



Master Plan

Update 2015



Clark Patterson Lee

DESIGN PROFESSIONALS



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Cayuga Community College

A UNIT OF THE STATE UNIVERSITY OF NEW YORK

Master Plan Update

November 2015

This document updates the 2007 Facilities Master Plan

Cayuga Community College
197 Franklin Street
Auburn, New York 13021

Dr. Brian M. Durant
President

Presented to the Board of Trustees on
November 30th, 2015

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Prepared by:



Clark Patterson Lee, Design Professionals

205 St. Paul Street, Suite 500
Rochester, New York 14604
(585)-454-4570
www.clarkpatterson.com

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SECTION 1

EXECUTIVE SUMMARY

Mission:

We are Cayuga Community College, dedicated to providing students with diverse learning opportunities to discover their passions and advance their personal and professional growth.

Vision:

Recognized as an essential educational resource for the region, Cayuga Community College will develop engaged citizens and improve our communities through effective leadership, robust educational programs, community partnerships, and state-of-the-art facilities.

INTRODUCTION

Located in Cayuga and Oswego Counties, Cayuga Community College is part of the State University of New York (SUNY). The mission, vision and core values statements shown on this page illustrate a commitment to educating students and improving the central New York region and are central to the culture of the college.

The master planning process combines knowledge with ambition within a realistic and obtainable framework. The 2015 Master Plan Update aims to provide a structure for future programmatic decisions by balancing tradition with innovation and capacity with use. This document begins with an examination of the previous master plan; identifying items that have not been implemented but still remain very much relevant to the future development of the College as well as re-evaluating recommendations time has proven to be non-essential.

Within the 2015 Master Plan Update Clark Patterson Lee (CPL) will recommend a path forward that supports and progresses the mission, vision and core values of Cayuga Community College.

Core Values:

*Engagement, Integrity,
Respect, Collaboration*

AUBURN CAMPUS OVERVIEW

Construction of athletic fields and associated facilities: While the introduction of athletic fields on campus were one of the most important components of the 2007 Master Plan, to date these have not been built. The 2015 Master Plan Update uses the addition of athletic fields as a focal point for the future development of the Auburn Campus.

Construction of on-campus student housing: Construction of on-campus student housing was proposed by the 2007 Master Plan and has not been implemented at this time. The 2015 Master Plan Update includes adding housing to the campus.

Proposed development of the athletic fields, student housing and required access roads will result in demolition of the existing Nature Center. In recognition of the community value of the Nature Center, the 2015 Master Plan Update proposes to include a landscape feature or structure commemorating the founder of the Nature Trails and Center.

Improvements of student activity areas: Currently there are two large student activities areas adjacent to the athletic center, but there is a lack of smaller casual break areas (study lounges). The 2015 Master Plan Update proposes locating study lounges throughout campus facilities.

Existing Campus Facilities: The 2007 Master Plan proposed building an addition to house a Media, Communications, and Arts Center. This recommendation has not been implemented and is no longer necessary. The large block of underutilized space in the existing Library Building is sufficient to accommodate—side by side with the traditional library functions—a space for the media/telecommunication functions.

The 2007 Master Plan proposed renovating the HBT Technology Building; however the presence of hazardous materials and costs associated with the replacement of aging building systems have halted the planned renovations. The 2015 Master Plan Update proposes: Option 1 the demolition of the Technology Building and redistributing spaces it contained to existing campus facilities, Option 2 considers replacement of the Technology Building, Option 3 considers the retention of the Technology Building.

FULTON CAMPUS OVERVIEW

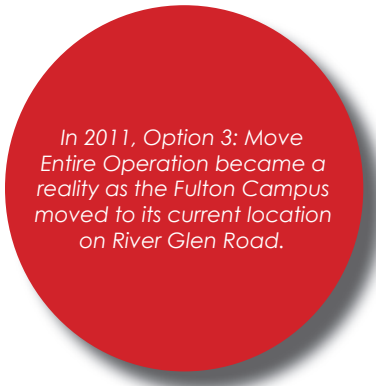
Existing Campus Facilities: The 2007 Master Plan identified a need to expand the Fulton Campus and proposed three options for that expansion. In 2011, Option 3: Move Entire Operation became a reality when the Fulton Campus moved to its current location on River Glen Road. A number of items listed in the previous Master Plan are accommodated by the new Campus including: Classrooms, Art Studio Space, Science Labs, Computer Labs, conference rooms, Nurse's Suite (Health Services), Faculty Rooms, a dedicated Employee Lounge, a dedicated Testing Room, Student Lounge/Clubhouse.

