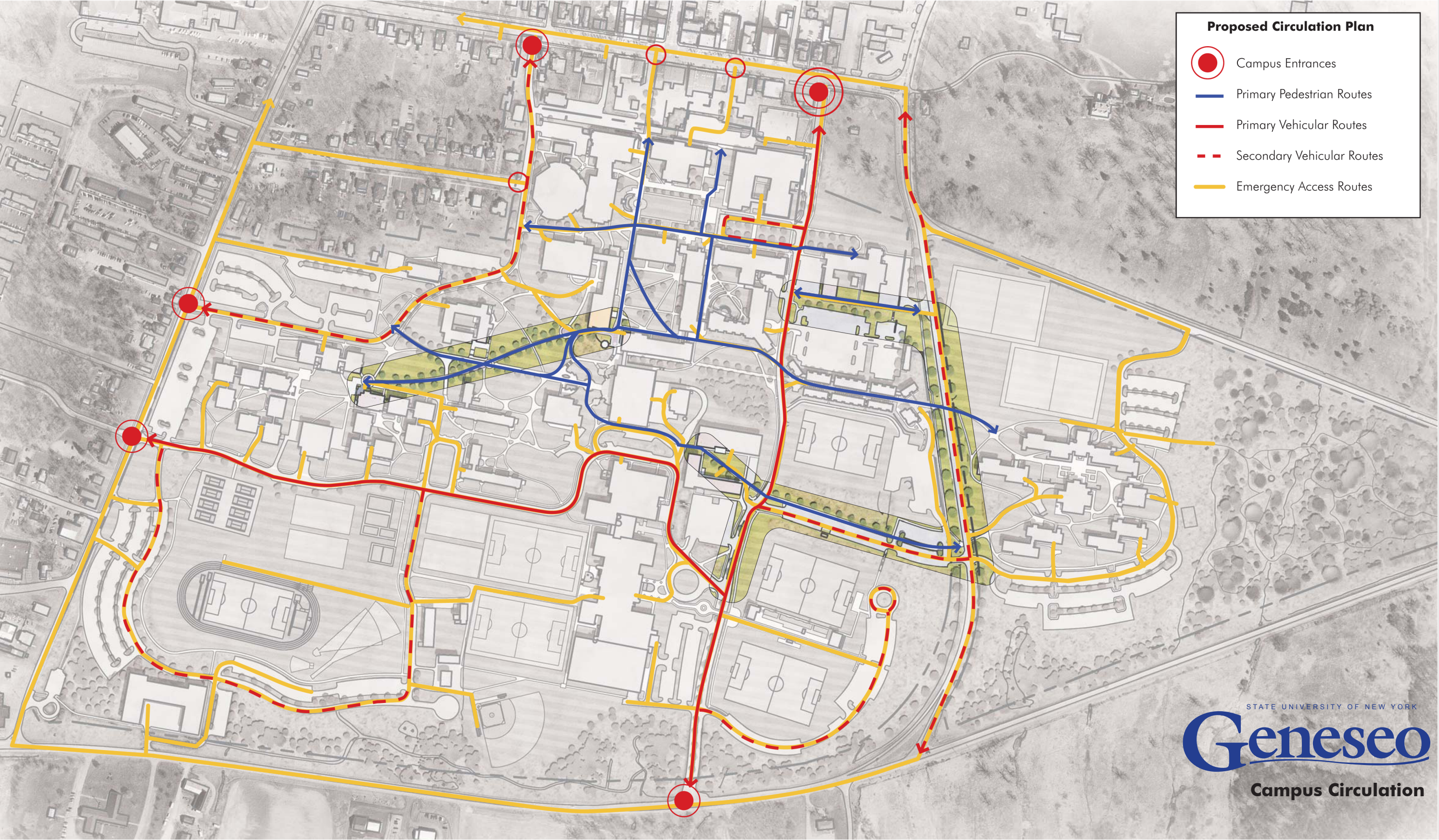
Adaptive reuse is a greener strategy than new construction but this must be balanced with each building's condition and anticipated programming. The demolition of Blake Hall and the construction of a library addition in its place considers Blake's inefficient layout, condition, poorly integrated program, and the cost of rectifying these deficiencies. A library addition constructed on that site will utilize the latest energy saving design and construction methods.

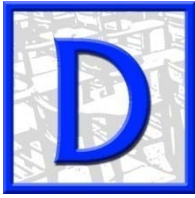
Future facility renovations should consider implementing water and energy saving measures, such as motion sensors for lighting and water fixtures. Renovations of the existing academic buildings call for energy efficient windows. The concepts for the renovation of Clark and the library addition encourage building skin transparency to bring natural light into the buildings. Solar panels present an opportunity to capture

energy and green roofs an opportunity to mitigate storm water runoff and reduce the heat island effect and expose green initiatives to students.

Future landscape development should also incorporate sustainable practices. The college should consider implementing porous pavement in parking lots, pedestrian plazas, and walkways. Storm water 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 to break up large expanses of pavement to reduce urban heat island effect. Mowing can be reduced with the planting of alternative turf varieties and low-growing groundcover.







Program Initiatives and Capital Improvements

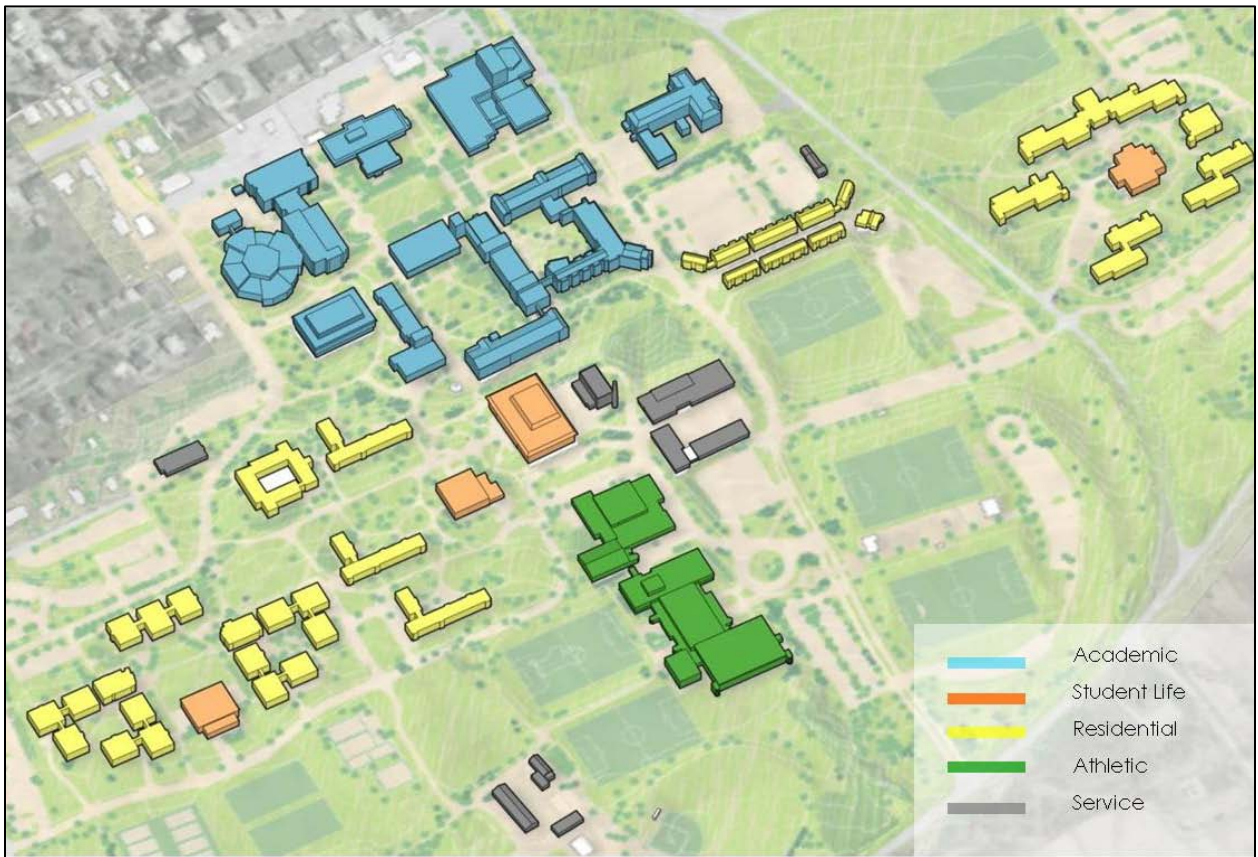
The table below shows where programs are currently located and the proposed programs for those buildings. How these initiatives impact each building is described in greater detail below.

Current Program	Proposed Program	Location
History Classrooms Microcomputer Maintenance 80-seat performance space	History Political Science Classrooms 80-seat performance space Dean of Students EOP Administration International Programs ROTC Campus Radio Station Residence Hall Administration Microcomputer Maintenance	Sturges Hall
Classrooms Periodical Library Student Services Academic departments	Classrooms Periodical Library Group study space	Fraser Hall
Classrooms Lecture Halls Computing and Info. Tech	Classrooms Lecture Halls Computing and In	Newton Lecture Hall
Administration, including accounting, budget, purchasing, human resources Senior Administration Student Services, including financial aid, registrar, billing	Student Academic Services, including Provost, sponsored research, grants management Student Services, including financial aid, registrar, billing, career development/student placement, enrollment services	Erwin Administration
Health and Physical Education Dance Studio Facilities Planning Classrooms Residence Hall Administration ROTC Security and Safety	Health and Physical Education, including fitness center Dance Studio Classrooms	Schrader Physical Ed

Philosophy Political Science English Dept. of Languages and Literature Classrooms School of Business storage Art storage Central Duplicating and Printing	Philosophy English Dept. of Languages and Literature Classrooms/seminar spaces Central Duplicating and Printing	Welles Hall
Facility Services Campus Auxiliary Services storage	Facility Planning Conference Center, including campus Ballroom	Clark Service Building
General Library EOP Administration Classrooms International Programs Café Microcomputer Maintenance	General Library, with addition Classrooms Café Microcomputer Maintenance	Milne Library
Health and Physical Education, including fitness center, ice rink	Health and Physical Education, without fitness center	Merritt Athletic Center
Food Service Student activities and organization space Campus Store Mail and Messenger Ballroom	Food Service Expanded student activities and organization space Expanded Campus Store Mail and Messenger	MacVittie Student Union
Auditorium/performance space Drama Dept. of Languages and Literature Philosophy Classrooms Study Lounge	Auditorium/performance space Drama Classrooms Variety of study spaces	Wadsworth Auditorium

Capital Improvements

The recommended program initiatives are outlined in Section C. On the following pages those same program initiatives are shown as capital improvements and associated with specific campus facilities. The timeline on the bottom of the pages indicates when the project would occur, BCAS data is given for the existing buildings, and the proposed program array is listed.



Existing SUNY Geneseo program distribution



Sturges Hall Renovations

Background

- Sturges Hall is one of the primary academic facilities on campus and has served as a classroom building since its construction. It has an 80-seat performance space on the upper level.
- The new program for Bailey Hall, completed prior to the start of this Facilities Master Plan, and the discontinuation of the Speech Pathology and Audiology department will result in over 23,000 available assignable square feet in Sturges at the start of 2013.
- Sturges straddles the campus academic zones and the student life zones. Programmatically this offers a unique opportunity to combine student life and academic functions in one building, complimenting the program in adjacent buildings.



Sturges Hall

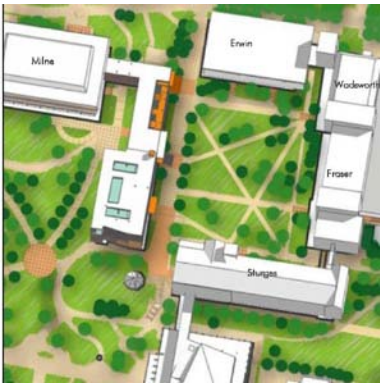


Typical classroom



BCAS					
Sturges Hall		Poor	Fair	Good	Excellent
Electrical		■	■	■	■
Exterior/Superstructure		■	■	■	■
Heating/Cooling		■	■	■	■
Interior		■	■	■	■

2010				2011				2012				2013				2014				2015				2016				2017				2018			
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Program Study												Design/Bid												Construction											

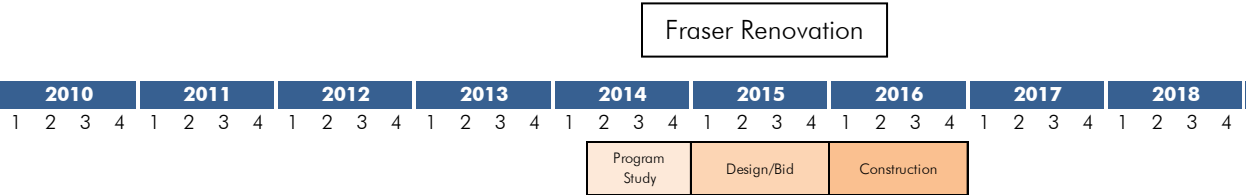


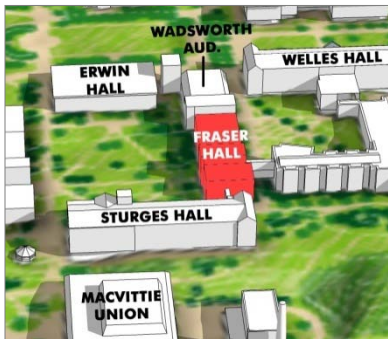
The site diagram at left shows Sturges Quad and the proximity of Sturges Hall to the Library Addition and the proposed connection with MacVittie Student Union at the bottom of the image.



Existing Building		Proposed Program - Full Renovation		Phasing and Budget
Building Name	Department	NASF	Swing Space	Budget Year Period
Sturges Hall	History	4,200	Fraser	2013-2018
Major/Minor Use	Political Science	2,000		Concurrent Construction
Instruction	Classrooms	11,777	15 off-line	Erwin Administration Building
Construction Year	80-seat Performance Space	845		Schrader Fitness Center
1938	Microcomputer Maintenance	700	Fraser	Enabling Projects
Construction Type	EOP Administration	3,500		Swing Space (Fraser)
Steel	Residence Hall Administration	2,000		Associated Site Projects
GSF (BCI)	Radio Station	1,500		None
68,500	ROTC Office	200		Budget (including soft costs)
NASF*	Office of Disability Services	400		Building \$19,550,140
38,424	Credit Union	875		Site \$0
	Dean of Students	3,000		TOTAL** \$19,550,140
TOTAL		30,997		**Total does not include escalation

2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4





Fraser Hall



Fraser Hall Renovations

Background

- Fraser is a three-story classroom building on the south side of Sturges Quad.
- It has interior connections to Wadsworth Auditorium to the east, Sturges to the west, and South Hall to the south.
- There is a 10,700 asf periodical library on the second floor.
- The new program for Bailey Hall, completed prior to the start of this Facilities Master Plan, will result in over 5,000 available assignable square feet in Fraser by the start of 2013.

Objective

- Establish Fraser as a dedicated classroom building that is served by direct connections to the surrounding academic buildings. Update the existing periodical library to provide improved study areas and classroom support.
- Right-size existing classrooms according to the recommendations in this report.

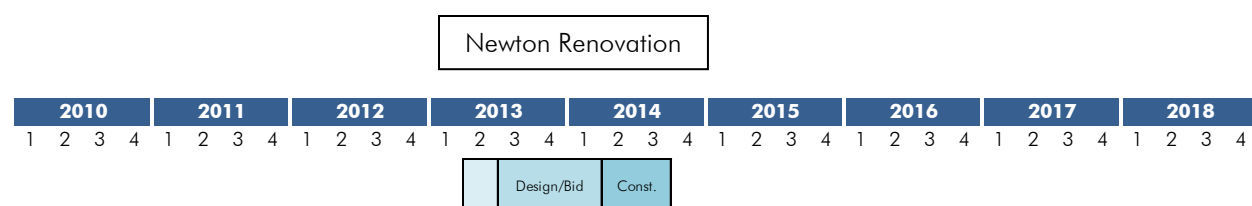
BCAS Fraser Hall	Poor Fair Good Excellent			
Electrical				
Exterior/Superstructure				
Heating/Cooling				
Interior				

Existing Building	Proposed Program - Full Renovation			Phasing and Budget
Building Name	Department	NASF	Swing Space	Budget Year Period
Fraser Hall	Classrooms	5,401	7 off-line	2013-2018
Major/Minor Use	Additional Classroom space	4,000		Concurrent Construction
Instruction	Library	12,000		Blake Hall Demolition
Construction Year				Milne Library Addition
1955				Enabling Projects
Construction Type				Sturges Hall
Steel				Associated Site Projects
GSF (BCI)				None
34,900				Budget (including soft costs)
NASF*				Building \$9,960,582
22,677				Site \$0
	TOTAL	21,401		TOTAL** \$9,960,582

*Does not include SUNY categories 13, 14, 15

**Total does not include escalation

2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4





Typical lecture hall



Newton Lecture Hall Renovations

Background

- Newton Lecture Hall contains 25 percent of Geneseo's large lecture and classroom spaces. It also houses Geneseo's television studio on the first floor.
- The south entrance to Newton is through the Integrated Science Center. The north side of Newton has the appearance of a secondary or service entrance, but is well used by students who live to the north and west.
- Infrastructure improvements were completed in 2009 and renovations are scheduled for 2011.

Objective

- Maintain Newton as Geneseo's primary large instruction facility.
- Update finishes, and complete abatements as required.
- Make improvements to University Drive as part of the same initiative.
- Improve accessibility.

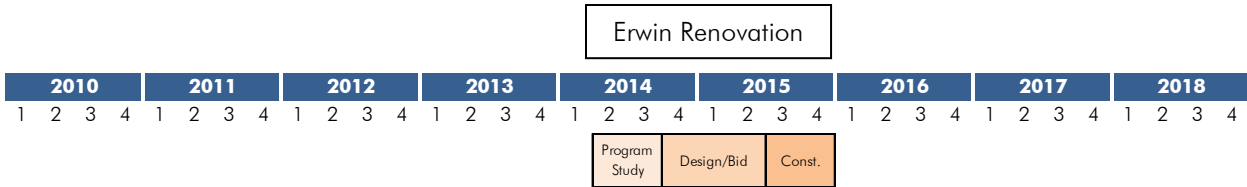
BCAS Newton Lecture Hall	Poor	Fair	Good	Excellent
Electrical				
Exterior/Superstructure				
Heating/Cooling				
Interior				

Existing Building	Proposed Program - FFE Renovation			Phasing and Budget
Building Name	Department	NASF	Swing Space	Budget Year Period
Newton Lecture Hall	Classrooms -	22,575	11 off-line	2013-2018
Major/Minor Use	(including Lecture Spaces)			Concurrent Construction
Instruction	Computing & Information Tech.	10,000		None
Assembly/Exhibition				Enabling Projects
Construction Year				None
1967				Associated Site Projects
Construction Type				University Drive Improvements
Steel				Budget (including soft costs)
GSF (BCI)				Building \$6,289,448
51,000				Site \$352,350
NASF*	TOTAL	32,575		TOTAL** \$6,641,798
33,488				

*Does not include SUNY categories 13, 14, 15

**Total does not include escalation

2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4





Erwin Administration Building

BCAS Erwin Administration	
Electrical	<div><div></div><div></div><div></div><div></div></div>
Exterior/Superstructure	<div><div></div><div></div><div></div><div></div></div>
Heating/Cooling	<div><div></div><div></div><div></div><div></div></div>
Interior	<div><div></div><div></div><div></div><div></div></div>

Erwin Administration Building Renovations

Background

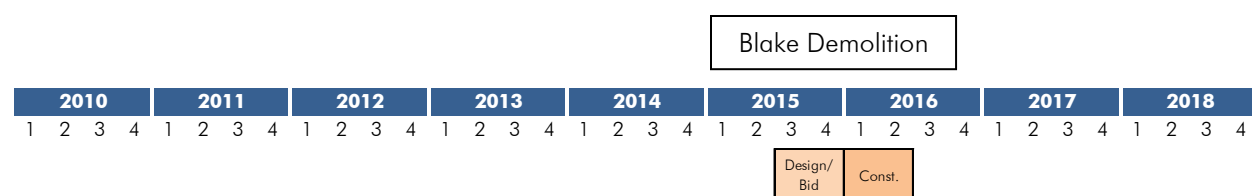
- Erwin Administration is located in the upper academic quad on the campus green.
- The current program includes the senior administrative offices, registrar and financial aid, Purchasing, and Human Resources.
- The program for Doty Hall, completed prior to the start of this Facilities Master Plan, will move Admissions and Advancement from Erwin to Doty, resulting in approximately 3,800 available assignable square feet in Erwin at the start of 2013.

