St. Lawrence University
Facilities Master Plan

Planning Sustainable Strategies

Facilities Master Plan Update
September 18 – 19, 2012
FMP Timeline

> Jan. 2012: Selection of Consulting Team

> Jan. 31: Orientation Meeting with FMP Advisory Committee

> Feb.: Written surveys to department heads followed by one on one meetings with consultants (Feb-March)

> Feb.: Meetings with Alumni Council and BOT

> Feb. 28-29: Campus Charrette Sullivan Center and open meetings on classrooms, sustainability, student housing, university/community interface
March 2012: FMP Website on University front page with meeting minutes, materials, links for submitting feedback

> March, June, Sept.: Project Updates delivered to FMP Advisory Committee in campus meetings

> May/June: Presentations to Alumni Council and BOT

> July 11: Campus Open Informational Meeting

> Today: Presentation of plan draft with focus on space strategies

> Additional Feedback Desired – FMP will evolve and exist as a living document
Agenda

> Planning Process & Project Update
> Comprehensive Planning Goals
> Facilities Assessment
> Academic & Support Space Assessment
> Concept Phase & Planning Strategies
> Implementation
> Next Steps
“Launch a new master facilities plan to protect, develop, and enrich our learning and living environment and enhance our vision.”

Comprehensive Planning

> The Strategic Map

- Academics
- Engage Alumni more deeply
- Foster a culture of strategic planning and communication
- New Master Plan to enrich and enhance the vision
- Foster collaborative, creative and proactive stewardship
- Expand Admissions

Goals
Master Plan Key Objectives

> Develop and implement a new facilities master plan to guide campus evolution and align support for needs in teaching, learning, and campus life.

> Outline facilities priorities for comprehensive fundraising campaign, including maintenance plans and endowments.

> Develop planning in the context of the University’s dedication to sustainability.
Planning Process

> Space Assessment
> Facility Assessment
> Concept Phase
> Planning Strategies
> Implementation
Listening & Learning from the St. Lawrence Community

> Campus Planning Charrette

> Space & Sustainability Workshops

> Interviews with Academic Department Heads, Functional Area Heads, Senior Staff, and Students

> Alumni & Trustees
Sustainability
Learning From History

1925 26 Campus Map

2012 Campus Map

1900’s Entrance

Current Entrance

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

### Top 25 Analysis

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<thead>
<tr>
<th>Building Type and Name</th>
<th>Sq. Ft</th>
<th>Institutional Function</th>
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## Facility Assessment

### Renovation Levels

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<th>Renovation Levels</th>
<th>Scope Definition</th>
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<td>Very Low Intensity</td>
<td>Repairs to selected deficiencies only, building in excellent condition</td>
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<tr>
<td>Low Intensity</td>
<td>Upgrades to most finishes and replacement of selected systems</td>
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<tr>
<td>Moderate Intensity</td>
<td>Floorplan alterations and major system replacements</td>
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<tr>
<td>High Intensity</td>
<td>Gut Renovation with replacement to all major elements except structural changes</td>
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### Residence Halls

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<th>Area (GSF)</th>
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<td>Dean-Eaton</td>
<td>94,850</td>
<td>1926</td>
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Energy Reduction Through Conservation

Future renovations to include:

> Insulate building envelope & reduce infiltration

> Replace windows w/High “R” units

> Provide ERV’s (Energy Recovery Ventilating Equipment)

> Provide energy efficient systems (Lighting, HVAC, Energy Mngt. System)

> Analyze on site renewable energy sources for heating and cooling (Geothermal, Photovoltaics, Biomass, Solar)
Academic & Support Assessment
Comparative Analysis

Assignable Square Feet per Student FTE (Non-Residential)

Comparative Analysis

Benchmarking
Academic Analysis

Current & Projected Need by Department

- Anthropology
- Art & Art History
- Biology
- Canadian Studies
- Chemistry
- Economics
- Education
- English
- Environmental Studies
- Film Studies
- Gender Studies
- Geology
- Global Studies
- Government
- History
- Math, Computer Science and Statistics
- Modern Languages and Literatures
- Music
- Performance & Communication Arts
- Philosophy
- Physics
- Psychology
- Religious Studies
- Sociology

Existing Fall 2011
Projected Fall 2021
Academic Analysis based on:

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

- Humanities
- Sciences
- Education
- Visual & Performing Arts
- Social Sciences
Academic Analysis (By Cluster)

Space Assessment Reorganized Into Clusters

Academic "Clusters"

Assignable Square Feet

- Classrooms & Lecture Halls
- Education Cluster
- Humanities Cluster
- Sciences Cluster
- Social Sciences Cluster
- Visual & Performing Arts Cluster

- Existing Fall 2011
- Projected Fall 2021
Classroom Analysis

St. Lawrence University Lecture Sections Fall 2011

Section Count

Section Enrollment

- Other
- First Year Program
Comparative Analysis

Assignable Square Feet per Student FTE (Non-Residential)

- Devoted to Classrooms
- Assignable Square Feet per Student FTE (Non-Residential)

Becoming More Efficient
Total Non-Residential Needs Analysis

> Overall need - both academic and support - equals an additional 72,000 ASF or 124,000 GSF

> Roughly half of 72,000 ASF is resolved by currently vacated space, i.e., Bewkes Hall

> Roughly half requires new construction, or 6% more space

> This new space, unlike the vacated portions of Bewkes Hall, can be for many uses

> 48,000 ASF of this need reflects current deficits
That represents the “quantity” portion of the analysis, not the “quality”
Non-Residential Matrix

Obsolescence
Represents
Opportunity

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

<table>
<thead>
<tr>
<th>Building Name</th>
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<th>Vacancy</th>
<th>Total</th>
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<td>4-Poor</td>
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* Buildings not surveyed by Beardsley Associates
Concept Phase
Guiding Principles for Planning