Functional Improvements: Functions that were identified as needed in the 2007 Plan that have not been developed to date include Manufacturing/industry training labs, Fitness Center, Multi-purpose assembly and performance space, student services and lab space.

A former retail space, directly adjacent to the Academic Building, is partially used. There is approximately 115,000 sq. ft. of space still vacant and available. It is recommended by the 2015 Master Plan that all of the vacant space should be utilized.

Community Rental of college property: The 2015 Master Plan update recommends that Fulton Campus partner with community organizations by providing rental spaces. In this way an on site fitness center could be developed. Other potential tenant organizations are: 911 call center and food vendors.

Construction of on-campus student housing: The 2015 Master Plan update recommends that Fulton Campus provide—if not immediately but in the future—on site student housing similar to those proposed for the Auburn Campus creating consistency in services and features for the entire College.



In 2011, Option 3: Move Entire Operation became a reality as the Fulton Campus moved to its current location on River Glen Road.

SUMMATION

Enrollment growth presents a challenge in today's world; the focus of higher education has shifted to the quality of the college experience. Quality of experience can be enhanced through; a well-planned student-oriented campus, smartly utilizing current assets, modernizing and adding features that will benefit current and future students.

SECTION 2

CPL METHODOLOGY

DATA COLLECTION

A major component of any future planning initiative is a deep understanding of what currently exists. CPL's strategy was to first and foremost understand how the Auburn and Fulton campuses currently operate. In addition to reviewing and understanding the 2007 Master Plan, CPL analyzed the physical spaces and the human experiences that currently make up Cayuga Community College. The three step process included:



Online survey



In-person interview/survey with staff



On-site visit to study location & use of space within the facilities

Engaging the major stakeholders in Cayuga Community College's future was essential in understanding the core issues and opportunities presented by existing conditions. The planning team met with administrators and staff as well as touring campus facilities. Just as the students are shaped by their instructors, so too instruction is shaped by environmental factors. Staff input about the quality of their instructional space provides invaluable feedback leading directly to recommendations for the improvement of learning environments. These interactions and experiences gave the planning team an in depth look at the Cayuga Community College; a much more insightful and personal view than simply reviewing plans.

Future growth planning and the process of separating needs from wants was determined by analyzing adjacencies and sizes of academic and administrative spaces.

The tour of the facilities also resulted in an overview of the current mechanical, electrical and plumbing systems (MEP). CPL engineers were able to determine basic systems, their efficiencies/weaknesses and suggestions for improvement. Often, problems with the interior environment can be solved by lighting or Heating Ventilation and Air Conditioning (HVAC) upgrades, rather than renovation or even expansion.



ONLINE SURVEY

The online survey process was targeted directly to staff and department heads to understand their current situation and future goals. Questions ranged from specific department issues to more broad College based opportunities. Survey results aided the CPL planning team in determining the best course of action for future planning. Forty-six questions were asked. The questions that generated the most relevant responses have been included here. Throughout the planning document, you will see results from the survey as they relate to the topics being discussed.

Participating Departments:

- Culinary Arts/Sustainable Agriculture Department
- Library
- Transitional Studies
- Workforce Development & Community Education
- Student Engagement
- Financial Aid
- Office of Public Safety
- Health Services
- Athletic Department
- Admissions
- Science
- Nursing
- School of Media and the Arts (SOMA)
- Telecommunications/Media

RELEVANT QUESTION EXAMPLES:

Q7: Does your department location and adjacency work well?



Result: 60% of respondents indicated the existing spaces currently work well.

Q9: Is the physical environment appropriate and if not, what improvements would you suggest? (windows, day lighting, heating/ventilating, acoustics)?



Result: 70% disagreed that the physical environment is appropriate. Many respondents cited HVAC and lighting issues as well as an overall 'dated' aesthetic in regards to furniture, carpet, etc.

Q10: Do(es) your space(s) have the best possible adjacency relationships to other spaces?



Result: 71% of respondents agree that their spaces have the best possible adjacency relationships

Q11: Is the department's location within the building appropriate to serve external clients (students, visitors, vendors, etc.)?



Result: 80% of respondents were satisfied with their location in the building as it relates to serving students, visitors, etc.

Q41: What spaces and/or facilities do you feel the campus is lacking to its detriment? Please explain briefly.



Result: Major spaces/facilities that were identified by the respondents:

- Athletic Facilities: 41%
- Larger Meeting/Conference Spaces: 29%
- Outdoor Seating & Landscaped Areas: 24%
- One Stop Center-Auburn: 11%
- Student Housing: 11%

Q42: Do you support the development of on-campus housing?