Objective

- Create a Student Academic Services building, including Career Development and Student Placement and a “one-stop” location for the Registrar, Student Billing, and Financial Aid office.
- Make needed envelope and interior finish upgrades at this time.

Existing Building	Proposed Program - Partial Renovation 15,792 asf			Phasing and Budget	
Building Name	Department	NASF	Swing Space	Budget Year Period	
Erwin Administration	Existing Program:			2013-2018	
Major/Minor Use	Student Affairs			Concurrent Construction	
General Administration	Office of the Provost			Sturges Hall	
Construction Year	Dean of Liberal Studies			Enabling Projects	
1967	Graduates Studies Director			None	
Construction Type	Enrollment Services			Associated Site Projects	
Steel	Financial Aid			None	
GSF (BCI)	Registrar			Budget (including soft costs)	
44,000	Research Post Awards			Building	\$14,480
NASF*	Sponsored Research			Site	\$0
26,622	Student Billing			TOTAL**	\$14,480
*Does not include SUNY categories 13, 14, 15				**Total does not include escalation	
	Telephone and Telegraph				
	New Program				
	Career Development	3,000			
	International Programs	753			
	Unprogrammed space	12,039			
	RENOVATION TOTAL	15,792			

2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4

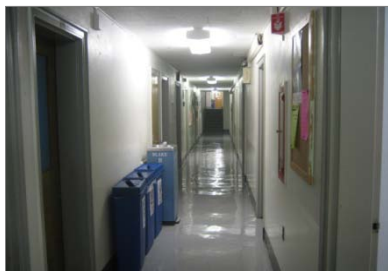




Blake Hall Demolition

Background

- Blake was originally built as a dormitory in 1951. It now serves a variety of functions including student services, faculty and administrative offices, and classrooms.
- Blake is located along the primary east-west pedestrian path.
- Blake is the only building that is in poor condition, is poorly suited to its programming, and has unused space.



Main corridor

Objective

- Remove a building that is poorly suited to its current program and would no longer be appropriate for its original program.
- Avoid the rising maintenance and deferred maintenance costs associated with a structure that provides relatively little return in terms of program.
- Make the site available for an addition to the Milne Library. The opportunities of this building site include connecting easily with the existing library, creating a more student friendly and transparent façade on the north side of Sturges quad, and providing an accessible route up and down one of the steepest transitions on campus.

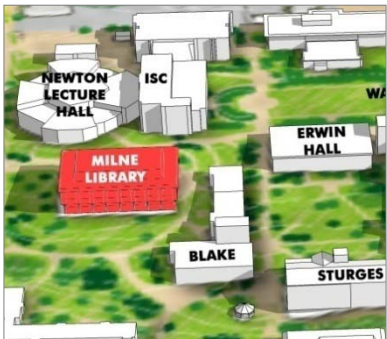
BCAS Blake Hall		Poor	Fair	Good	Excellent
Electrical					
Exterior/Superstructure					
Heating/Cooling					
Interior					

Existing Building	Proposed Program - Demolition			Phasing and Budget
Building Name	Department	NASF	Swing Space	Budget Year Period
Blake Hall	None	N/A	N/A	2013-2018
Major/Minor Use				Concurrent Construction
Instruction				Fraser Hall
Student Activity				Enabling Projects
Campus Service				Erwin Administration Building
Construction Year				Sturges Hall
1951				Associated Site Projects
Construction Type				None
Steel				Budget (including soft costs)
GSF (BCI)				Building \$1,163,808
53,900				Site \$0
NASF*				TOTAL** \$1,163,808
27,494				

*Does not include SUNY categories 13, 14, 15

**Total does not include escalation

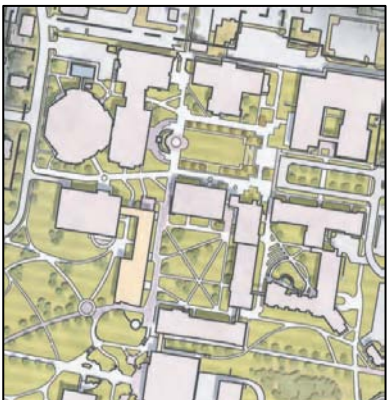
2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4



Milne Library



Main academic quad



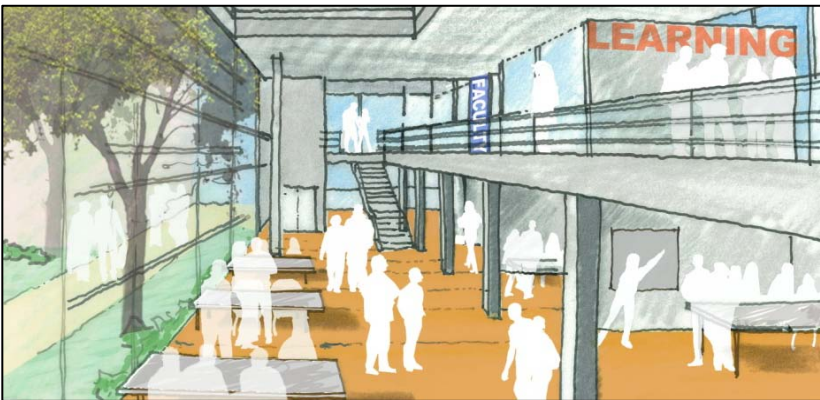
Milne Library Addition

Background

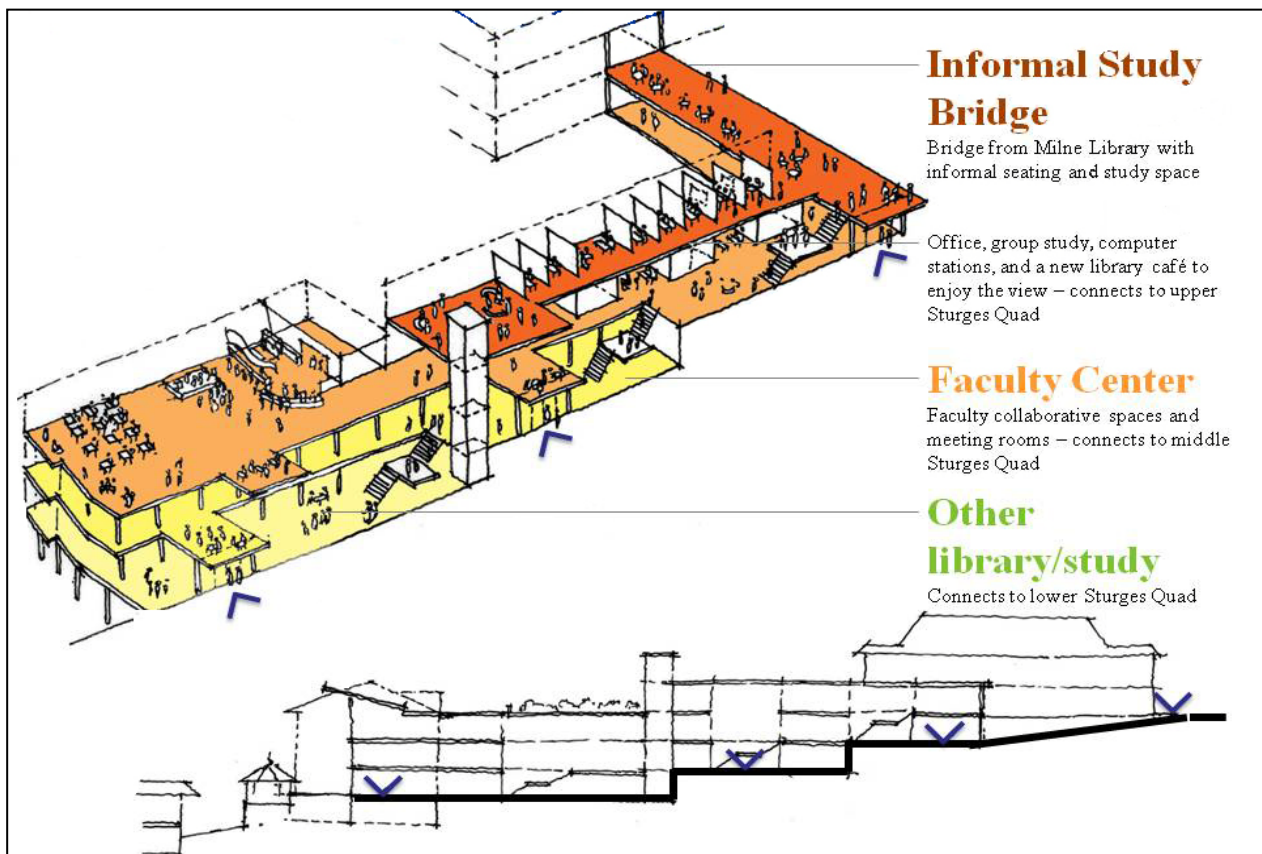
- The Phase III report shows a projected overall library space deficit of 45,697 asf by 2023.
- This number is based on the consultant’s calculation, which takes into account study space both within and outside the library, and library materials such as periodicals, flat files, and AV materials. The SUNY methodology is based on bound volumes only and does not account for study space outside the library.
- The library addition will engage with the Sturges quad and take advantage of views west to the Geneseo valley.

Objective

- Address the library space deficit by constructing a 60,000 gsf (40,000 asf) library addition on the south side of Milne Library, running east west and facing Sturges quad.
- Bring the “front door” of the library from a secondary campus path south to a main campus thoroughfare.
- Provide program space that includes collaborative work environments for both faculty and students.
- Provide an accessible path and vertical transition for people with limited mobility along the very steep east-west path through Sturges quad.



2010				2011				2012				2013				2014				2015				2016				2017				2018			
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Program Study																Design/Bid								Construction											

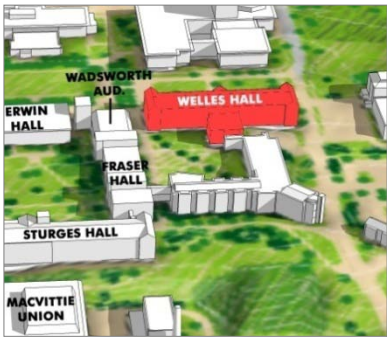


Diagrams showing the proposed library addition stepping down the existing grade.

New Construction	Proposed Program - New Construction			Phasing and Budget	
Building Name	Department	NASF	Swing Space	Budget Year Period	
Milne Library Addition	Library	40,000		2013-2018	
Major/Minor Use				Concurrent Construction	
Library				Facilities Building	
Construction Year				Fraser Hall	
2017				Enabling Projects	
Construction Type				Erwin Administration Building	
TBD				Blake Hall Demolition	
GSF				Associated Site Projects	
60,000				Sturges Quad Improvements	
NASF				Budget (including soft costs)	
40,000				Building	\$25,686,315
				Site	\$1,057,050
	TOTAL	40,000		TOTAL*	\$26,743,365

*Total does not include escalation

2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4



Welles Hall



College Circle looking north

BCAS Welles Hall	Poor	Fair	Good	Excellent
	1	2	3	4
Electrical				
Exterior/Superstructure				
Heating/Cooling				
Interior				

Welles Hall Renovations

Background

- Welles was originally constructed as a primary school. Today it houses classrooms, Central Duplicating and Printing, and the departments of English, Philosophy, Languages and Literature, and Political Science.
- An addition on the west side contains four tiered classrooms and provides a direct connection to South Hall.
- The Phase III and IV reports discuss Geneseo’s existing classroom space in great detail. Welles contains 14 percent of the campus’ non-lecture size rooms. There is a shortage of small, seminar-style rooms on campus, and a surplus of 30-40 seat traditional classrooms, such as those in Welles.

Objective

- Maintain the departments English, Philosophy, and Languages and Literature.
- Relocate Political Science to Sturges Hall.
- Bring orphaned Philosophy and Languages and Literature faculty to Welles from Wadsworth Auditorium.
- Right-size existing classrooms according to the recommendations in this report.
- Plan for informal study and meeting areas of various sizes.
- Provide modern, energy-efficient building systems.
- The College Circle improvements provide an appropriate vehicular entrance to the heart of campus for first time visitors, and drop off location for those who will continue on foot to Admissions in Doty or the campus quads.

2010				2011				2012				2013				2014				2015				2016				2017				2018			
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
																Program Study				Design/Bid				Construction											



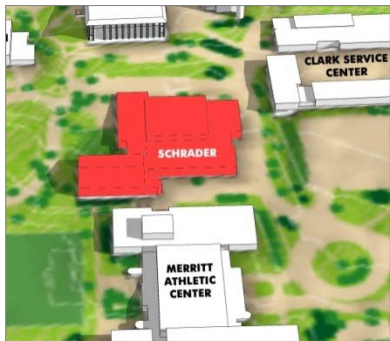
Aerial image at right shows the existing College Circle Drive in from Welles Hall in the lower left. Doty, the new location for Admissions and Senior Administration is the building on the right.



College Circle looking south

Existing Building	Proposed Program - Full Renovation			Phasing and Budget
Building Name	Department	NASF	Swing Space	Budget Year Period
Welles Hall	Philosophy	2,000	Milne Addition	2013-2018
Major/Minor Use	English	6,500	Milne Addition	Concurrent Construction
Instruction	Classrooms	12,524	11 off-line	Clark Service Building - Phase I
Campus Service	Central Duplicating & Printing	6,000	Fraser	Enabling Projects
Construction Year	Department of Languages & Literature	4,000		Erwin Administration Building
1932				Blake Hall Demolition
Construction Type				Milne Library Addition
Steel				Associated Site Projects
GSF (BCI)				Rehabilitate College Circle
62,200				Budget (including soft costs)
NASF*				Building \$17,313,774
33,712				Site \$783,000
*Does not include SUNY categories 14, 15		TOTAL	31,024	TOTAL** \$18,096,774
				**Total does not include escalation

2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4



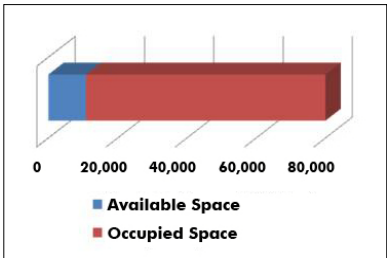
Schrader Fitness Center and Full Renovation

Background

- Schrader Sport and Recreation Building contains a variety of program spaces that serve the recreation and physical education needs of Geneseo. Schrader supports team sports as well as intramurals.
- The Facilities Planning offices are located near the north entrance and Security and Safety are on the lower level. The Drama department and Residential Hall Administration occupy space on the first floor.
- The existing swimming pool in Schrader is no longer in service. This leaves approximately 10,800 available assignable square feet, although that space would require substantial renovation to serve another programmatic function.
- The 2004 Athletic Facilities Master Plan recommends a full renovation of Schrader.



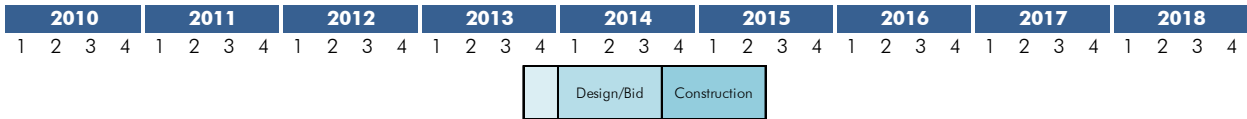
Main entrance



Objective

- Relocate Campus Security to the new Facilities building.
- Relocate the existing fitness center from Merritt to the former swimming pool space and adjacent locker rooms used by Campus Security. See Merritt Athletic section.
- Renovate the remaining interior spaces in Schrader.
- Relocate ROTC and the Dean of Students office.

BCAS Schrader Building	Poor Fair Good Excellent			
	Poor	Fair	Good	Excellent
Electrical				
Exterior/Superstructure				
Heating/Cooling				
Interior				



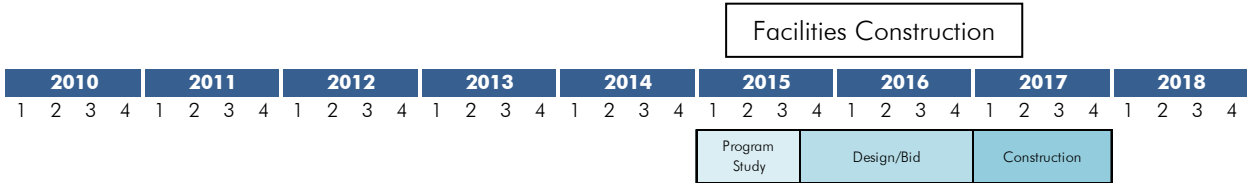


Existing Building	Proposed Program - Full Renovation			Phasing and Budget
Building Name	Department	NASF	Swing Space	Budget Year Period
Schrader Physical Ed.	Phase 1:			2013-2018
Major/Minor Use	Schrader Fitness Center	11,141		Concurrent Construction
Health & Physical Ed.				Sturges Hall
Construction Year	Phase 2:			Enabling Projects
1961	Health & Physical Education	38,588	Field House	None
Construction Type	Drama	1,958	Brodie	Associated Site Projects
Steel	Classrooms	2,453	2 off-line	None
GSF (BCI)				Budget (including soft costs)
89,700				Building \$3,899,986
NASF*				Site \$0
54,140	TOTAL	54,140		TOTAL** \$3,899,986

*Does not include SUNY
categories 13, 14
Category 15 includes pool

**Total does not include escalation

2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4
	Program Study	Design/Bid	Construction					





Proposed Facilities Building

New Facilities Services Building Background

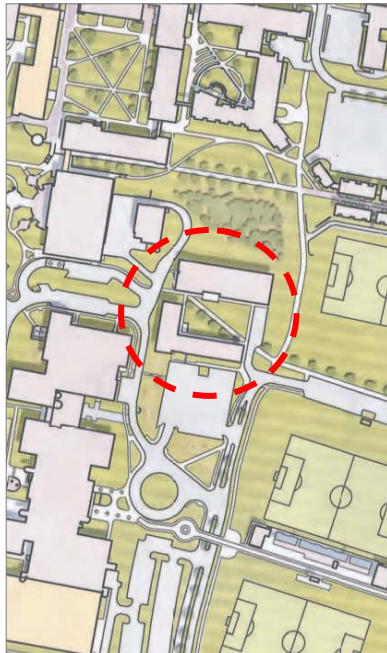
- The existing Facilities Services department currently occupies the Clark Service Building. When constructed, the facilities department was located at the edge of campus, but as Geneseo has grown it has come to occupy a more central and key site.
- The planning team concluded that the college would be better served by more student life oriented program at the Clark Service Building.
- In the fall of 2010 Geneseo hired Kideney Architects to perform a programming study for a new facilities building. The resulting program components and their square footage are shown below. This program array is consistent with what was discussed and recommended by the FMP consultants.

Objective

- Construct a new facilities building on route 63 that will house the shop and administrative functions of campus facilities, central storage, the University Police, and administrative functions for Campus Auxiliary Services.
- Re-locate these programs away from their existing location within the campus core.
- Develop 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.

New Construction	Proposed Program - New Construction			Phasing and Budget	
Building Name/Number	Department	NASF	Swing Space	Budget Year Period	
Facilities Building	Facilities Planning & Admin.	550		2013-2018	
Major/Minor Use	Environmental Health & Safety	2,570		Concurrent Construction	
Campus Service	Campus Utilities & Sustainability	700		Milne Library Addition	
Construction Year	Facilities Planning & Construction	3,640		Enabling Projects	
2017	Common Facilities/Admin.	1,770		None	
Construction Type	Facilities Services	7,420		Associated Site Projects	
TBD	Central Stores	5,940		None	
GSF	Ground & Automotive Maint.	6,220		Budget (including soft costs)	
51,730	Shared Staff Facilities	1,330		Building \$14,480,391	
NASF	University Police	4,980		Site \$0	
42,430	Campus Auxiliary Services	7,310	TOTAL* \$14,480,391		
TOTAL		42,430	*Total does not include escalation		

2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4



Clark Service Building

Phase I: Swing Space

Phase 2: Conference Center

- Clark Service Building sits at the nexus between the campus athletic, student life, and academic zones. It is accessible to both pedestrians and vehicle. The building holds a great deal of adaptive reuse potential once the facility service program is relocated.
- One of the objectives of Geneseo's Strategic Plan is to "Cultivate relationships between the college and wider community that support College programs and serve the community." The importance of community engagement was also echoed by the SUNY Chancellor in her presentation of "The Power of SUNY."