> Maximize the use of available resources
> Reinforce the Climate Action Plan and sustainability goals
> Enhance and preserve campus open space
> Promote a pedestrian oriented campus
> Build on the rich traditions and culture of St. Lawrence University
Open Space and Circulation

- Arrival Zone
- Gateways
- Park Street corridor
- Pedestrian conflict areas
- Identify crossings
- Lighting
- Enhanced landscaping
Planning Framework: Vehicular Circulation
Planning Framework: Open Space & Landscape
Planning Framework: Open Space & Landscape
Planning Framework: Building Infill
Planning Framework: Defining Open Space
Student Housing

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

Questions/Issues
> Locate 110 – 150 New Student Beds
> Determine Residence Hall Renovation Phasing
Student Housing

Planning Time Line

> Short-Term 2012-2014
  • 110 – 150 New Beds

> Mid-Term 2015-2019
  • Residence Hall Phased Renovations

> Long-Term 2020+
  • Residence Hall Phase Renovations
Student Housing Location Options

- Free-standing
- Infill / Addition
- Repurposing

Potential locations
“Greening” the “Green”

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

View of chapel from Romoda Drive

View of chapel from Avenue of the elms

Potential regrade quad to reduce slope

Relocate parking

Relocate parking
“Greening” the “Green”

> Potential for geothermal well system for heating and cooling as a sustainability initiative
"Greening" the "Green" calculations

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

"Greening" the "Green" area [one building infill]:
- ROADS, PARKING & BUILDINGS = 35,000 s.f. [22%]
- GREEN SPACE = 122,900 s.f. [78%]
- TOTAL QUAD AREA = 157,900 s.f. [100%]
“Greening” the “Green”

> Reinforcement of the Quad and Noble Way Residential Arts Street
“Greening” the “Green”
“Greening” the “Green”

> Noble Way Residential Street and Quadrangle Enhancement
Space Planning & Strategies for Renewal

North Campus  Central Campus  South Campus
Planning Framework for Renewal

> Reinforce relationships through the use of academic clusters

> Conserve capital

> Build for the long term academic and non-academic needs

> Advance the quality of the classroom inventory with each and every project

> Build adequate and effectual student space into each and every building
Existing Academic Clusters
Strategies for Space Planning

7 UNIVERSITY AVENUE
- English & Film Studies

82 PARK STREET
- Gender and Global Studies

ATWOOD
- Education & Classroom Space

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

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

HEPBURN
- Economics, Government, Assembly & Exhibits, Classroom Space

RICHARDSON
- English, Religious Studies, Classroom Space

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

GRIFFITHS (1,234sf vac.)
- English, Fine Arts, Music, Performance & Communication Arts, Assembly Exhibition, Brush Art Gallery, Classrooms, Lounge & Study Space, Vacant Space

North Campus
Strategies for Space Planning

Central Campus

DANA
- Dining & Conference Services

MEMORIAL
- Canadian & Environmental Studies, Classroom Space

PISKOR (2,345sf vac.)
- Anthropology, History, Philosophy, Studies, Film Studies, Sociology, Classroom Space

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

STUDENT CENTER
- Career Services, Mail, Residence Life, Meeting Rooms, North Star Cafe, Student Activities, Financial Services, Study Space, Student Life
Strategies for Space Planning

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

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

- 2011 Median Cost per Sq. Ft.: $339
- 2010: $295
Non-Residential Matrix

Obsolescence
Represents
Opportunity

Condition - structure/systems review
Permanence – lasting/historic qualities
Functionality – use of existing space
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Building Summary Matrix

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<thead>
<tr>
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</tbody>
</table>

1-Excellent 1-High 1-Excellent 0-Occupied
2-Good 2-Some 2-Good 2-Vacancy
3-Fair 3-Low 3-Fair
4-Poor 4-None 4-Poor

* Buildings not surveyed by Beardsley Associates

Facilities Master Plan Update | September 18 - 19, 2012
St. Lawrence University – Facilities Master Plan
SLU Climate Action Plan

> Energy conservation through behavioral change.

> Increase building and operational efficiency (Facilities Master Plan).

> Switching to renewable, non-fossil fuel energy (Facilities Master Plan).

> Greenhouse gas emissions offsetting.
Implementation:
Project Phasing

Short-term 2012-2014
Mid-term 2015-2019
Long-term 2020+
Preliminary Phasing - Short-Term 2012-2014

a. 110 – 150 New Student Housing Options
b. Bewkes Hall Renovation
c. Herring-Cole Hall Renovation
d. Dining expansion as required.
Preliminary Phasing – Mid-Term 2015-2019

a. New Academic Building
b. Brown, Valentine, and Flint Renovations
c. Residence Hall renovations – Dean/Eaton Hall
d. Renovate & Addition Griffiths/Noble for the Arts.
e. Augsbury & Leithead Field House renovation.
f. Dining expansion as required.
g. ODY Library renovations
Long-term 2020+

Preliminary Phasing - Long-Term 2020+

a. Richardson and Hepburn Renovations
b. Piskor Renovation
c. Atwood Hall Renovation
d. Memorial Hall Renovation
e. Residence Hall Renovations
f. Whitman Annex Removal

g. Facilities Operations, new space.
Next Steps

> Identify preferred space distribution for North, Central, and South Campus zones

> Identify site for new residence hall

> Incorporate sustainability

> Determine project phasing and costs
Foundations of the Master Plan

> Establish a multi-decade facilities renewal & adaptation strategy

> Phasing is critical, but the goal is to move academic departments only once

> Create a sustainable campus through an efficient process

> Inclusiveness and communal decision-making is critical to success
Discussion