- Phase I: Provide well located, flexible program swing space during the renovation of the Milne Library and MacVittie Student Union.
- Phase II: Create a multi-purpose conference center that can serve the needs of the college and the community, provide a venue to foster public or public-college opportunities that would not otherwise be possible.
- Create a ballroom with the associated catering and support program to the high-bay space in Clark.

	Poor	Fair	Good	Excellent
BCAS Clark Service Building				
Electrical				
Exterior/Superstructure				
Heating/Cooling				
Interior				

2010				2011				2012				2013				2014				2015				2016				2017				2018			
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
																								Program Study				Design/Bid				Construction			



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

Existing Building	Proposed Program - Full Renovation			Phasing and Budget
Building Name/Number	Department	NASF	Swing Space	Budget Year Period
Clark Service Building	Phase 1:			2018-2023
Major/Minor Use	Swing Space	varies		Concurrent Construction
Campus Service				varies
Construction Year	Phase 2:			Enabling Projects
1967	Conference Center (including	28,000		New Facilities Building
Construction Type	Ballroom)			Milne Library Renovation (swing)
Steel				MacVittie College Union (swing)
GSF (BCI)				Wadsworth Auditorium (swing)
35,500				Associated Site Projects
NASF*				Clark Courtyard
28,032				Budget (including soft costs)
*Does not include SUNY categories 13, 14, 15				Swing space reno. \$6,066,586
				Conference reno. \$6,066,586
				Site \$1,057,050
	TOTAL	28,000		TOTAL** \$13,190,222

**Total does not include escalation

2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4
		Program Study	Design/Bid	Construction				



Milne Library



Study space



Second floor

BCAS Milne Library		Poor	Fair	Good	Excellent
Electrical		<div></div>	<div></div>	<div></div>	<div></div>
Exterior/Superstructure		<div></div>	<div></div>	<div></div>	<div></div>
Heating/Cooling		<div></div>	<div></div>	<div></div>	<div></div>
Interior		<div></div>	<div></div>	<div></div>	<div></div>

Milne Library Renovation

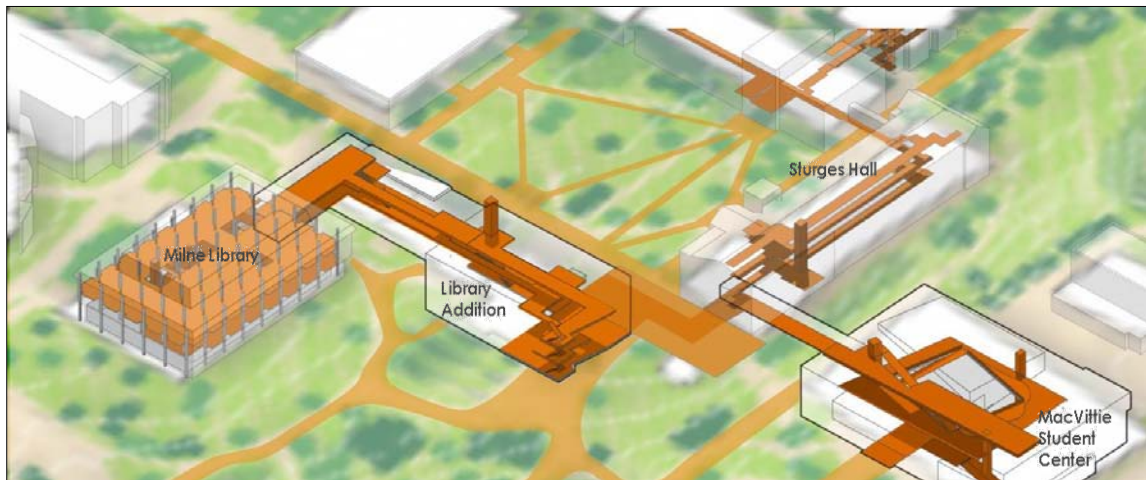
Background

- Milne Library is one of the busiest and most vibrant venues on the Geneseo campus, and records 3,000 to 4,000 visits a day.
- In addition to its collection the library has four classrooms, a large computer lab, a newly renovated café on the first floor, and provides program space for tutoring, English as a second language, and the Frasier Study Center.
- As noted in Phase III, Geneseo will have a projected campus-wide library space deficit of 45,697 assignable square feet by 2023.
- College records indicate that Milne Library contains asbestos.
- The library does not comply with current accessibility standards.
- Some components of the existing program are under-utilized, such as the individual study spaces. In general the design of the library no longer reflects the current work needs of the students and faculty.

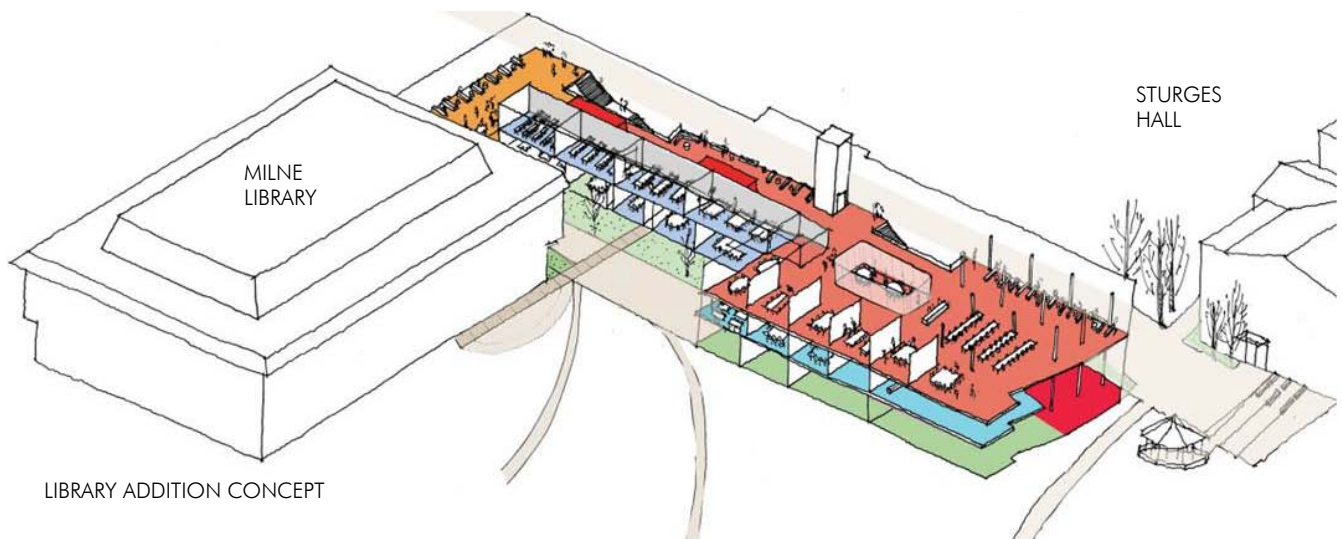
Objective

- Renovate the interior of Milne Library. Coordinate the program with the new library addition.
- Provide fully accessible circulation, including within the library stacks.
- Provide an appropriate amount of updated study space, especially for collaborative work.
- Adapt the plan at the ground level of the west side of the building go take advantage of existing under-utilized outdoor space; develop a library quad at this location.
- Provide modern, energy-efficient building systems.
- Update the worn and aging interior finishes.
- Conduct a programming study to evaluate the existing classroom sizes within the context of the Phase III and IV recommendations. Allow for flexibility so the classrooms may

2010				2011				2012				2013				2014				2015				2016				2017				2018					
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4						
																														Program Study				Design/Bid			



Future interior circulation, with an exterior transition between Sturges and the Library Addition.



Existing Building	Proposed Program - Full Renovation			Phasing and Budget
Building Name	Department	NASF	Swing Space	Budget Year Period
Milne Library	Library	51,290	Clark (partial)	2018-2023
Major/Minor Use	Café	876	off-line	Concurrent Construction
Library	Classrooms	6,874	4 off-line	Field House
Construction Year				Jones Hall Demolition
1966				Enabling Projects
Construction Type				Clark Service Building - Phase I
Reinforced Concrete				Associated Site Projects
GSF (BCI)				Library Quad Improvements
75,200				Budget (including soft costs)
NASF*				Building \$16,692,934
59,040				Site \$1,981,969
*Does not include SUNY categories 13, 14, 15		TOTAL 59,040		TOTAL** \$18,674,903
				**Total does not include escalation

2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4
Construction								



MacVittie College Union



Approach from North Village



Main lobby

	Poor	Fair	Good	Excellent
Electrical				
Exterior/Superstructure				
Heating/Cooling				
Interior				

- # MacVittie College Union
- ## Background

- The MacVittie Student Union is ideally located for its programmatic functions.
- Feedback gathered during interviews with Geneseo staff has shown that the union is underutilized and does not serve the student life needs of the college well.
- The existing ballroom fills a need for large events hosted by the college and Campus Auxiliary Services, but remains empty when not in use. The ballroom and its support space occupy over 7,000 asf of space in the core of the building.
- Access to the ballroom for events is challenging for non-student members of the community. There is almost no adjacent parking. Those with accessibility issues, for example aging alumni, cannot easily enter the union by the main entrance.
- The existing bookstore is relatively new. The retail potential of the bookstore is untapped because of its size and windowless location.
- There are casual food venues planned for the union, including a Starbucks scheduled to be completed in 2011.

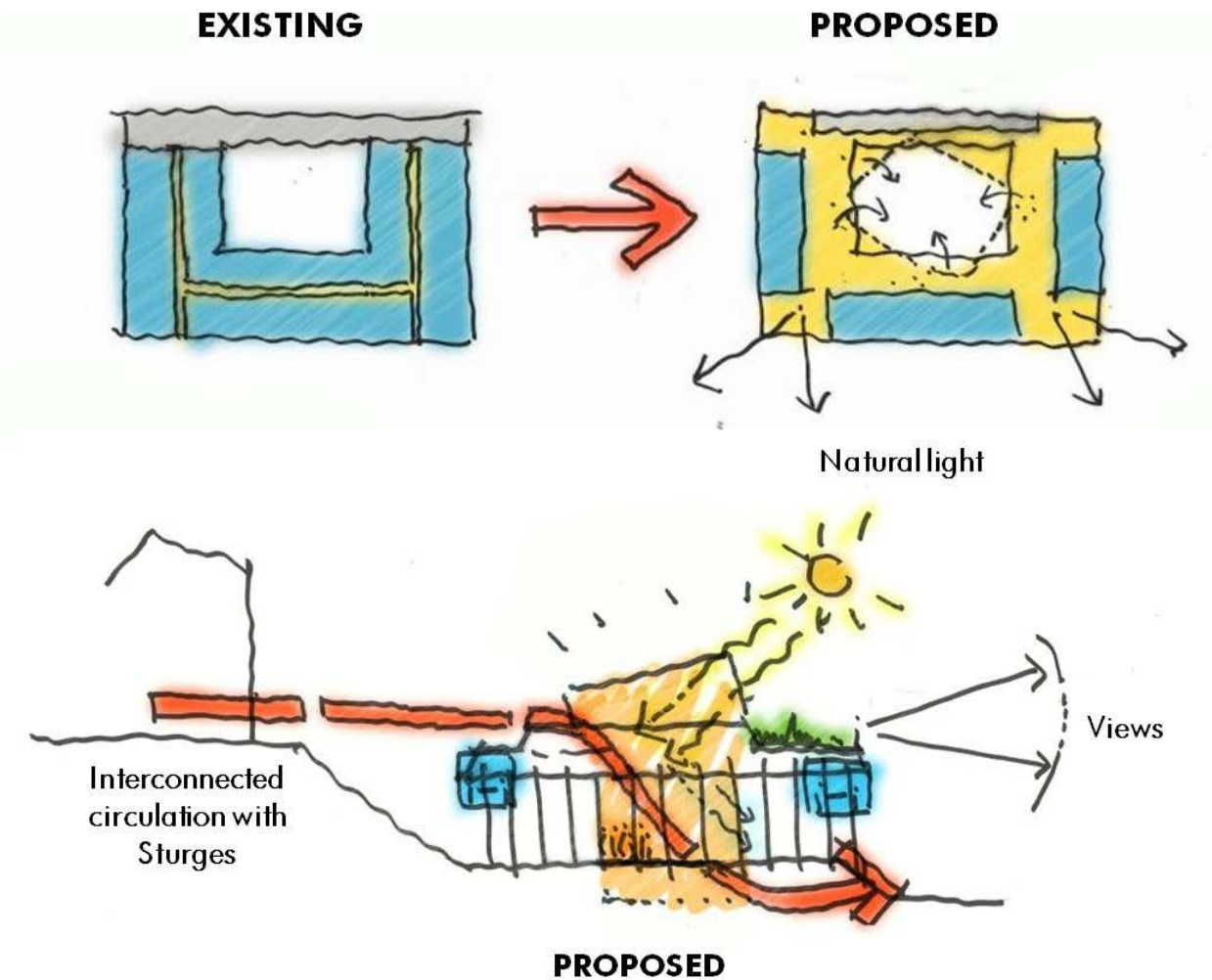
Objective

- Fully renovate MacVittie Student Union. Maintain and expand the existing student organizational space.
- Relocate the ballroom to the Clark community/conference center. Utilize the existing ballroom space to provide a more open plan that allows light into the core of the building via skylights.
- Reconfigure the perimeter spaces to bring more light into the student organization and club rooms by moving circulation to the center of the building.
- Expand the campus bookstore.
- Create open, flexible, spaces that can be used as lounges and informal group event venues.
- Construct a connection via a bridge with Sturges Hall. This will enhance the programmatic connection with the student services on the lower floors of Sturges and provide much needed accessible circulation and the most dramatic vertical transition on the Geneseo campus.

Diagrams showing a proposed concept plan and section of

2010				2011				2012				2013				2014				2015				2016				2017				2018			
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
																												Program Study							

MacVittie Student Union



Existing Building	Proposed Program - Full Renovation & Bridge			Phasing and Budget
Building Name	Department	NASF	Swing Space	Budget Year Period
MacVittie College Union	Campus Store	6,000	Clark	2018-2023
Major/Minor Use	Food Services	6,500	Off-line	Concurrent Construction
Student Activity	Mail & Messenger	3,000	Clark	Field House
Assembly/Exhibition	Student Union	38,500	Clark	Merritt Athletic Center
Construction Year	Sturges-MacVittie Bridge	n/a		Enabling Projects
1969				Clark Service Building - Phase I
Construction Type				Associated Site Projects
Steel				Sturges-MacVittie Corridor
GSF (BCI)				Budget (including soft costs)
87,500				Building \$26,982,963
NASF*				Sturges-MacVittie Bridge \$1,572,890
54,190				Site \$845,640
	TOTAL	54,000		TOTAL** \$29,401,493

*Does not include SUNY categories 13, 14, 15

**Total does not include escalation

2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4
	Design/Bid	Construction						



MacVittie College Union and Sturges Hall from Letchworth Drive



Sturges Hall from the patio level in front of MacVittie College Union



Pedestrian bridge between Fraser Hall and Sturges Hall



Pedestrian bridge between Fraser Hall and South Hall

Sturges-MacVittie Pedestrian Bridge

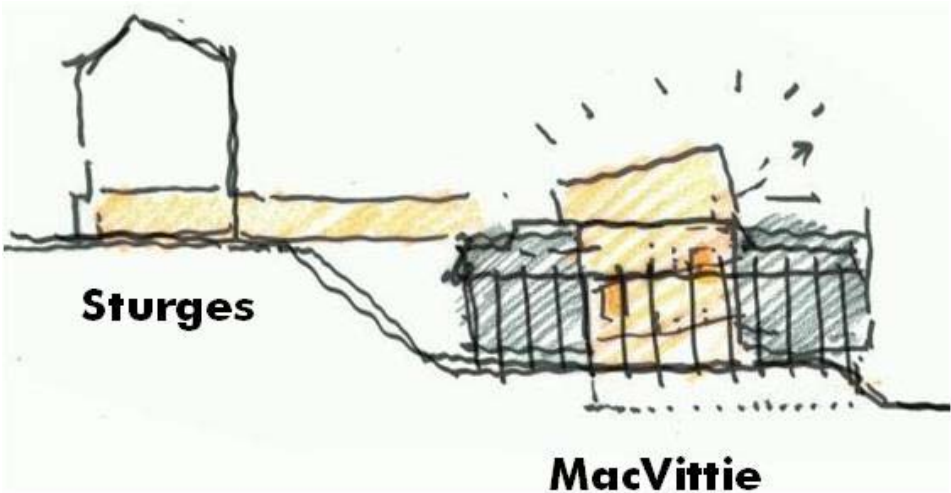
Background

- The Geneseo campus has a vertical drop of approximately 255 vertical feet from Main Street west to its perimeter at Route 63. As a result the campus is graced with dramatic, sweeping views of the Geneseo valley, but this presents a serious challenge during the winter months and to individuals with mobility difficulties. The most pronounced vertical drop is the transition from the base of Sturges quad to the main entrance to MacVittie Student Union. The ground floor of Sturges Hall is above the roof MacVittie.
- There is an existing network of interior building connections on the Geneseo campus. Geneseo has several bridge connections between buildings. These connections are distinctive because they preserve the pedestrian paths at grade, provide shelter during inclement weather and improve campus accessibility.
- The proposed programming for Sturges Hall places student service and student activity functions on the bottom floors of the building. These would be closely aligned with the student life functions within MacVittie.

Objective

- Construct a bridge connection from the ground floor of Sturges to the roof of MacVittie. Provide a stair and elevator core at MacVittie that serves all floors of the building.
- Enhance the programmatic connection between the lower floors of Sturges and MacVittie.
- Provide an accessible means to get from the MacVittie patio level to the Sturges quad. This would also serve students coming from the north village housing, which is at the same elevation as MacVittie and served by a major existing north-south pedestrian path.
- Design a relatively transparent connection that takes advantage of views and is architecturally distinct from the historic Sturges Hall.
- This initiative should be done in concert with the re-design and renovation of the interior of MacVittie Student Union.

2010	2011	2012	2013	2014	2015	2016	2017	2018
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4



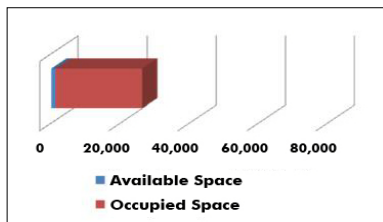
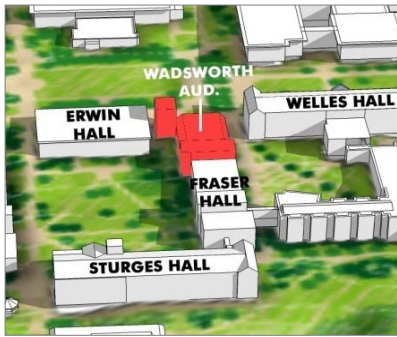
Existing view west with MacVittie Student Union on the left



The concept image below shows a pedestrian bridge from Sturges to MacVittie

2019				2020				2021				2022				2023				2024				2025				2026				2027			
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
								Design/ Bid				Const.																							

2010				2011				2012				2013				2014				2015				2016				2017				2018			
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4



BCAS	
Wadsworth Auditorium	
	Poor Fair Good Excellent
Electrical	<div><div></div><div></div><div></div><div></div></div>
Exterior/Superstructure	<div><div></div><div></div><div></div><div></div></div>
Heating/Cooling	<div><div></div><div></div><div></div><div></div></div>
Interior	<div><div></div><div></div><div></div><div></div></div>

Wadsworth Auditorium Renovations

Background

- Wadsworth Auditorium was built in 1955, and faces the upper academic quad, between Erwin and Welles.
- Its most distinctive program feature is its large recital hall.
- It will have available space when the Sociology department relocates to Bailey hall. It also houses space for the Drama department, classrooms, and Philosophy and Languages and Literature faculty that are currently separated from the rest of their departments in Welles.

Objective

- Relocate the Philosophy department and Department of Languages and Literature to Welles.
- Right-size the classrooms according to the campus-wide recommendations in Phases III and IV.
- Provide collaborative study space adjacent to the classrooms.
- Provide modern, energy-efficient building systems and windows that meet current energy code.

Existing Building	Proposed Program - Full Renovation			Phasing and Budget
Building Name	Department	NASF	Swing Space	Budget Year Period
Wadsworth Auditorium	Auditorium	11,187	Off-line	2018-2023
Major/Minor Use	Drama	494	Brodie	Concurrent Construction
Assembly/Exhibit	Classrooms	1,998	2 off-line	Merritt Athletic Center
Instruction	Study Space	2,500		Schrader Renovation
Construction Year				Enabling Projects
1955				Clark Service Building - Phase I
Construction Type				Associated Site Projects
Steel				None
GSF (BCI)				Budget (including soft costs)
27,300				Building \$7,593,565
NASF*				Site \$270,000
16,234	TOTAL	16,179		TOTAL** \$7,863,565

*Does not include SUNY categories 13, 14, 15

**Total does not include escalation

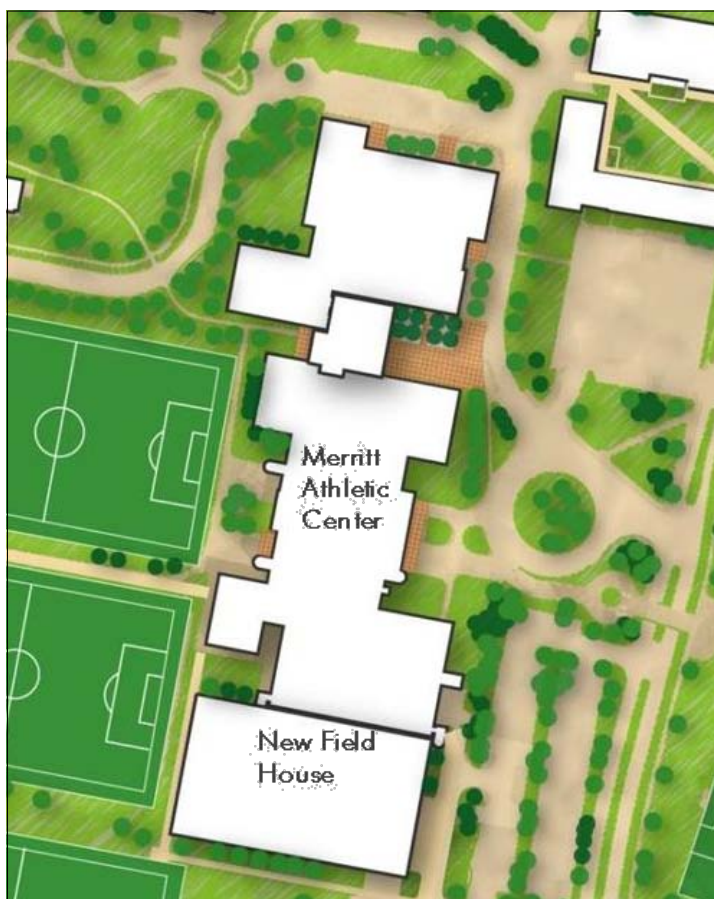
2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4
Program Study		Design/Bid		Construction				



Background

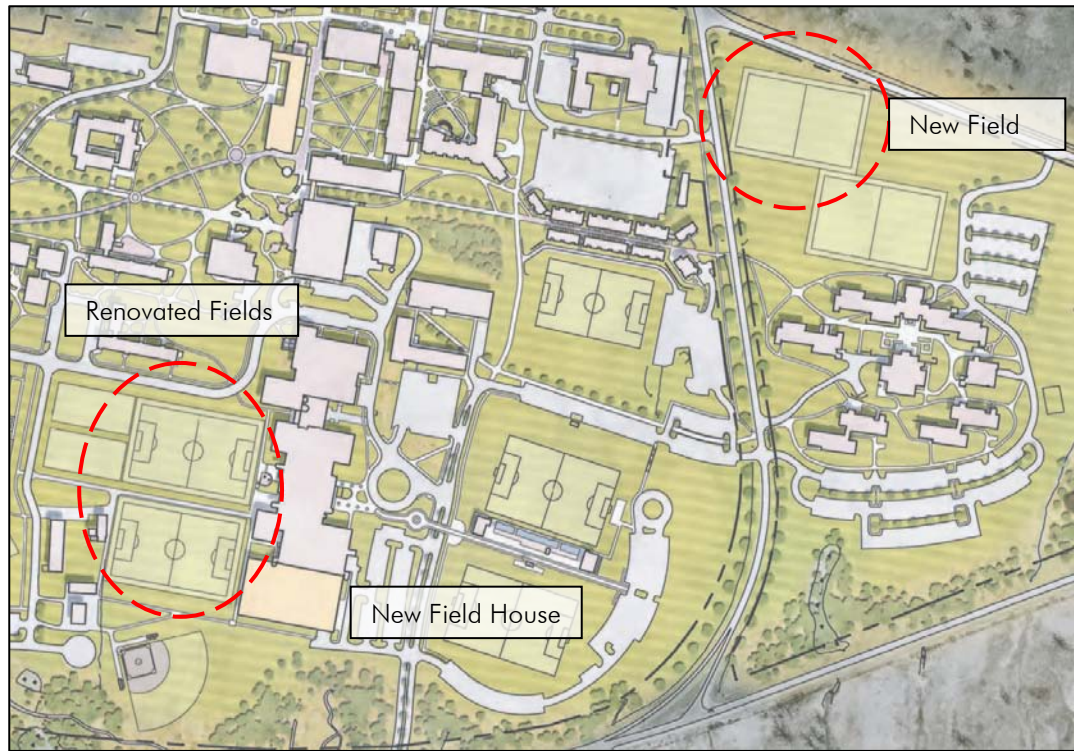
- The 2004 Athletic Master Plan cited a need for a campus field house. This will still be an unmet need at the start of this Facilities Master Plan.

- Construct a field house with a full-size track. Utilize the locker room and other support facilities within Merritt.
- Construct the Alumni athletic fields cited in the 2004 Athletic Master Plan.
- Additional site work associated with the field house is the improvements to the drop-off in front of Merritt Athletic Center.



2010				2011				2012				2013				2014				2015				2016				2017				2018			
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
																												Program Study				Design/Bid			

The proposed athletic fields and field house.

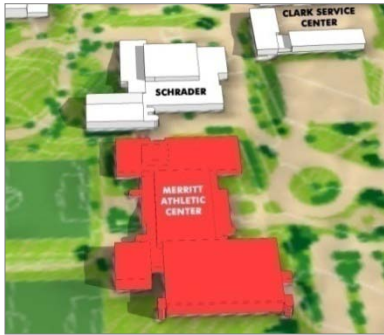


New Construction	Proposed Program - New Construction			Phasing and Budget
Building Name	Department	NASF	Swing Space	Budget Year Period
Field House	Health & Physical Education	50,000		2018-2023
Major/Minor Use				Concurrent Construction
Health & Physical Ed.				Milne Library Renovation
Construction Year				MacVittie College Union
2020				Enabling Projects
Construction Type				None
TBD				Associated Site Projects
GSF (BCI)				Alumni Fields
60,000				Budget (including soft costs)
NASF				Building \$16,120,013
50,000				Site \$3,105,000
	TOTAL	50,000		TOTAL** \$19,225,013

**Total does not include escalation

2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4
Design/ Bid	Construction							

2010				2011				2012				2013				2014				2015				2016				2017				2018			
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4



Proposed Lobby Link between Merritt and Schrader

Merritt Athletic Center Renovations

Background

- The 2004 Athletic Master Plan recommends renovating the aging Merritt Athletic Center. This should be done after the construction of the new field house, to lessen the impact of the loss of facilities during construction.

Objective

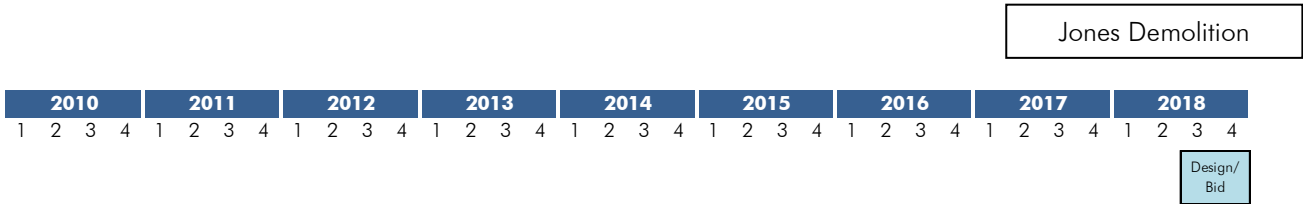
- Renovate Merritt Athletic Center for team and intramural sports.
- A part of the upgrade should include an interior link between Merritt and Schrader Physical Ed.

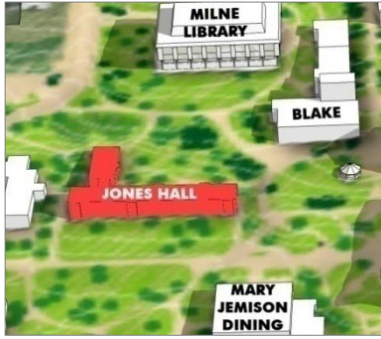
BCAS					
Merritt Athletic Center		Poor	Fair	Good	Excellent
Electrical					
Exterior/Superstructure					
Heating/Cooling					
Interior					

Existing Building	Proposed Program - Full Renovation			Phasing and Budget
Building Name	Department	NASF	Swing Space	Budget Year Period
Merritt Athletic Center	Health & Physical Education	93,915	Schrader & Field House	2018-2023
Major/Minor Use				Concurrent Construction
Health & Physical Education				MacVittie College Union
Construction Year				Sturges-MacVittie Bridge
1973				Wadsworth Auditorium
Construction Type				Enabling Projects
Masonry w/ Steel				Field House
GSF (BCI)				Associated Site Projects
128,400				None
NASF*				Budget (including soft costs)
93,915				Building \$23,073,287
*Does not include SUNY categories 13, 14, 15				Site \$0
	TOTAL	93,915		TOTAL** \$23,073,287

**Total does not include escalation

2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4
Program Study	Design/Bid	Construction						





Jones Hall

Jones Hall Demolition

Background

- Jones is the oldest of the Geneseo residence halls. While a detailed evaluation of the building is outside the scope of this FMP, its general condition and how it fits into the overall campus plan is still noted.
- While Geneseo wishes to increase campus residences, it recognizes that outdated facilities will not serve the students well.
- The removal of Jones can provide opportunities to develop the west side of the library and allow for a better pedestrian connection between north housing and the library and Sturges quad.

Objective

- Remove Jones Hall and develop the site.



Site concept showing a pedestrian path across the former Jones site to the Library

Existing Building	Proposed Program - Demolition			Phasing and Budget
Building Name	Department	NASF	Swing Space	Budget Year Period
Jones Residence Hall	None	N/A	N/A	2018-2023
Major/Minor Use				Concurrent Construction
Dorm				Clark Service Building - Phase I
Construction Year				Milne Library Renovation
1958				Enabling Projects
Construction Type				None
Reinforced Concrete				Associated Site Projects
GSF (BCI)				None
51,200				Budget (including soft costs)
NASF*				Building \$1,625,214
44,800				Site \$0
				TOTAL* \$1,625,214
*Does not include SUNY categories 14, 15				*Total does not include escalation

2019	2020	2021	2022	2023	2024	2025	2026	2027
1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4	1 2 3 4
Const.								

						SUNY GENESEO 2023 SPACE DISTRIBUTION: Preferred Concept Alternative																															
NASF BY BUILDING (PER PSI or PROPOSED NEW):						35,032	45,041	87,154	42,497	58,656	17,599	25,456	35,101	37,950	59,683	40,000	33,943	29,122	60,739	57,751	94,857	44,706	101,942	2,435	5,830	50,000	30,000	28,081	6,975	1,717	2,236	980					
	NASF: 2009 PSI	NASF: 2013	PRO- POSED NASF: 2023											NEW Library Addition								ISC (includes Green)	Green- house	Storage Building	NEW Athletic Field House	NEW Facilities Building	Clark Service Building	Lauder- dale	Roemer House	Heating Plant	Trans- former Building	2023 Space Needs (per Con- sultant)	Surplus/ Deficit NASF	% Provided			
1.1 and 1.2 Classrooms & Lecture Halls	91,197	60,465	60,054	13,000			15,000	2,439	2,200	10,000		9,485	6,000		22,575		5,763				6,947	4,996															
Department Space (includes faculty offices, research labs, individual study space, instructional labs):																																					
School of Business	6,161	6,161	6,500																		6,500											5,530	970	118%			
School of Education	11,084	10,324	10,000																		10,000											5,691	4,309	176%			
Art	21,100	20,086	16,923														16,923															8,751	8,172	193%			
Drama	27,290	27,290	13,720				1,958	1,000									10,762															525	13,195	2613%			
Performing Arts	9,019	9,019	8,174														8,174															13,056	-4,882	63%			
English	6,108	6,108	6,500	6,500																												5,583	917	116%			
Department of Languages & Literature	3,659	3,659	4,000	4,000																												2,928	1,072	137%			
Philosophy	2,052	2,052	2,000	2,000																												1,803	197	111%			
Biology	38,741	38,741	38,741																			36,306	2,435									20,321	18,420	191%			
Chemistry	17,534	17,534	17,534																			17,534										12,260	5,274	143%			
Computer Science	5,743	5,743	5,743																		5,743											7,960	-2,217	72%			
Geological Sciences	15,944	15,944	15,944																			15,944										7,241	8,703	220%			
Mathematics	5,306	5,306	5,306																		5,306											5,175	131	103%			
Physics	23,872	23,456	23,456																			23,456										8,612	14,844	272%			
Anthropology	4,086	3,660	3,510									3,510																				2,451	1,059	143%			
Geography	4,676	5,160	5,160									5,160																				3,305	1,855	156%			
History	3,301	2,707	4,500				4,500																									4,139	361	109%			
Political Science	1,784	1,784	2,500				2,500																									1,948	552	128%			
Psychology	10,060	14,235	14,235									14,235																				12,626	1,609	113%			
Sociology	3,187	2,460	2,460									2,460																				2,299	161	107%			
Communication	3,704	3,704	0																													1,936	-1,936	0%			
Communicative Disorders and Sciences (Speech Pathology and Speech Clinic)	7,524	10,110	0																													6,098	-6,098	0%			
3.0 Health and Physical Education	102,314	97,733	165,819					41,000											73,689					1,130	50,000							82,491	83,328	201%			
4.0 Data and Resources Center (IT)	18,937	17,754	18,527									1,350			10,500						6,677											20,208	-1,681	92%			
5.0 Organized Activity	688	0	0																													688	-688	0%			
7.0 Public Service	45,295	14,596	178															178														50,954	-50,776	0%			
8.0 Assembly and Exhibition Space	28,120	33,750	33,438		5,480		845		11,187			150					15,776															26,569	6,869	126%			
9.0 Library	63,360	59,563	99,563								12,000		51,290	44,000																		105,260	2,030	102%			
10.0 Student/Faculty Activity	109,419	110,319	130,618	1,000			10,000	11,495	1,373			900	900				1,808	55,000	15,937	922	2,283					4,000	25,000										
11.0 Student Health Services	5,597	5,597	5,597																										5,597			5,597	0	100%			
12.0 General Administration	50,390	66,049	62,047		38,000		7,000									10,317	452		3,331	130									1,100	1,717		38,125	23,922	163%			
13.0 Central Services	54,578	55,428	47,683	7,000						2,326						1,305			440	916	780		4,700		25,000	2,000				2,236	980	36,320	11,363	131%			
14.0 Building Services	18,599	15,753	19,824	1,200	1,000		2,500	1,500	1,500	900			1,200	1,000	800	297	1,081	2,000	1,200	925	643				1,000	800	278					24,102	-4,278	82%			
15.0 Inactive Space																12,039																					
TOTAL PROGRAMMED SPACE BY BUILDING:				34,700	44,480	0	42,345	58,392	17,260	25,226	0	37,250	59,390	40,000	33,875	23,958	60,739	57,178	94,597	44,066	101,942	2,435	5,830	50,000	30,000	27,800	6,975	1,717	2,236	980							
			BALANCE:	332	561	87,154	152	264	339	230	0	700	293	0	68	5,164	0	573	260	640	0	0	0	0	0	0	281	0	0	0	0						
					program by Geneseo	removed prior to 2013					recom- mended for removal	program by Geneseo																									

Program Crosswalk



Implementation

Phasing and Surge Space

The tables on the following pages show the order and phasing considerations associated with each program initiative.

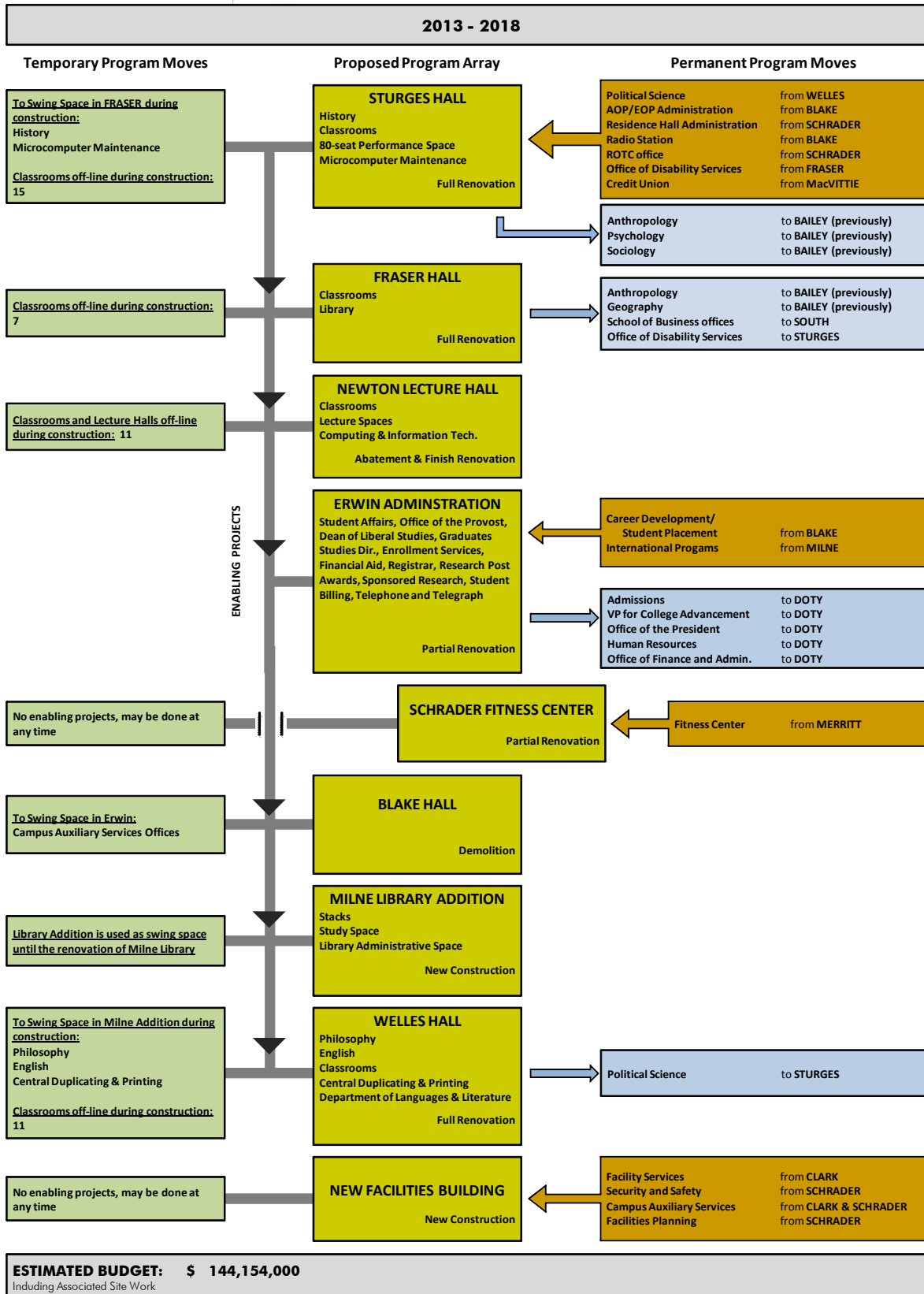




SUNY Geneseo Program-driven Initiatives Phase V



Page 1 of 2

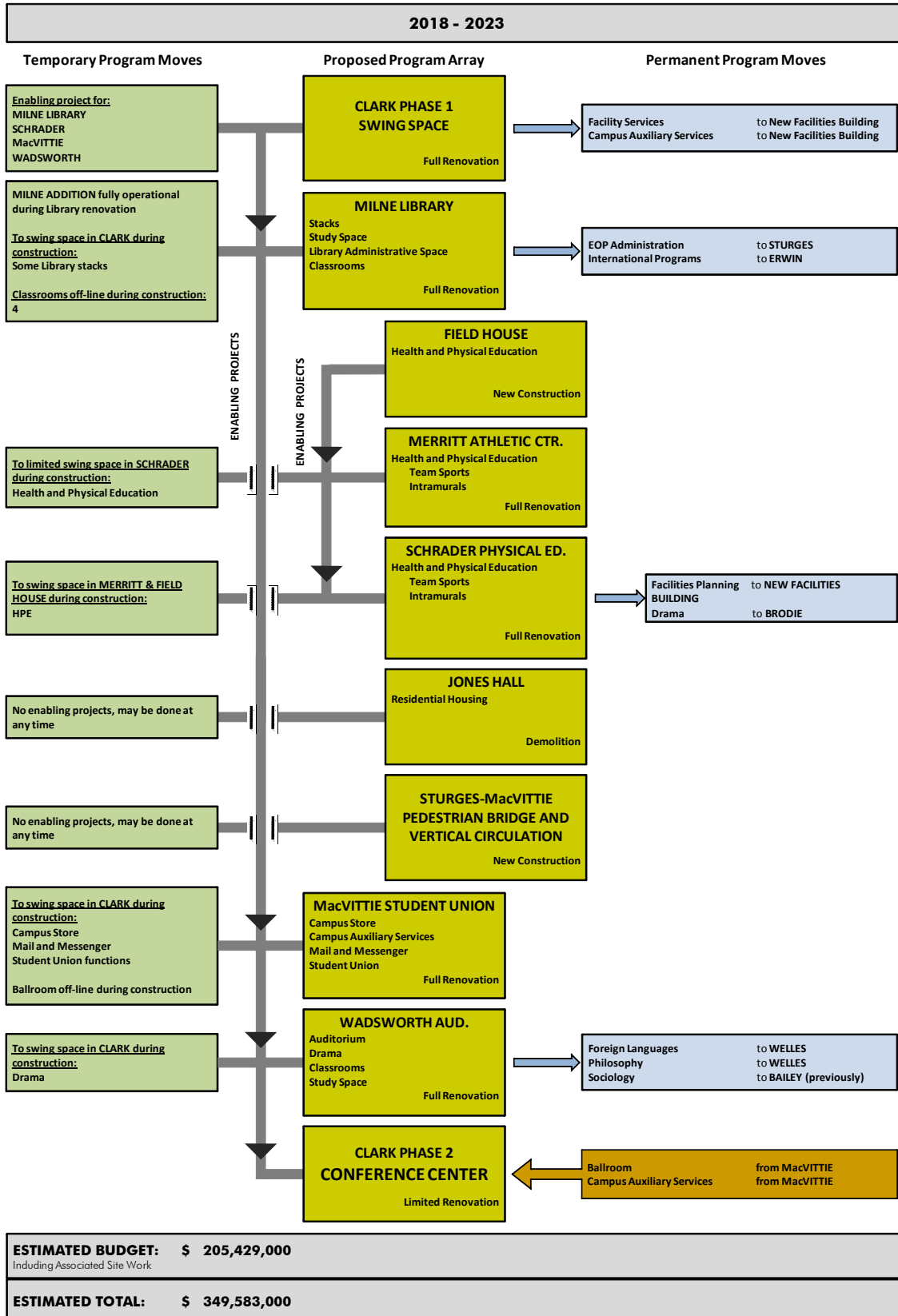




**SUNY Geneseo
Program-driven Initiatives
Phase V**



Page 2 of 2

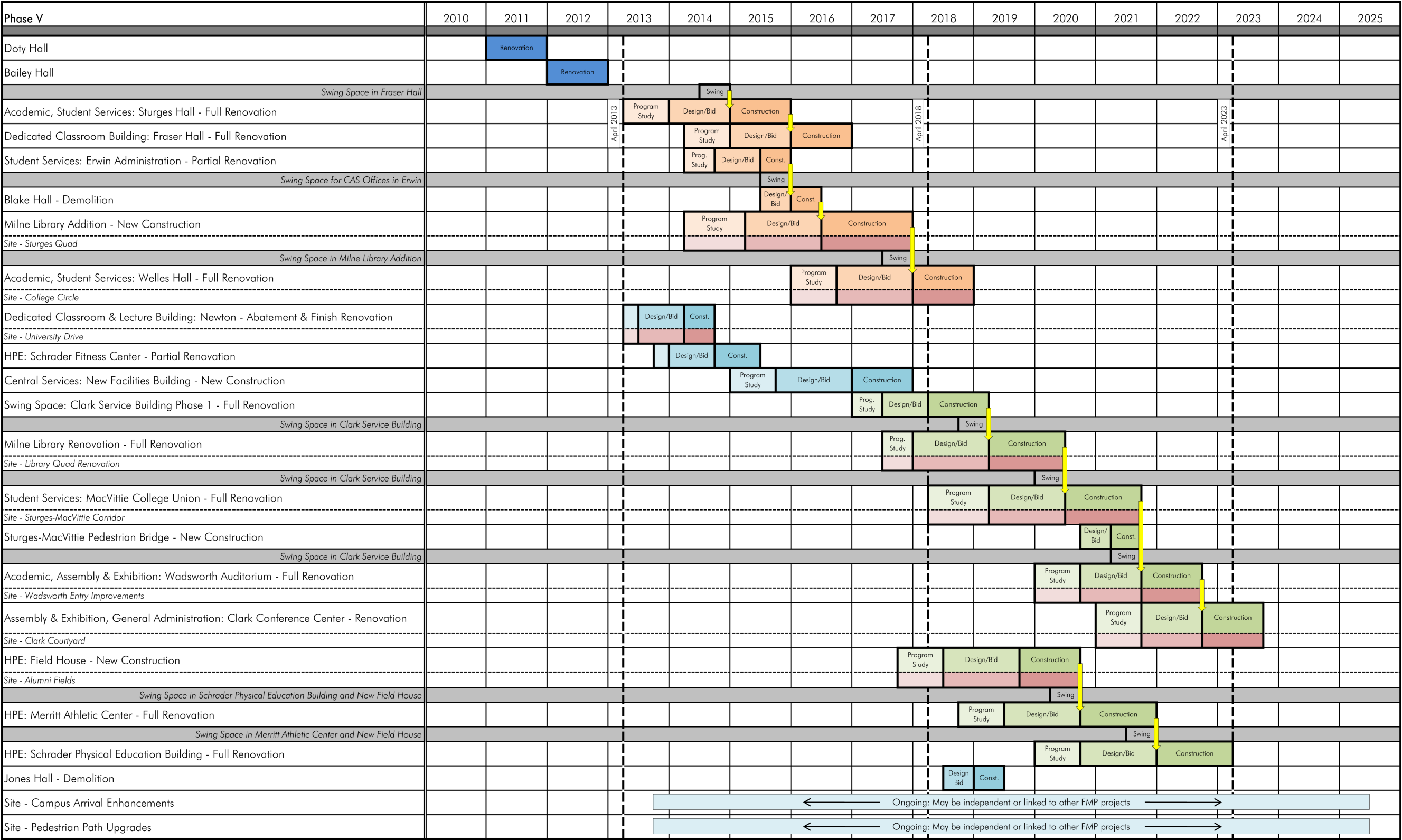


Funding

Baer and Associates prepared budget estimates for the proposed facility improvements and Trowbridge and Wolfe prepared estimates for the site improvements that were not directly associated with the work of a program initiative. The estimates include soft costs, escalation, and a 35 percent mark-up to each five-year total.

The initiatives are arranged on the budget summary sheet by program type and are calculated separately. Site initiatives, while shown with their proposed program initiative in the Phasing Plan, are listed separately.

This budget estimate represents a summary of separate calculations that were done for every program initiative listed.



KEY:

Pre-2013 Projects

2013-2018 Projects

Post-2023 Projects

Arrows indicate that the preceding initiative is an enabling project

Floater Projects (independent of timeline)

2018-2023 Projects

Site Projects

Program Study

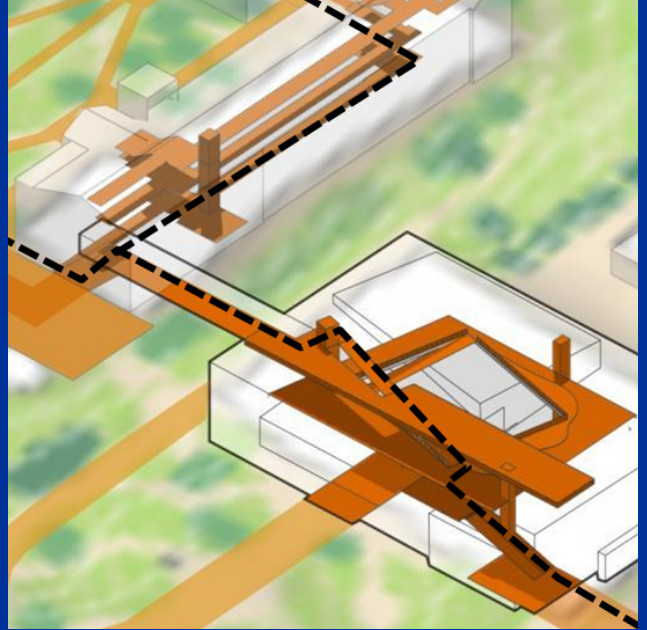
Design/Bid

Construction

Phasing Plan

Construction Budget Costs - PHASE V May 2011			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
Program / Department [Sturges Classrooms, Lecture Hall/Performance Space, Political Science, History]									
Renovate, with Sturges General/ Shared Department below: HIGH INTENSITY (includes new windows)	34,250	211.41	7,240,793			7,240,793			\$ 7,240,793
Program / Department [Welles Classrooms, Philosophy, English, Foreign Languages, Central Duplicating]									
Welles classroom right-sizing, academic departments: HIGH INTENSITY	62,200	206.19	12,825,018			12,825,018			\$ 12,825,018
Program / Department [New Field House]									
Field House connected to Merritt Athletic Center: NEW CONSTRUCTION	60,000	238.82		14,328,900			14,328,900		\$ 14,328,900
Program / Department [Merritt Athletic Center]									
Renovate existing spaces in Merritt Athletic Center for HPE, Teams, and Intramurals: MEDIUM INTENSITY	128,400	133.11	17,091,324				17,091,324		\$ 17,091,324
Program / Department [Schrader Physical Education]									
Renovate Schrader for HPE, Team, and Intramural sports: MEDIUM INTENSITY	75,600	133.11	10,063,116				10,063,116		\$ 10,063,116
Program / Department [Demolition: Remove Program Space]									
Remove Blake Hall A, B, C: EOP Administration, student activities, career development, bulding services	53,870	23.49			1,265,406	1,265,406			\$ 1,265,406
General / Shared Department Use [Wadsworth Auditorium and Classrooms, Drama support space]									
Wadsworth classroom right-sizing, performance space: HIGH INTENSITY	27,280	206.19	5,624,863				5,624,863		\$ 5,624,863
Wadsworth entry improvements	10,000	19.58			195,750		195,750		\$ 195,750
General / Shared Department Use [Newton Lecture Hall]									
FF&E renovation, abatement: LOW INTENSITY	51,000	163.13	8,319,375			8,319,375			\$ 8,319,375
General / Shared Department Use [Schrader Fitness Center]									
Convert former pool to Fitness Center and Campus Auxiliary Services office: HIGH INTENSITY	11,141	204.89	2,282,624			2,282,624			\$ 2,282,624
General / Shared Department Use [Sturges Student Services and Student Activities]									
Renovate, with Sturges Program / Department above: HIGH INTENSITY (includes new windows)	34,250	211.41	7,240,793			7,240,793			\$ 7,240,793
General / Shared Department Use [Fraser dedicated Classroom and Periodical Library facility]									
Right-size classrooms and library renovation; new roof and windows: HIGH INTENSITY	34,900	211.41	7,378,209			7,378,209			\$ 7,378,209
General / Shared Department Use [Milne Library]									
Addition to Milne Library: NEW CONSTRUCTION	60,000	317.12		19,026,900		19,026,900			\$ 19,026,900
Renovate existing Library, including abatement: MEDIUM INTENSITY	75,200	164.43	12,365,136				12,365,136		\$ 12,365,136
General / Shared Department Use [Clark Conference Facility]									
Renovate Clark to use as swing space: MEDIUM INTENSITY	35,500	126.59	4,493,768				4,493,768		\$ 4,493,768
Repurpose Clark as Ballroom, conference facility, center for collaborative research: MEDIUM INTENSITY	35,500	126.59	4,493,768				4,493,768		\$ 4,493,768
General / Shared Department Use [MacVittie Student Union Student Services]									
Accessible connection between Sturges Student Services level and MacVittie Student Union: NEW CONSTRUCTION	3,200	364.10		1,165,104			1,165,104		\$ 1,165,104
Renovate MacVittie for CAS, Student Services/Activities, Campus Store, Mail and Messenger: HIGH INTENSITY	87,520	228.38	19,987,380				19,987,380		\$ 19,987,380
Administration / Support Services [Erwin Academic Support/Student Services]									
Caree Development/Student Placement, International Programs: LOW INTENSITY	15,800	90.05	1,422,711			1,422,711			\$ 1,422,711
Administration / Support Services [Facilities Department, Campus Auxiliary Services, Campus Security]									
Relocate to Campus perimeter: NEW CONSTRUCTION	51,730	279.92		14,480,391		14,480,391			\$ 14,480,391
Site Improvement Projects [Associated with Program Initiatives]									
L1. Sturges Quad Improvements	75,000	10.44			783,000	783,000			\$ 783,000
L2. College Circle Rehabilitation	60,000	13.05			783,000		783,000		\$ 783,000
L3. University Drive Improvements	25,000	10.44			261,000	261,000			\$ 261,000
L4. Northwest Library Quad Improvements	75,000	19.58			1,468,125		1,468,125		\$ 1,468,125
L5. Improve North-South connection between Sturges and MacVittie	60,000	10.44			626,400		626,400		\$ 626,400
L6. Clark Courtyard - Full Renovation	40,000	19.58			783,000		783,000		\$ 783,000
L8. Alumni Fields and Letchworth Fields	318,000	13.70			4,357,395		4,357,395		\$ 4,357,395
Sub-Total Construction Budget Costs			120,828,876	49,001,295	10,523,076	82,526,219	97,827,028	0	\$ 180,353,247
Other Project Budget Costs									
Professional Fees, Equipment Costs, Contingencies Budgeted @ 35%						28,884,177	34,239,460	0	\$ 63,123,637
Sub-Total Project Costs						111,410,396	132,066,488	0	\$ 243,476,884
Escalation through Year 4 of Funding Cycle (Beginning 01/01/2011) @ Rate/Year 3.75%						32,743,515	73,362,934	0	\$ 106,106,449
Total Projected Budget Costs						144,153,911	205,429,422	0	\$ 349,583,333





Phase V - Appendix

Cost Estimate Back-up Sheets

SUCF Facilities Master Plan
Project Phasing & Budget Funding Plan
Campus: SUNY Geneseo
Date: March 2011

Construction Cost Budgets

STURGES RENOVATION - 1/2 total gsf, listed twice under two program categories in budget summary = entire building

PHASE V

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition	34,250	\$ -	\$ -		\$ 137,000	\$ 4.00
Hazmat Abatement	34,250	\$ -	\$ -		\$ 102,750	\$ 3.00
Sitework - Site Prep & Earthwork	34,250	\$ -	\$ -		\$ 68,500	\$ 2.00
Sitework - Utilities	34,250	\$ -	\$ -		\$ 68,500	\$ 2.00
Sitework - Pavements	34,250	\$ -	\$ -		\$ 68,500	\$ 2.00
Sitework - Landscape & Misc.	34,250	\$ -	\$ -		\$ 68,500	\$ 2.00
Foundations/Substructure	34,250	\$ -	\$ -		\$ 137,000	\$ 4.00
Superstructure	34,250	\$ -	\$ -		\$ 205,500	\$ 6.00
Roofing and Waterproofing	34,250	\$ -	\$ -		\$ 205,500	\$ 6.00
Exterior Enclosure	34,250	\$ -	\$ -		\$ 548,000	\$ 16.00
Interior Development - Partitions	34,250	\$ -	\$ -		\$ 376,750	\$ 11.00
Interior Development - Finishes	34,250	\$ -	\$ -		\$ 411,000	\$ 12.00
Interior Development - Specialties	34,250	\$ -	\$ -		\$ 68,500	\$ 2.00
Interior Dev - Equip & Fixed Furnishings/Millwork	34,250	\$ -	\$ -		\$ 68,500	\$ 2.00
Special Construction, Systems, Process, etc		\$ -	\$ -		\$ -	
Fire Protection	34,250	\$ -	\$ -		\$ 137,000	\$ 4.00
Plumbing	34,250	\$ -	\$ -		\$ 239,750	\$ 7.00
HVAC	34,250	\$ -	\$ -		\$ 1,233,000	\$ 36.00
Electrical - Power	34,250	\$ -	\$ -		\$ 856,250	\$ 25.00
Electrical - Lighting	34,250	\$ -	\$ -		\$ 274,000	\$ 8.00
Electrical - Systems	34,250	\$ -	\$ -		\$ 102,750	\$ 3.00
Electrical - Telecom and Data	34,250	\$ -	\$ -		\$ 102,750	\$ 3.00
Miscellaneous (Specify)	34,250	\$ -	\$ -		\$ 68,500	\$ 2.00
Direct Construction Cost Unit		\$ -	\$ -		\$ 5,548,500	
General Conditions (incl Bonds and Insurance)	7.50%	\$ -	\$ -		\$ 416,138	
Design & Estimating Contingency	10.00%	\$ -	\$ -		\$ 554,850	
Construction Contingency	7.00%	\$ -	\$ -		\$ 388,395	
Contractor Overhead and Profit	6.00%	\$ -	\$ -		\$ 332,910	
Construction Cost Unit		\$ -	\$ -		\$ 7,240,793	\$ 211.41

SUCF Facilities Master Plan
Project Phasing & Budget Funding Plan
Campus: SUNY Geneseo
Date: March 2011

Construction Cost Budgets

WELLES RENOVATION

PHASE V

Project System		LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
		Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF							
	Demolition	62,200	\$ -	\$ -		\$ 248,800	\$ 4.00
	Hazmat Abatement	62,200	\$ -	\$ -		\$ 186,600	\$ 3.00
	Sitework - Site Prep & Earthwork	62,200	\$ -	\$ -		\$ 124,400	\$ 2.00
	Sitework - Utilities	62,200	\$ -	\$ -		\$ 124,400	\$ 2.00
	Sitework - Pavements	62,200	\$ -	\$ -		\$ 124,400	\$ 2.00
	Sitework - Landscape & Misc.	62,200	\$ -	\$ -		\$ 124,400	\$ 2.00
	Foundations/Substructure	62,200	\$ -	\$ -		\$ 248,800	\$ 4.00
	Superstructure	62,200	\$ -	\$ -		\$ 373,200	\$ 6.00
	Roofing and Waterproofing	62,200	\$ -	\$ -		\$ 373,200	\$ 6.00
	Exterior Enclosure	62,200	\$ -	\$ -		\$ 746,400	\$ 12.00
	Interior Development - Partitions	62,200	\$ -	\$ -		\$ 684,200	\$ 11.00
	Interior Development - Finishes	62,200	\$ -	\$ -		\$ 746,400	\$ 12.00
	Interior Development - Specialties	62,200	\$ -	\$ -		\$ 124,400	\$ 2.00
	Interior Dev - Equip & Fixed Furnishings/Millwork	62,200	\$ -	\$ -		\$ 124,400	\$ 2.00
	Special Construction, Systems, Process, etc		\$ -	\$ -		\$ -	
	Fire Protection	62,200	\$ -	\$ -		\$ 248,800	\$ 4.00
	Plumbing	62,200	\$ -	\$ -		\$ 435,400	\$ 7.00
	HVAC	62,200	\$ -	\$ -		\$ 2,239,200	\$ 36.00
	Electrical - Power	62,200	\$ -	\$ -		\$ 1,555,000	\$ 25.00
	Electrical - Lighting	62,200	\$ -	\$ -		\$ 497,600	\$ 8.00
	Electrical - Systems	62,200	\$ -	\$ -		\$ 186,600	\$ 3.00
	Electrical - Telecom and Data	62,200	\$ -	\$ -		\$ 186,600	\$ 3.00
	Miscellaneous (Specify)	62,200	\$ -	\$ -		\$ 124,400	\$ 2.00
Direct Construction Cost Unit		\$ -		\$ -		\$ 9,827,600	
	General Conditions (incl Bonds and Insurance)	7.50%	\$ -	\$ -		\$ 737,070	
	Design & Estimating Contingency	10.00%	\$ -	\$ -		\$ 982,760	
	Construction Contingency	7.00%	\$ -	\$ -		\$ 687,932	
	Contractor Overhead and Profit	6.00%	\$ -	\$ -		\$ 589,656	
Construction Cost Unit		\$ -	0	\$ -	0	\$ 12,825,018	\$ 206.19

SUCF Facilities Master Plan
Project Phasing & Budget Funding Plan
Campus: SUNY Geneseo
Date: March 2011

Construction Cost Budgets

FIELD HOUSE (NEW CONSTRUCTION)

PHASE V

Project System	NEW CONSTRUCTION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition	\$ -	\$ -				
Hazmat Abatement	\$ -	\$ -				
Sitework - Site Prep & Earthwork 60,000	\$ 360,000	\$ 6.00				
Sitework - Utilities 60,000	\$ 300,000	\$ 5.00				
Sitework - Pavements 60,000	\$ 300,000	\$ 5.00				
Sitework - Landscape & Misc. 60,000	\$ 240,000	\$ 4.00				
Foundations/Substructure 60,000	\$ 1,320,000	\$ 22.00				
Superstructure 60,000	\$ 1,200,000	\$ 20.00				
Roofing and Waterproofing 60,000	\$ 840,000	\$ 14.00				
Exterior Enclosure 60,000	\$ 1,080,000	\$ 18.00				
Interior Development - Partitions 60,000	\$ 480,000	\$ 8.00				
Interior Development - Finishes 60,000	\$ 720,000	\$ 12.00				
Interior Development - Specialties 60,000	\$ 60,000	\$ 1.00				
Interior Dev - Equip & Fixed Furnishings/Millwork 60,000	\$ 90,000	\$ 1.50				
Special Construction, Systems, Process, etc	\$ -	\$ -				
Fire Protection 60,000	\$ 210,000	\$ 3.50				
Plumbing 60,000	\$ 480,000	\$ 8.00				
HVAC 60,000	\$ 1,800,000	\$ 30.00				
Electrical - Power 60,000	\$ 720,000	\$ 12.00				
Electrical - Lighting 60,000	\$ 360,000	\$ 6.00				
Electrical - Systems 60,000	\$ 240,000	\$ 4.00				
Electrical - Telecom and Data 60,000	\$ 180,000	\$ 3.00				
Miscellaneous (Specify)	\$ -	\$ -				
Direct Construction Cost Unit	\$ 10,980,000					
General Conditions (incl Bonds and Insurance) 7.50%	\$ 823,500					
Design & Estimating Contingency 10.00%	\$ 1,098,000					
Construction Contingency 7.00%	\$ 768,600					
Contractor Overhead and Profit 6.00%	\$ 658,800					
Construction Cost Unit	\$ 14,328,900	\$ 238.82				

Construction Cost Budgets

MERRIT ATHLETIC CENTER (BUILDING UPGRADES)

PHASE V

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition	128,400		\$ 385,200	\$ 3.00	\$ -	
Hazmat Abatement	128,400		\$ 385,200	\$ 3.00	\$ -	
Sitework - Site Prep & Earthwork	128,400		\$ 128,400	\$ 1.00	\$ -	
Sitework - Utilities	128,400		\$ 128,400	\$ 1.00	\$ -	
Sitework - Pavements	128,400		\$ 256,800	\$ 2.00	\$ -	
Sitework - Landscape & Misc.	128,400		\$ 256,800	\$ 2.00	\$ -	
Foundations/Substructure	128,400		\$ 385,200	\$ 3.00	\$ -	
Superstructure	128,400		\$ 256,800	\$ 2.00	\$ -	
Roofing and Waterproofing	128,400		\$ 642,000	\$ 5.00	\$ -	
Exterior Enclosure	128,400		\$ 770,400	\$ 6.00	\$ -	
Interior Development - Partitions	128,400		\$ 1,027,200	\$ 8.00	\$ -	
Interior Development - Finishes	128,400		\$ 1,155,600	\$ 9.00	\$ -	
Interior Development - Specialties	128,400		\$ 256,800	\$ 2.00	\$ -	
Interior Dev - Equip & Fixed Furnishings/Millwork	128,400		\$ 128,400	\$ 1.00	\$ -	
Special Construction, Systems, Process, etc			\$ -		\$ -	
Fire Protection	128,400		\$ 385,200	\$ 3.00	\$ -	
Plumbing	128,400		\$ 642,000	\$ 5.00	\$ -	
HVAC	128,400		\$ 3,210,000	\$ 25.00	\$ -	
Electrical - Power	128,400		\$ 1,412,400	\$ 11.00	\$ -	
Electrical - Lighting	128,400		\$ 642,000	\$ 5.00	\$ -	
Electrical - Systems	128,400		\$ 513,600	\$ 4.00	\$ -	
Electrical - Telecom and Data	128,400		\$ 128,400	\$ 1.00	\$ -	
Miscellaneous (Specify)					\$ -	
Direct Construction Cost Unit			\$ 13,096,800		\$ -	
General Conditions (incl Bonds and Insurance)	7.50%		\$ 982,260		\$ -	
Design & Estimating Contingency	10.00%		\$ 1,309,680		\$ -	
Construction Contingency	7.00%		\$ 916,776		\$ -	
Contractor Overhead and Profit	6.00%		\$ 785,808		\$ -	
Construction Cost Unit			\$ 17,091,324	\$ 133.11	\$ -	\$ -

Construction Cost Budgets

SCHRADER ATHLETIC CENTER (BUILDING UPGRADES)

PHASE V

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition	75,600		\$ 226,800	\$ 3.00	\$ -	
Hazmat Abatement	75,600		\$ 226,800	\$ 3.00	\$ -	
Sitework - Site Prep & Earthwork	75,600		\$ 75,600	\$ 1.00	\$ -	
Sitework - Utilities	75,600		\$ 75,600	\$ 1.00	\$ -	
Sitework - Pavements	75,600		\$ 151,200	\$ 2.00	\$ -	
Sitework - Landscape & Misc.	75,600		\$ 151,200	\$ 2.00	\$ -	
Foundations/Substructure	75,600		\$ 226,800	\$ 3.00	\$ -	
Superstructure	75,600		\$ 151,200	\$ 2.00	\$ -	
Roofing and Waterproofing	75,600		\$ 378,000	\$ 5.00	\$ -	
Exterior Enclosure	75,600		\$ 453,600	\$ 6.00	\$ -	
Interior Development - Partitions	75,600		\$ 604,800	\$ 8.00	\$ -	
Interior Development - Finishes	75,600		\$ 680,400	\$ 9.00	\$ -	
Interior Development - Specialties	75,600		\$ 151,200	\$ 2.00	\$ -	
Interior Dev - Equip & Fixed Furnishings/Millwork	75,600		\$ 75,600	\$ 1.00	\$ -	
Special Construction, Systems, Process, etc			\$ -		\$ -	
Fire Protection	75,600		\$ 226,800	\$ 3.00	\$ -	
Plumbing	75,600		\$ 378,000	\$ 5.00	\$ -	
HVAC	75,600		\$ 1,890,000	\$ 25.00	\$ -	
Electrical - Power	75,600		\$ 831,600	\$ 11.00	\$ -	
Electrical - Lighting	75,600		\$ 378,000	\$ 5.00	\$ -	
Electrical - Systems	75,600		\$ 302,400	\$ 4.00	\$ -	
Electrical - Telecom and Data	75,600		\$ 75,600	\$ 1.00	\$ -	
Miscellaneous (Specify)					\$ -	
Direct Construction Cost Unit			\$ 7,711,200		\$ -	
General Conditions (incl Bonds and Insurance)	7.50%		\$ 578,340		\$ -	
Design & Estimating Contingency	10.00%		\$ 771,120		\$ -	
Construction Contingency	7.00%		\$ 539,784		\$ -	
Contractor Overhead and Profit	6.00%		\$ 462,672		\$ -	
Construction Cost Unit			\$ 10,063,116	\$ 133.11	\$ -	\$ -

Construction Cost Budgets

BLAKE HALL A - DEMOLITION

PHASE V

Project System	DEMOLITION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition 53,870	\$ 269,350	\$ 5.00	\$ -	\$ -	\$ -	\$ -
Hazmat Abatement 53,870	\$ 430,960	\$ 8.00				
Sitework - Site Prep & Earthwork						
Sitework - Utilities						
Sitework - Pavements						
Sitework - Landscape & Misc. 53,870	\$ 269,350	\$ 5.00				
Foundations/Substructure						
Superstructure						
Roofing and Waterproofing						
Exterior Enclosure						
Interior Development - Partitions						
Interior Development - Finishes						
Interior Development - Specialties						
Interior Dev - Equip & Fixed Furnishings/Millwork						
Special Construction, Systems, Process, etc						
Fire Protection						
Plumbing						
HVAC						
Electrical - Power						
Electrical - Lighting						
Electrical - Systems						
Electrical - Telecom and Data						
Miscellaneous (Specify)						
Direct Construction Cost Unit	\$ 969,660					
General Conditions (incl Bonds and Insurance) 7.50%	\$ 72,725					
Design & Estimating Contingency 10.00%	\$ 96,966					
Construction Contingency 7.00%	\$ 67,876					
Contractor Overhead and Profit 6.00%	\$ 58,180					
Construction Cost Unit	\$ 1,265,406	\$ 23.49				

Construction Cost Budgets

JONES HALL DEMOLITION

PHASE V

Project System	DEMOLITION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition 51,250	\$ 256,250	\$ 5.00	\$ -		\$ -	
Hazmat Abatement 51,250	\$ 410,000	\$ 8.00	\$ -		\$ -	
Sitework - Site Prep & Earthwork			\$ -		\$ -	
Sitework - Utilities	\$ -		\$ -		\$ -	
Sitework - Pavements	\$ -		\$ -		\$ -	
Sitework - Landscape & Misc. 51,250	\$ 256,250	\$ 5.00	\$ -		\$ -	
Foundations/Substructure	\$ -		\$ -		\$ -	
Superstructure	\$ -		\$ -		\$ -	
Roofing and Waterproofing	\$ -		\$ -		\$ -	
Exterior Enclosure	\$ -		\$ -		\$ -	
Interior Development - Partitions	\$ -		\$ -		\$ -	
Interior Development - Finishes	\$ -		\$ -		\$ -	
Interior Development - Specialties	\$ -		\$ -		\$ -	
Interior Dev - Equip & Fixed Furnishings/Millwork	\$ -		\$ -		\$ -	
Special Construction, Systems, Process, etc	\$ -		\$ -		\$ -	
Fire Protection	\$ -		\$ -		\$ -	
Plumbing	\$ -		\$ -		\$ -	
HVAC	\$ -		\$ -		\$ -	
Electrical - Power	\$ -		\$ -		\$ -	
Electrical - Lighting	\$ -		\$ -		\$ -	
Electrical - Systems	\$ -		\$ -		\$ -	
Electrical - Telecom and Data	\$ -		\$ -		\$ -	
Miscellaneous (Specify)	\$ -		\$ -		\$ -	
Direct Construction Cost Unit	\$ 922,500		\$ -		\$ -	
General Conditions (incl Bonds and Insurance) 7.50%	\$ 69,188		\$ -		\$ -	
Design & Estimating Contingency 10.00%	\$ 92,250		\$ -		\$ -	
Construction Contingency 7.00%	\$ 64,575		\$ -		\$ -	
Contractor Overhead and Profit 6.00%	\$ 55,350		\$ -		\$ -	
Construction Cost Unit	\$ 1,203,863	\$ 23.49	\$ -	0	\$ -	0

SUCF Facilities Master Plan
Project Phasing & Budget Funding Plan
Campus: SUNY Geneseo
Date: March 2011

Construction Cost Budgets

WADSWORTH AUDITORIUM RENOVATION

PHASE V

Project System	DEMOLITION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition 27,280	\$ -		\$ -		\$ 109,120	\$ 4.00
Hazmat Abatement 27,280	\$ -		\$ -		\$ 81,840	\$ 3.00
Sitework - Site Prep & Earthwork 27,280	\$ -		\$ -		\$ 54,560	\$ 2.00
Sitework - Utilities 27,280	\$ -		\$ -		\$ 54,560	\$ 2.00
Sitework - Pavements 27,280	\$ -		\$ -		\$ 54,560	\$ 2.00
Sitework - Landscape & Misc. 27,280	\$ -		\$ -		\$ 54,560	\$ 2.00
Foundations/Substructure 27,280	\$ -		\$ -		\$ 109,120	\$ 4.00
Superstructure 27,280	\$ -		\$ -		\$ 163,680	\$ 6.00
Roofing and Waterproofing 27,280	\$ -		\$ -		\$ 163,680	\$ 6.00
Exterior Enclosure 27,280	\$ -		\$ -		\$ 327,360	\$ 12.00
Interior Development - Partitions 27,280	\$ -		\$ -		\$ 300,080	\$ 11.00
Interior Development - Finishes 27,280	\$ -		\$ -		\$ 327,360	\$ 12.00
Interior Development - Specialties 27,280	\$ -		\$ -		\$ 54,560	\$ 2.00
Interior Dev - Equip & Fixed Furnishings/Millwork 27,280	\$ -		\$ -		\$ 54,560	\$ 2.00
Special Construction, Systems, Process, etc	\$ -		\$ -		\$ -	
Fire Protection 27,280	\$ -		\$ -		\$ 109,120	\$ 4.00
Plumbing 27,280	\$ -		\$ -		\$ 190,960	\$ 7.00
HVAC 27,280	\$ -		\$ -		\$ 982,080	\$ 36.00
Electrical - Power 27,280	\$ -		\$ -		\$ 682,000	\$ 25.00
Electrical - Lighting 27,280	\$ -		\$ -		\$ 218,240	\$ 8.00
Electrical - Systems 27,280	\$ -		\$ -		\$ 81,840	\$ 3.00
Electrical - Telecom and Data 27,280	\$ -		\$ -		\$ 81,840	\$ 3.00
Miscellaneous (Specify) 27,280	\$ -		\$ -		\$ 54,560	\$ 2.00
Direct Construction Cost Unit	\$ -		\$ -		\$ 4,310,240	
General Conditions (incl Bonds and Insurance) 7.50%	\$ -		\$ -		\$ 323,268	
Design & Estimating Contingency 10.00%	\$ -		\$ -		\$ 431,024	
Construction Contingency 7.00%	\$ -		\$ -		\$ 301,717	
Contractor Overhead and Profit 6.00%	\$ -		\$ -		\$ 258,614	
Construction Cost Unit	\$ -	0	\$ -	0	\$ 5,624,863	\$ 206.19

Construction Cost Budgets

Wadsworth Auditorium - Entry Improvements at Upper and Sturges Quads

PHASE V

Project System	DEMOLITION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition						
Hazmat Abatement						
Sitework - Site Prep & Earthwork 10,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 3.00
Sitework - Utilities					\$ -	
Sitework - Pavements 10,000	\$ -	\$ -	\$ -	\$ -	\$ 70,000	\$ 7.00
Sitework - Landscape & Misc. 10,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 5.00
Foundations/Substructure						
Superstructure						
Roofing and Waterproofing						
Exterior Enclosure						
Interior Development - Partitions						
Interior Development - Finishes						
Interior Development - Specialties						
Interior Dev - Equip & Fixed Furnishings/Millwork						
Special Construction, Systems, Process, etc						
Fire Protection						
Plumbing						
HVAC						
Electrical - Power						
Electrical - Lighting						
Electrical - Systems						
Electrical - Telecom and Data						
Miscellaneous (Specify)						
Direct Construction Cost Unit	\$ -		\$ -		\$ 150,000	
General Conditions (incl Bonds and Insurance) 7.50%	\$ -		\$ -		\$ 11,250	
Design & Estimating Contingency 10.00%	\$ -		\$ -		\$ 15,000	
Construction Contingency 7.00%	\$ -		\$ -		\$ 10,500	
Contractor Overhead and Profit 6.00%	\$ -		\$ -		\$ 9,000	
Construction Cost Unit	\$ -	\$ -	\$ -	\$ -	\$ 195,750	\$ 19.58

Construction Cost Budgets

NEWTON - Fixture and Finish Upgrades; Abatement

PHASE V

Project System	MEDIUM INTENSITY RENOVATION		LOW INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition 51,000	\$ 102,000	\$ 2.00	\$ -		\$ -	
Hazmat Abatement 51,000	\$ 153,000	\$ 3.00	\$ -		\$ -	
Sitework - Site Prep & Earthwork 51,000	\$ 51,000	\$ 1.00	\$ -		\$ -	
Sitework - Utilities 51,000	\$ 51,000	\$ 1.00	\$ -		\$ -	
Sitework - Pavements 51,000	\$ 51,000	\$ 1.00	\$ -		\$ -	
Sitework - Landscape & Misc. 51,000	\$ 102,000	\$ 2.00	\$ -		\$ -	
Foundations/Substructure 51,000	\$ 153,000	\$ 3.00	\$ -		\$ -	
Superstructure 51,000	\$ 102,000	\$ 2.00	\$ -		\$ -	
Roofing and Waterproofing 51,000	\$ 255,000	\$ 5.00	\$ -		\$ -	
Exterior Enclosure 51,000	\$ 306,000	\$ 6.00	\$ -		\$ -	
Interior Development - Partitions 51,000	\$ 408,000	\$ 8.00	\$ -		\$ -	
Interior Development - Finishes 51,000	\$ 459,000	\$ 9.00	\$ -		\$ -	
Interior Development - Specialties 51,000	\$ 102,000	\$ 2.00	\$ -		\$ -	
Interior Dev - Equip & Fixed Furnishings/Millwork 51,000	\$ 102,000	\$ 2.00	\$ -		\$ -	
Special Construction, Systems, Process, etc	\$ -		\$ -		\$ -	
Fire Protection 51,000	\$ 306,000	\$ 6.00	\$ -		\$ -	
Plumbing 51,000	\$ 255,000	\$ 5.00	\$ -		\$ -	
HVAC 51,000	\$ 2,040,000	\$ 40.00	\$ -		\$ -	
Electrical - Power 51,000	\$ 510,000	\$ 10.00	\$ -		\$ -	
Electrical - Lighting 51,000	\$ 408,000	\$ 8.00	\$ -		\$ -	
Electrical - Systems 51,000	\$ 153,000	\$ 3.00	\$ -		\$ -	
Electrical - Telecom and Data 51,000	\$ 306,000	\$ 6.00	\$ -		\$ -	
Miscellaneous (Specify)	\$ -		\$ -		\$ -	
Direct Construction Cost Unit	\$ 6,375,000		\$ -		\$ -	
General Conditions (incl Bonds and Insurance) 7.50%	\$ 478,125		\$ -		\$ -	
Design & Estimating Contingency 10.00%	\$ 637,500		\$ -		\$ -	
Construction Contingency 7.00%	\$ 446,250		\$ -		\$ -	
Contractor Overhead and Profit 6.00%	\$ 382,500		\$ -		\$ -	
Construction Cost Unit	\$ 8,319,375	\$ 163.13	\$ -	0	\$ -	0

Construction Cost Budgets

SCHRADER SWIMMING POOL (CONVERSION TO FITNESS HALL)

PHASE V

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition 11,141					\$ 44,564	\$ 4.00
Hazmat Abatement 11,141					\$ 33,423	\$ 3.00
Sitework - Site Prep & Earthwork 11,141					\$ 22,282	\$ 2.00
Sitework - Utilities 11,141					\$ 22,282	\$ 2.00
Sitework - Pavements 11,141					\$ 22,282	\$ 2.00
Sitework - Landscape & Misc. 11,141					\$ 22,282	\$ 2.00
Foundations/Substructure 11,141					\$ 44,564	\$ 4.00
Superstructure 11,141					\$ 89,128	\$ 8.00
Roofing and Waterproofing 11,141					\$ 22,282	\$ 2.00
Exterior Enclosure 11,141					\$ 133,692	\$ 12.00
Interior Development - Partitions 11,141					\$ 89,128	\$ 8.00
Interior Development - Finishes 11,141					\$ 222,820	\$ 20.00
Interior Development - Specialties 11,141					\$ 22,282	\$ 2.00
Interior Dev - Equip & Fixed Furnishings/Millwork 11,141					\$ 44,564	\$ 4.00
Special Construction, Systems, Process, etc					\$ -	
Fire Protection 11,141					\$ 66,846	\$ 6.00
Plumbing 11,141					\$ 100,269	\$ 9.00
HVAC 11,141					\$ 501,345	\$ 45.00
Electrical - Power 11,141					\$ 89,128	\$ 8.00
Electrical - Lighting 11,141					\$ 89,128	\$ 8.00
Electrical - Systems 11,141					\$ 22,282	\$ 2.00
Electrical - Telecom and Data 11,141					\$ 44,564	\$ 4.00
Miscellaneous (Specify) 11,141					\$ -	
Direct Construction Cost Unit					\$ 1,749,137	
General Conditions (incl Bonds and Insurance) 7.50%					\$ 131,185	
Design & Estimating Contingency 10.00%					\$ 174,914	
Construction Contingency 7.00%					\$ 122,440	
Contractor Overhead and Profit 6.00%					\$ 104,948	
Construction Cost Unit					\$ 2,282,624	\$ 204.89

SUCF Facilities Master Plan
Project Phasing & Budget Funding Plan
Campus: SUNY Geneseo
Date: March 2011

Construction Cost Budgets

STURGES RENOVATION

PHASE V

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition	34,250	\$ -	\$ -		\$ 137,000	\$ 4.00
Hazmat Abatement	34,250	\$ -	\$ -		\$ 102,750	\$ 3.00
Sitework - Site Prep & Earthwork	34,250	\$ -	\$ -		\$ 68,500	\$ 2.00
Sitework - Utilities	34,250	\$ -	\$ -		\$ 68,500	\$ 2.00
Sitework - Pavements	34,250	\$ -	\$ -		\$ 68,500	\$ 2.00
Sitework - Landscape & Misc.	34,250	\$ -	\$ -		\$ 68,500	\$ 2.00
Foundations/Substructure	34,250	\$ -	\$ -		\$ 137,000	\$ 4.00
Superstructure	34,250	\$ -	\$ -		\$ 205,500	\$ 6.00
Roofing and Waterproofing	34,250	\$ -	\$ -		\$ 205,500	\$ 6.00
Exterior Enclosure	34,250	\$ -	\$ -		\$ 548,000	\$ 16.00
Interior Development - Partitions	34,250	\$ -	\$ -		\$ 376,750	\$ 11.00
Interior Development - Finishes	34,250	\$ -	\$ -		\$ 411,000	\$ 12.00
Interior Development - Specialties	34,250	\$ -	\$ -		\$ 68,500	\$ 2.00
Interior Dev - Equip & Fixed Furnishings/Millwork	34,250	\$ -	\$ -		\$ 68,500	\$ 2.00
Special Construction, Systems, Process, etc		\$ -	\$ -		\$ -	
Fire Protection	34,250	\$ -	\$ -		\$ 137,000	\$ 4.00
Plumbing	34,250	\$ -	\$ -		\$ 239,750	\$ 7.00
HVAC	34,250	\$ -	\$ -		\$ 1,233,000	\$ 36.00
Electrical - Power	34,250	\$ -	\$ -		\$ 856,250	\$ 25.00
Electrical - Lighting	34,250	\$ -	\$ -		\$ 274,000	\$ 8.00
Electrical - Systems	34,250	\$ -	\$ -		\$ 102,750	\$ 3.00
Electrical - Telecom and Data	34,250	\$ -	\$ -		\$ 102,750	\$ 3.00
Miscellaneous (Specify)	34,250	\$ -	\$ -		\$ 68,500	\$ 2.00
Direct Construction Cost Unit		\$ -	\$ -		\$ 5,548,500	
General Conditions (incl Bonds and Insurance)	7.50%	\$ -	\$ -		\$ 416,138	
Design & Estimating Contingency	10.00%	\$ -	\$ -		\$ 554,850	
Construction Contingency	7.00%	\$ -	\$ -		\$ 388,395	
Contractor Overhead and Profit	6.00%	\$ -	\$ -		\$ 332,910	
Construction Cost Unit		\$ - 0	\$ - 0		\$ 7,240,793	\$ 211.41

Construction Cost Budgets

FRASER RENOVATION

PHASE V

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition	34,900	\$ -	\$ -		\$ 139,600	\$ 4.00
Hazmat Abatement	34,900	\$ -	\$ -		\$ 104,700	\$ 3.00
Sitework - Site Prep & Earthwork	34,900	\$ -	\$ -		\$ 69,800	\$ 2.00
Sitework - Utilities	34,900	\$ -	\$ -		\$ 69,800	\$ 2.00
Sitework - Pavements	34,900	\$ -	\$ -		\$ 69,800	\$ 2.00
Sitework - Landscape & Misc.	34,900	\$ -	\$ -		\$ 69,800	\$ 2.00
Foundations/Substructure	34,900	\$ -	\$ -		\$ 139,600	\$ 4.00
Superstructure	34,900	\$ -	\$ -		\$ 209,400	\$ 6.00
Roofing and Waterproofing	34,900	\$ -	\$ -		\$ 209,400	\$ 6.00
Exterior Enclosure	34,900	\$ -	\$ -		\$ 558,400	\$ 16.00
Interior Development - Partitions	34,900	\$ -	\$ -		\$ 383,900	\$ 11.00
Interior Development - Finishes	34,900	\$ -	\$ -		\$ 418,800	\$ 12.00
Interior Development - Specialties	34,900	\$ -	\$ -		\$ 69,800	\$ 2.00
Interior Dev - Equip & Fixed Furnishings/Millwork	34,900	\$ -	\$ -		\$ 69,800	\$ 2.00
Special Construction, Systems, Process, etc		\$ -	\$ -		\$ -	
Fire Protection	34,900	\$ -	\$ -		\$ 139,600	\$ 4.00
Plumbing	34,900	\$ -	\$ -		\$ 244,300	\$ 7.00
HVAC	34,900	\$ -	\$ -		\$ 1,256,400	\$ 36.00
Electrical - Power	34,900	\$ -	\$ -		\$ 872,500	\$ 25.00
Electrical - Lighting	34,900	\$ -	\$ -		\$ 279,200	\$ 8.00
Electrical - Systems	34,900	\$ -	\$ -		\$ 104,700	\$ 3.00
Electrical - Telecom and Data	34,900	\$ -	\$ -		\$ 104,700	\$ 3.00
Miscellaneous (Specify)	34,900	\$ -	\$ -		\$ 69,800	\$ 2.00
Direct Construction Cost Unit		\$ -	\$ -		\$ 5,653,800	
General Conditions (incl Bonds and Insurance)	7.50%	\$ -	\$ -		\$ 424,035	
Design & Estimating Contingency	10.00%	\$ -	\$ -		\$ 565,380	
Construction Contingency	7.00%	\$ -	\$ -		\$ 395,766	
Contractor Overhead and Profit	6.00%	\$ -	\$ -		\$ 339,228	
Construction Cost Unit		\$ -	\$ -		\$ 7,378,209	\$ 211.41

SUCF Facilities Master Plan
Project Phasing & Budget Funding Plan
Campus: SUNY Geneseo
Date: March 2011

Construction Cost Budgets

LIBRARY ADDITION

PHASE V

Project System		NEW CONSTRUCTION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
		Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF							
	Demolition	\$ -	\$ -	\$ -		\$ -	
	Hazmat Abatement	\$ -	\$ -	\$ -		\$ -	
	Sitework - Site Prep & Earthwork 60,000	\$ 240,000	\$ 4.00	\$ -		\$ -	
	Sitework - Utilities 60,000	\$ 300,000	\$ 5.00	\$ -		\$ -	
	Sitework - Pavements 60,000	\$ 240,000	\$ 4.00	\$ -		\$ -	
	Sitework - Landscape & Misc. 60,000	\$ 240,000	\$ 4.00	\$ -		\$ -	
	Foundations/Substructure 60,000	\$ 1,320,000	\$ 22.00	\$ -		\$ -	
	Superstructure 60,000	\$ 2,700,000	\$ 45.00	\$ -		\$ -	
	Roofing and Waterproofing 60,000	\$ 840,000	\$ 14.00	\$ -		\$ -	
	Exterior Enclosure 60,000	\$ 2,400,000	\$ 40.00	\$ -		\$ -	
	Interior Development - Partitions 60,000	\$ 480,000	\$ 8.00	\$ -		\$ -	
	Interior Development - Finishes 60,000	\$ 1,080,000	\$ 18.00	\$ -		\$ -	
	Interior Development - Specialties 60,000	\$ 60,000	\$ 1.00	\$ -		\$ -	
	Interior Dev - Equip & Fixed Furnishings/Millwork 60,000	\$ 180,000	\$ 3.00	\$ -		\$ -	
	Special Construction, Systems, Process, etc	\$ -		\$ -		\$ -	
	Fire Protection 60,000	\$ 360,000	\$ 6.00	\$ -		\$ -	
	Plumbing 60,000	\$ 480,000	\$ 8.00	\$ -		\$ -	
	HVAC 60,000	\$ 2,100,000	\$ 35.00	\$ -		\$ -	
	Electrical - Power 60,000	\$ 600,000	\$ 10.00	\$ -		\$ -	
	Electrical - Lighting 60,000	\$ 480,000	\$ 8.00	\$ -		\$ -	
	Electrical - Systems 60,000	\$ 240,000	\$ 4.00	\$ -		\$ -	
	Electrical - Telecom and Data 60,000	\$ 240,000	\$ 4.00	\$ -		\$ -	
	Miscellaneous (Specify)	\$ -		\$ -		\$ -	
Direct Construction Cost Unit		\$ 14,580,000		\$ -		\$ -	
	General Conditions (incl Bonds and Insurance) 7.50%	\$ 1,093,500		\$ -		\$ -	
	Design & Estimating Contingency 10.00%	\$ 1,458,000		\$ -		\$ -	
	Construction Contingency 7.00%	\$ 1,020,600		\$ -		\$ -	
	Contractor Overhead and Profit 6.00%	\$ 874,800		\$ -		\$ -	
Construction Cost Unit		\$ 19,026,900	\$ 317.12	\$ -		\$ -	

SUCF Facilities Master Plan
Project Phasing & Budget Funding Plan
Campus: SUNY Geneseo
Date: March 2011

Construction Cost Budgets

MILNE LIBRARY RENOVATION

PHASE V

Project System		LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
		Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF							
	Demolition	75,200	\$ -	\$ 225,600	\$ 3.00	\$ -	
	Hazmat Abatement	75,200	\$ -	\$ 225,600	\$ 3.00	\$ -	
	Sitework - Site Prep & Earthwork	75,200	\$ -	\$ 75,200	\$ 1.00	\$ -	
	Sitework - Utilities	75,200	\$ -	\$ 75,200	\$ 1.00	\$ -	
	Sitework - Pavements	75,200	\$ -	\$ 150,400	\$ 2.00	\$ -	
	Sitework - Landscape & Misc.	75,200	\$ -	\$ 150,400	\$ 2.00	\$ -	
	Foundations/Substructure	75,200	\$ -	\$ 225,600	\$ 3.00	\$ -	
	Superstructure	75,200	\$ -	\$ 150,400	\$ 2.00	\$ -	
	Roofing and Waterproofing	75,200	\$ -	\$ 376,000	\$ 5.00	\$ -	
	Exterior Enclosure	75,200	\$ -	\$ 451,200	\$ 6.00	\$ -	
	Interior Development - Partitions	75,200	\$ -	\$ 601,600	\$ 8.00	\$ -	
	Interior Development - Finishes	75,200	\$ -	\$ 676,800	\$ 9.00	\$ -	
	Interior Development - Specialties	75,200	\$ -	\$ 150,400	\$ 2.00	\$ -	
	Interior Dev - Equip & Fixed Furnishings/Millwork	75,200	\$ -	\$ 75,200	\$ 1.00	\$ -	
	Special Construction, Systems, Process, etc		\$ -	\$ -		\$ -	
	Fire Protection	75,200	\$ -	\$ 451,200	\$ 6.00	\$ -	
	Plumbing	75,200	\$ -	\$ 376,000	\$ 5.00	\$ -	
	HVAC	75,200	\$ -	\$ 3,008,000	\$ 40.00	\$ -	
	Electrical - Power	75,200	\$ -	\$ 752,000	\$ 10.00	\$ -	
	Electrical - Lighting	75,200	\$ -	\$ 601,600	\$ 8.00	\$ -	
	Electrical - Systems	75,200	\$ -	\$ 225,600	\$ 3.00	\$ -	
	Electrical - Telecom and Data	75,200	\$ -	\$ 451,200	\$ 6.00	\$ -	
	Miscellaneous (Specify)		\$ -	\$ -		\$ -	
Direct Construction Cost Unit		\$ -		\$ 9,475,200		\$ -	
	General Conditions (incl Bonds and Insurance)	7.50%	\$ -	\$ 710,640		\$ -	
	Design & Estimating Contingency	10.00%	\$ -	\$ 947,520		\$ -	
	Construction Contingency	7.00%	\$ -	\$ 663,264		\$ -	
	Contractor Overhead and Profit	6.00%	\$ -	\$ 568,512		\$ -	
Construction Cost Unit		\$ -	0	\$ 12,365,136	\$ 164.43	\$ -	0

Construction Cost Budgets

CLARK SERVICES BUILDING - RENOVATION (REPURPOSE AS SWING SPACE)

PHASE V

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition	35,500	\$ -	\$ 106,500	\$ 3.00	\$ -	
Hazmat Abatement	35,500	\$ -	\$ 106,500	\$ 3.00	\$ -	
Sitework - Site Prep & Earthwork	35,500	\$ -	\$ 35,500	\$ 1.00	\$ -	
Sitework - Utilities	35,500	\$ -	\$ 35,500	\$ 1.00	\$ -	
Sitework - Pavements	35,500	\$ -	\$ 71,000	\$ 2.00	\$ -	
Sitework - Landscape & Misc.	35,500	\$ -	\$ 71,000	\$ 2.00	\$ -	
Foundations/Substructure	35,500	\$ -	\$ 106,500	\$ 3.00	\$ -	
Superstructure	35,500	\$ -	\$ 71,000	\$ 2.00	\$ -	
Roofing and Waterproofing	35,500	\$ -	\$ 177,500	\$ 5.00	\$ -	
Exterior Enclosure	35,500	\$ -	\$ 213,000	\$ 6.00	\$ -	
Interior Development - Partitions	35,500	\$ -	\$ 284,000	\$ 8.00	\$ -	
Interior Development - Finishes	35,500	\$ -	\$ 319,500	\$ 9.00	\$ -	
Interior Development - Specialties	35,500	\$ -	\$ 71,000	\$ 2.00	\$ -	
Interior Dev - Equip & Fixed Furnishings/Millwork	35,500	\$ -	\$ 35,500	\$ 1.00	\$ -	
Special Construction, Systems, Process, etc		\$ -	\$ -		\$ -	
Fire Protection	35,500	\$ -	\$ 106,500	\$ 3.00	\$ -	
Plumbing	35,500	\$ -	\$ 177,500	\$ 5.00	\$ -	
HVAC	35,500	\$ -	\$ 887,500	\$ 25.00	\$ -	
Electrical - Power	35,500	\$ -	\$ 284,000	\$ 8.00	\$ -	
Electrical - Lighting	35,500	\$ -	\$ 106,500	\$ 3.00	\$ -	
Electrical - Systems	35,500	\$ -	\$ 106,500	\$ 3.00	\$ -	
Electrical - Telecom and Data	35,500	\$ -	\$ 71,000	\$ 2.00	\$ -	
Miscellaneous (Specify)		\$ -	\$ -		\$ -	
Direct Construction Cost Unit		\$ -	\$ 3,443,500		\$ -	
General Conditions (incl Bonds and Insurance)	7.50%	\$ -	\$ 258,263		\$ -	
Design & Estimating Contingency	10.00%	\$ -	\$ 344,350		\$ -	
Construction Contingency	7.00%	\$ -	\$ 241,045		\$ -	
Contractor Overhead and Profit	6.00%	\$ -	\$ 206,610		\$ -	
Construction Cost Unit		\$ - 0	\$ 4,493,768	\$ 126.59	\$ - 0	

SUCF Facilities Master Plan
Project Phasing & Budget Funding Plan
Campus: SUNY Geneseo
Date: March 2011

Construction Cost Budgets

STURGES BRIDGE

PHASE V

Project System	NEW CONSTRUCTION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition 3,200	\$ 12,800	\$ 4.00	\$ -		\$ -	
Hazmat Abatement	\$ -	\$ -	\$ -		\$ -	
Sitework - Site Prep & Earthwork 3,200	\$ 12,800	\$ 4.00	\$ -		\$ -	
Sitework - Utilities 3,200	\$ 16,000	\$ 5.00	\$ -		\$ -	
Sitework - Pavements 3,200	\$ 12,800	\$ 4.00	\$ -		\$ -	
Sitework - Landscape & Misc. 3,200	\$ 12,800	\$ 4.00	\$ -		\$ -	
Foundations/Substructure 3,200	\$ 96,000	\$ 30.00	\$ -		\$ -	
Superstructure 3,200	\$ 192,000	\$ 60.00	\$ -		\$ -	
Roofing and Waterproofing 3,200	\$ 57,600	\$ 18.00	\$ -		\$ -	
Exterior Enclosure 3,200	\$ 208,000	\$ 65.00	\$ -		\$ -	
Interior Development - Partitions 3,200	\$ 12,800	\$ 4.00	\$ -		\$ -	
Interior Development - Finishes 3,200	\$ 12,800	\$ 4.00	\$ -		\$ -	
Interior Development - Specialties 3,200	\$ 6,400	\$ 2.00	\$ -		\$ -	
Interior Dev - Equip & Fixed Furnishings/Millwork 3,200	\$ 4,800	\$ 1.50	\$ -		\$ -	
Special Construction, Systems, Process, etc	\$ -	\$ -	\$ -		\$ -	
Fire Protection 3,200	\$ 11,200	\$ 3.50	\$ -		\$ -	
Plumbing 3,200	\$ 16,000	\$ 5.00	\$ -		\$ -	
HVAC 3,200	\$ 144,000	\$ 45.00	\$ -		\$ -	
Electrical - Power 3,200	\$ 25,600	\$ 8.00	\$ -		\$ -	
Electrical - Lighting 3,200	\$ 32,000	\$ 10.00	\$ -		\$ -	
Electrical - Systems 3,200	\$ 3,200	\$ 1.00	\$ -		\$ -	
Electrical - Telecom and Data 3,200	\$ 3,200	\$ 1.00	\$ -		\$ -	
Miscellaneous (Specify)	\$ -		\$ -		\$ -	
Direct Construction Cost Unit	\$ 892,800		\$ -		\$ -	
General Conditions (incl Bonds and Insurance) 7.50%	\$ 66,960		\$ -		\$ -	
Design & Estimating Contingency 10.00%	\$ 89,280		\$ -		\$ -	
Construction Contingency 7.00%	\$ 62,496		\$ -		\$ -	
Contractor Overhead and Profit 6.00%	\$ 53,568		\$ -		\$ -	
Construction Cost Unit	\$ 1,165,104	\$ 364.10	\$ -	0	\$ -	0

SUCF Facilities Master Plan
Project Phasing & Budget Funding Plan
Campus: SUNY Geneseo
Date: March 2011

Construction Cost Budgets

MACVITTIE RENOVATION

PHASE V

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition	87,520	\$ -	\$ -		\$ 350,080	\$ 4.00
Hazmat Abatement	87,520	\$ -	\$ -		\$ 262,560	\$ 3.00
Sitework - Site Prep & Earthwork	87,520	\$ -	\$ -		\$ 175,040	\$ 2.00
Sitework - Utilities	87,520	\$ -	\$ -		\$ 175,040	\$ 2.00
Sitework - Pavements	87,520	\$ -	\$ -		\$ 175,040	\$ 2.00
Sitework - Landscape & Misc.	87,520	\$ -	\$ -		\$ 175,040	\$ 2.00
Foundations/Substructure	87,520	\$ -	\$ -		\$ 350,080	\$ 4.00
Superstructure	87,520	\$ -	\$ -		\$ 700,160	\$ 8.00
Roofing and Waterproofing	87,520	\$ -	\$ -		\$ 525,120	\$ 6.00
Exterior Enclosure	87,520	\$ -	\$ -		\$ 1,050,240	\$ 12.00
Interior Development - Partitions	87,520	\$ -	\$ -		\$ 962,720	\$ 11.00
Interior Development - Finishes	87,520	\$ -	\$ -		\$ 1,312,800	\$ 15.00
Interior Development - Specialties	87,520	\$ -	\$ -		\$ 175,040	\$ 2.00
Interior Dev - Equip & Fixed Furnishings/Millwork	87,520	\$ -	\$ -		\$ 175,040	\$ 2.00
Special Construction, Systems, Process, etc		\$ -	\$ -		\$ -	
Fire Protection	87,520	\$ -	\$ -		\$ 525,120	\$ 6.00
Plumbing	87,520	\$ -	\$ -		\$ 612,640	\$ 7.00
HVAC	87,520	\$ -	\$ -		\$ 3,938,400	\$ 45.00
Electrical - Power	87,520	\$ -	\$ -		\$ 2,188,000	\$ 25.00
Electrical - Lighting	87,520	\$ -	\$ -		\$ 700,160	\$ 8.00
Electrical - Systems	87,520	\$ -	\$ -		\$ 262,560	\$ 3.00
Electrical - Telecom and Data	87,520	\$ -	\$ -		\$ 350,080	\$ 4.00
Miscellaneous (Specify)	87,520	\$ -	\$ -		\$ 175,040	\$ 2.00
Direct Construction Cost Unit		\$ -	\$ -		\$ 15,316,000	
General Conditions (incl Bonds and Insurance)	7.50%	\$ -	\$ -		\$ 1,148,700	
Design & Estimating Contingency	10.00%	\$ -	\$ -		\$ 1,531,600	
Construction Contingency	7.00%	\$ -	\$ -		\$ 1,072,120	
Contractor Overhead and Profit	6.00%	\$ -	\$ -		\$ 918,960	
Construction Cost Unit		\$ -	\$ -		\$ 19,987,380	\$ 228.38

Construction Cost Budgets

ERWIN ADMINISTRATION PARTIAL RENOVATION

PHASE V

Project System		LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
		Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF							
	Demolition	15,800	\$ 31,600 \$ 2.00	\$ -		\$ -	
	Hazmat Abatement	15,800	\$ 31,600 \$ 2.00	\$ -		\$ -	
	Sitework - Site Prep & Earthwork	15,800	\$ 15,800 \$ 1.00	\$ -		\$ -	
	Sitework - Utilities	15,800	\$ 15,800 \$ 1.00	\$ -		\$ -	
	Sitework - Pavements	15,800	\$ 15,800 \$ 1.00	\$ -		\$ -	
	Sitework - Landscape & Misc.	15,800	\$ 31,600 \$ 2.00	\$ -		\$ -	
	Foundations/Substructure	15,800	\$ 15,800 \$ 1.00	\$ -		\$ -	
	Superstructure	15,800	\$ 15,800 \$ 1.00	\$ -		\$ -	
	Roofing and Waterproofing	15,800	\$ 31,600 \$ 2.00	\$ -		\$ -	
	Exterior Enclosure	15,800	\$ 79,000 \$ 5.00	\$ -		\$ -	
	Interior Development - Partitions	15,800	\$ 79,000 \$ 5.00	\$ -		\$ -	
	Interior Development - Finishes	15,800	\$ 126,400 \$ 8.00	\$ -		\$ -	
	Interior Development - Specialties	15,800	\$ 15,800 \$ 1.00	\$ -		\$ -	
	Interior Dev - Equip & Fixed Furnishings/Millwork	15,800	\$ 31,600 \$ 2.00	\$ -		\$ -	
	Special Construction, Systems, Process, etc		\$ -	\$ -		\$ -	
	Fire Protection	15,800	\$ 31,600 \$ 2.00	\$ -		\$ -	
	Plumbing	15,800	\$ 31,600 \$ 2.00	\$ -		\$ -	
	HVAC	15,800	\$ 316,000 \$ 20.00	\$ -		\$ -	
	Electrical - Power	15,800	\$ 63,200 \$ 4.00	\$ -		\$ -	
	Electrical - Lighting	15,800	\$ 31,600 \$ 2.00	\$ -		\$ -	
	Electrical - Systems	15,800	\$ 63,200 \$ 4.00	\$ -		\$ -	
	Electrical - Telecom and Data	15,800	\$ 15,800 \$ 1.00	\$ -		\$ -	
	Miscellaneous (Specify)		\$ -	\$ -		\$ -	
Direct Construction Cost Unit		\$ 1,090,200		\$ -		\$ -	
	General Conditions (incl Bonds and Insurance)	7.50%	\$ 81,765	\$ -		\$ -	
	Design & Estimating Contingency	10.00%	\$ 109,020	\$ -		\$ -	
	Construction Contingency	7.00%	\$ 76,314	\$ -		\$ -	
	Contractor Overhead and Profit	6.00%	\$ 65,412	\$ -		\$ -	
Construction Cost Unit		\$ 1,422,711	\$ 90.05	\$ -	0	\$ -	0

Construction Cost Budgets

FACILITIES DEPARTMENT (NEW CONSTRUCTION)

PHASE V

Project System	NEW CONSTRUCTION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition	\$ -	\$ -	\$ -		\$ -	
Hazmat Abatement	\$ -	\$ -	\$ -		\$ -	
Sitework - Site Prep & Earthwork 51,730	\$ 206,920	\$ 4.00	\$ -		\$ -	
Sitework - Utilities 51,730	\$ 258,650	\$ 5.00	\$ -		\$ -	
Sitework - Pavements 51,730	\$ 155,190	\$ 3.00	\$ -		\$ -	
Sitework - Landscape & Misc. 51,730	\$ 155,190	\$ 3.00	\$ -		\$ -	
Foundations/Substructure 51,730	\$ 1,034,600	\$ 20.00	\$ -		\$ -	
Superstructure 51,730	\$ 2,069,200	\$ 40.00	\$ -		\$ -	
Roofing and Waterproofing 51,730	\$ 724,220	\$ 14.00	\$ -		\$ -	
Exterior Enclosure 51,730	\$ 931,140	\$ 18.00	\$ -		\$ -	
Interior Development - Partitions 51,730	\$ 517,300	\$ 10.00	\$ -		\$ -	
Interior Development - Finishes 51,730	\$ 775,950	\$ 15.00	\$ -		\$ -	
Interior Development - Specialties 51,730	\$ 51,730	\$ 1.00	\$ -		\$ -	
Interior Dev - Equip & Fixed Furnishings/Millwork 51,730	\$ 77,595	\$ 1.50	\$ -		\$ -	
Special Construction, Systems, Process, etc 51,730	\$ -	\$ -	\$ -		\$ -	
Fire Protection 51,730	\$ 310,380	\$ 6.00	\$ -		\$ -	
Plumbing 51,730	\$ 413,840	\$ 8.00	\$ -		\$ -	
HVAC 51,730	\$ 2,069,200	\$ 40.00	\$ -		\$ -	
Electrical - Power 51,730	\$ 517,300	\$ 10.00	\$ -		\$ -	
Electrical - Lighting 51,730	\$ 413,840	\$ 8.00	\$ -		\$ -	
Electrical - Systems 51,730	\$ 206,920	\$ 4.00	\$ -		\$ -	
Electrical - Telecom and Data 51,730	\$ 206,920	\$ 4.00	\$ -		\$ -	
Miscellaneous (Specify)	\$ -		\$ -		\$ -	
Direct Construction Cost Unit	\$ 11,096,085		\$ -		\$ -	
General Conditions (incl Bonds and Insurance) 7.50%	\$ 832,206		\$ -		\$ -	
Design & Estimating Contingency 10.00%	\$ 1,109,609		\$ -		\$ -	
Construction Contingency 7.00%	\$ 776,726		\$ -		\$ -	
Contractor Overhead and Profit 6.00%	\$ 665,765		\$ -		\$ -	
Construction Cost Unit	\$ 14,480,391	\$ 279.92	\$ -		\$ -	

Construction Cost Budgets

L1. Sturges Quad Renovation Associated with Library Addition

PHASE V

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition						
Hazmat Abatement						
Sitework - Site Prep & Earthwork 75,000	\$ 150,000	\$ 2.00	\$ -	\$ -	\$ -	\$ -
Sitework - Utilities						
Sitework - Pavements 75,000	\$ 225,000	\$ 3.00	\$ -	\$ -	\$ -	\$ -
Sitework - Landscape & Misc. 75,000	\$ 225,000	\$ 3.00	\$ -	\$ -	\$ -	\$ -
Foundations/Substructure						
Superstructure						
Roofing and Waterproofing						
Exterior Enclosure						
Interior Development - Partitions						
Interior Development - Finishes						
Interior Development - Specialties						
Interior Dev - Equip & Fixed Furnishings/Millwork						
Special Construction, Systems, Process, etc						
Fire Protection						
Plumbing						
HVAC						
Electrical - Power						
Electrical - Lighting						
Electrical - Systems						
Electrical - Telecom and Data						
Miscellaneous (Specify)						
Direct Construction Cost Unit	\$ 600,000					
General Conditions (incl Bonds and Insurance) 7.50%	\$ 45,000					
Design & Estimating Contingency 10.00%	\$ 60,000					
Construction Contingency 7.00%	\$ 42,000					
Contractor Overhead and Profit 6.00%	\$ 36,000					
Construction Cost Unit	\$ 783,000	\$ 10.44				

Construction Cost Budgets

L2. College Circle Rehabilitation Associated with Welles

PHASE V

Project System	DEMOLITION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition						
Hazmat Abatement						
Sitework - Site Prep & Earthwork 60,000	\$ -	\$ -	\$ 150,000	\$ 2.50	\$ -	\$ -
Sitework - Utilities					\$ -	
Sitework - Pavements 60,000	\$ -	\$ -	\$ 210,000	\$ 3.50	\$ -	\$ -
Sitework - Landscape & Misc. 60,000	\$ -	\$ -	\$ 240,000	\$ 4.00	\$ -	\$ -
Foundations/Substructure						
Superstructure						
Roofing and Waterproofing						
Exterior Enclosure						
Interior Development - Partitions						
Interior Development - Finishes						
Interior Development - Specialties						
Interior Dev - Equip & Fixed Furnishings/Millwork						
Special Construction, Systems, Process, etc						
Fire Protection						
Plumbing						
HVAC						
Electrical - Power						
Electrical - Lighting						
Electrical - Systems						
Electrical - Telecom and Data						
Miscellaneous (Specify)						
Direct Construction Cost Unit	\$ -		\$ 600,000		\$ -	
General Conditions (incl Bonds and Insurance) 7.50%	\$ -		\$ 45,000		\$ -	
Design & Estimating Contingency 10.00%	\$ -		\$ 60,000		\$ -	
Construction Contingency 7.00%	\$ -		\$ 42,000		\$ -	
Contractor Overhead and Profit 6.00%	\$ -		\$ 36,000		\$ -	
Construction Cost Unit	\$ -	\$ -	\$ 783,000	\$ 13.05	\$ -	\$ -

Construction Cost Budgets

L3. University Drive Improvements Associated with Newton

PHASE V

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition						
Hazmat Abatement						
Sitework - Site Prep & Earthwork 25,000	\$ 50,000	\$ 2.00	\$ -	\$ -	\$ -	\$ -
Sitework - Utilities					\$ -	
Sitework - Pavements 25,000	\$ 75,000	\$ 3.00	\$ -	\$ -	\$ -	\$ -
Sitework - Landscape & Misc. 25,000	\$ 75,000	\$ 3.00	\$ -	\$ -	\$ -	\$ -
Foundations/Substructure						
Superstructure						
Roofing and Waterproofing						
Exterior Enclosure						
Interior Development - Partitions						
Interior Development - Finishes						
Interior Development - Specialties						
Interior Dev - Equip & Fixed Furnishings/Millwork						
Special Construction, Systems, Process, etc						
Fire Protection						
Plumbing						
HVAC						
Electrical - Power						
Electrical - Lighting						
Electrical - Systems						
Electrical - Telecom and Data						
Miscellaneous (Specify)						
Direct Construction Cost Unit	\$ 200,000		\$ -		\$ -	
General Conditions (incl Bonds and Insurance) 7.50%	\$ 15,000		\$ -		\$ -	
Design & Estimating Contingency 10.00%	\$ 20,000		\$ -		\$ -	
Construction Contingency 7.00%	\$ 14,000		\$ -		\$ -	
Contractor Overhead and Profit 6.00%	\$ 12,000		\$ -		\$ -	
Construction Cost Unit	\$ 261,000	\$ 10.44	\$ -	\$ -	\$ -	\$ -

Construction Cost Budgets

L4. Library Quad Renovation Associated with Removal of Jones

PHASE V

Project System	DEMOLITION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition						
Hazmat Abatement						
Sitework - Site Prep & Earthwork 75,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 3.00
Sitework - Utilities					\$ -	
Sitework - Pavements 75,000	\$ -	\$ -	\$ -	\$ -	\$ 375,000	\$ 5.00
Sitework - Landscape & Misc. 75,000	\$ -	\$ -	\$ -	\$ -	\$ 525,000	\$ 7.00
Foundations/Substructure						
Superstructure						
Roofing and Waterproofing						
Exterior Enclosure						
Interior Development - Partitions						
Interior Development - Finishes						
Interior Development - Specialties						
Interior Dev - Equip & Fixed Furnishings/Millwork						
Special Construction, Systems, Process, etc						
Fire Protection						
Plumbing						
HVAC						
Electrical - Power						
Electrical - Lighting						
Electrical - Systems						
Electrical - Telecom and Data						
Miscellaneous (Specify)						
Direct Construction Cost Unit	\$ -		\$ -		\$ 1,125,000	
General Conditions (incl Bonds and Insurance) 7.50%	\$ -		\$ -		\$ 84,375	
Design & Estimating Contingency 10.00%	\$ -		\$ -		\$ 112,500	
Construction Contingency 7.00%	\$ -		\$ -		\$ 78,750	
Contractor Overhead and Profit 6.00%	\$ -		\$ -		\$ 67,500	
Construction Cost Unit	\$ -	\$ -	\$ -	\$ -	\$ 1,468,125	\$ 19.58

Construction Cost Budgets

L5. Sturges MacVittie Corridor

PHASE V

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition						
Hazmat Abatement						
Sitework - Site Prep & Earthwork 60,000	\$ 120,000	\$ 2.00	\$ -	\$ -	\$ -	\$ -
Sitework - Utilities					\$ -	
Sitework - Pavements 60,000	\$ 180,000	\$ 3.00	\$ -	\$ -	\$ -	\$ -
Sitework - Landscape & Misc. 60,000	\$ 180,000	\$ 3.00	\$ -	\$ -	\$ -	\$ -
Foundations/Substructure						
Superstructure						
Roofing and Waterproofing						
Exterior Enclosure						
Interior Development - Partitions						
Interior Development - Finishes						
Interior Development - Specialties						
Interior Dev - Equip & Fixed Furnishings/Millwork						
Special Construction, Systems, Process, etc						
Fire Protection						
Plumbing						
HVAC						
Electrical - Power						
Electrical - Lighting						
Electrical - Systems						
Electrical - Telecom and Data						
Miscellaneous (Specify)						
Direct Construction Cost Unit	\$ 480,000		\$ -		\$ -	
General Conditions (incl Bonds and Insurance) 7.50%	\$ 36,000		\$ -		\$ -	
Design & Estimating Contingency 10.00%	\$ 48,000		\$ -		\$ -	
Construction Contingency 7.00%	\$ 33,600		\$ -		\$ -	
Contractor Overhead and Profit 6.00%	\$ 28,800		\$ -		\$ -	
Construction Cost Unit	\$ 626,400	\$ 10.44	\$ -	\$ -	\$ -	\$ -

Construction Cost Budgets

L6. Clark Courtyard and Site Associated with Clark Conference Center

PHASE V

Project System	DEMOLITION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition						
Hazmat Abatement						
Sitework - Site Prep & Earthwork 40,000	\$ -	\$ -	\$ -	\$ -	\$ 120,000	\$ 3.00
Sitework - Utilities					\$ -	
Sitework - Pavements 40,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 5.00
Sitework - Landscape & Misc. 40,000	\$ -	\$ -	\$ -	\$ -	\$ 280,000	\$ 7.00
Foundations/Substructure						
Superstructure						
Roofing and Waterproofing						
Exterior Enclosure						
Interior Development - Partitions						
Interior Development - Finishes						
Interior Development - Specialties						
Interior Dev - Equip & Fixed Furnishings/Millwork						
Special Construction, Systems, Process, etc						
Fire Protection						
Plumbing						
HVAC						
Electrical - Power						
Electrical - Lighting						
Electrical - Systems						
Electrical - Telecom and Data						
Miscellaneous (Specify)						
Direct Construction Cost Unit	\$ -		\$ -		\$ 600,000	
General Conditions (incl Bonds and Insurance) 7.50%	\$ -		\$ -		\$ 45,000	
Design & Estimating Contingency 10.00%	\$ -		\$ -		\$ 60,000	
Construction Contingency 7.00%	\$ -		\$ -		\$ 42,000	
Contractor Overhead and Profit 6.00%	\$ -		\$ -		\$ 36,000	
Construction Cost Unit	\$ -	\$ -	\$ -	\$ -	\$ 783,000	\$ 19.58

Construction Cost Budgets

L8. Alumni Fields and Letchworth Fields Associated with New Field House

PHASE V

Project System	DEMOLITION		MEDIUM INTENSITY RENOVATION/NEW		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
Demolition						
Hazmat Abatement						
Sitework - Site Prep & Earthwork 318,000	\$ -	\$ -	\$ 2,385,000	\$ 7.50	\$ -	\$ -
Sitework - Utilities					\$ -	
Sitework - Pavements	\$ -	\$ -	\$ -		\$ -	\$ -
Sitework - Landscape & Misc. 318,000	\$ -	\$ -	\$ 954,000	\$ 3.00	\$ -	\$ -
Foundations/Substructure						
Superstructure						
Roofing and Waterproofing						
Exterior Enclosure						
Interior Development - Partitions						
Interior Development - Finishes						
Interior Development - Specialties						
Interior Dev - Equip & Fixed Furnishings/Millwork						
Special Construction, Systems, Process, etc						
Fire Protection						
Plumbing						
HVAC						
Electrical - Power						
Electrical - Lighting						
Electrical - Systems						
Electrical - Telecom and Data						
Miscellaneous (Specify)						
Direct Construction Cost Unit	\$ -		\$ 3,339,000		\$ -	
General Conditions (incl Bonds and Insurance) 7.50%	\$ -		\$ 250,425		\$ -	
Design & Estimating Contingency 10.00%	\$ -		\$ 333,900		\$ -	
Construction Contingency 7.00%	\$ -		\$ 233,730		\$ -	
Contractor Overhead and Profit 6.00%	\$ -		\$ 200,340		\$ -	
Construction Cost Unit	\$ -	\$ -	\$ 4,357,395	\$ 13.70	\$ -	\$ -