Result: 88% of the respondents support development of on-campus housing

Take away?

Departmental heads had a generally positive response to existing department locations and adjacencies.

Most of the respondents feel their spaces need upgrading in some form.

Take away?

Future work should focus on student life/collegiate experience



IN-PERSON INTERVIEWS: WISH LISTS AND CHALLENGES

In-person meetings with Cayuga College Administration took place on February 10, 2015 from 10:00am to 4:00pm. Attendees brought up a variety of topics and visions for the future of the College.

The CPL team created an overall 'wish list' comprised of items discussed.

Auburn Campus Wish List

- On-campus student housing.
- Campus food service to support housing
 - Student Center (Lounge)
 - Visual Identity for the separate Schools within the College
- Program Clusters
- School specific teaming areas within the Schools
- Increase Night learning
- Increase Online learning
- On-campus Athletic fields and support areas
- Improved Campus Image and visibility
- Improved on-campus vehicular and pedestrian circulation routes. Improved transportation services, waiting locations
- Connect Grant Ave to Auburn Campus
 - Vehicle access to campus
 - Access to adjacent food establishments and services
- Permanent Maintenance Facility
- Improved way-finding signage
- Re-organized and consolidated parking, currently have more parking than needed.
- Renovation of existing courtyard.

Fulton Campus Wish List

- Improve sight line into Fulton Campus
 - Federally protected tree line obstructs view
- Improve sight line from South 1st Street/North South Arterial Highway
- Fulton Facade Improvement to foster a more collegiate aesthetic
- Interior link to connect adjacent strip mall building spaces
- Parking Improvements/Parking reorganization that would improve 'curb appeal'
- Improved way-finding signage.

The meeting also generated areas of concern or 'perceived challenges'. These potential obstacles are important and early identification is key to finding solutions that maximize positive outcomes.

Challenges:

- The Auburn Campus is land-locked
 - The only developable land left is Nature Trail acreage
 - Development on Nature trail land would need/want to be designed with sustainability and LEED certification in view.
 - Development could be met with push-back from community.
- Technology Building has expensive upkeep and maintenance
- College has enrollment competition on all borders
 - Finger Lakes Community College to the east, Onondaga Community College to the West, Tompkins Cortland Community College (South),
 - SUNY Oswego (North)
- Site Restrictions
 - The Courtyard houses the geothermal well system.

ON-SITE VISIT TO STUDY LOCATION & USE OF SPACE WITHIN THE FACILITIES

CPL team gathered information via direct observation on site walk-throughs of Auburn and Fulton campuses. Findings and evaluations from the on-site visits are detailed in section three.





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SECTION 3

FIELD VERIFICATION & EXISTING FACILITY ASSESSMENT



AUBURN CAMPUS NARRATIVE

A picture of opportunity is painted by the facility assessment of Auburn Campus. Findings show that current spaces accommodate the core of campus needs. These findings also document a need to upgrade, modernize and/or reorganize space. Architecturally CPL focused on space use and reviewed each space for a variety of factors. Factors included: how often the space was occupied, what activities were performed in the space and how long the space was used. Comprehensive field verification and assessment provides the basis for the 2015 Master Plan Update recommendations.

Categorizing rooms by academic department, as shown in the existing floor plans, illustrates a departmentally scattered campus. At first glance this could be seen as burdensome to faculty and students, however CPL examined programmatic relationships and found that there are some advantages to decentralized departments.

Multiple clusters of academic departmental blocks support a cohesive campus experience concept. A dispersed academic campus increases student, faculty and staff engagement. This increase is sparked by spontaneous interactions across disciplines and cross-pollination of ideas that happen in passing and between classes. Departments that were centralized and always consolidated based on academic programs can lead to an increase in student isolation.

In contrast to academic spaces, student social spaces are concentrated in one area of the campus. The large and relatively new student center is located in the southwest corner while the rest of the campus spreads outward in the opposite direction. The result is a lack of student lounges in the rest of the campus. Introducing casual student lounge spaces throughout campus would create an opportunity for students to stay on site and be part of the community.

4.4 years

Average amount of time it takes people to complete an Associates Degree.

Source: What its worth: Field of Training and Economic Status in 2004

Departments and programs spread throughout the facilities is an advantage that infuses student life across campus

19.7 million:

The projected number of students enrolled in the nation's colleges and universities this fall.

Source: U.S. Census Bureau

CART-WAY

That portion of a street which is improved by surfacing with permanent or semi permanent material and is intended for vehicular traffic; cartway means a way or road for carts or vehicular traffic.

Source: www.usleagal.com

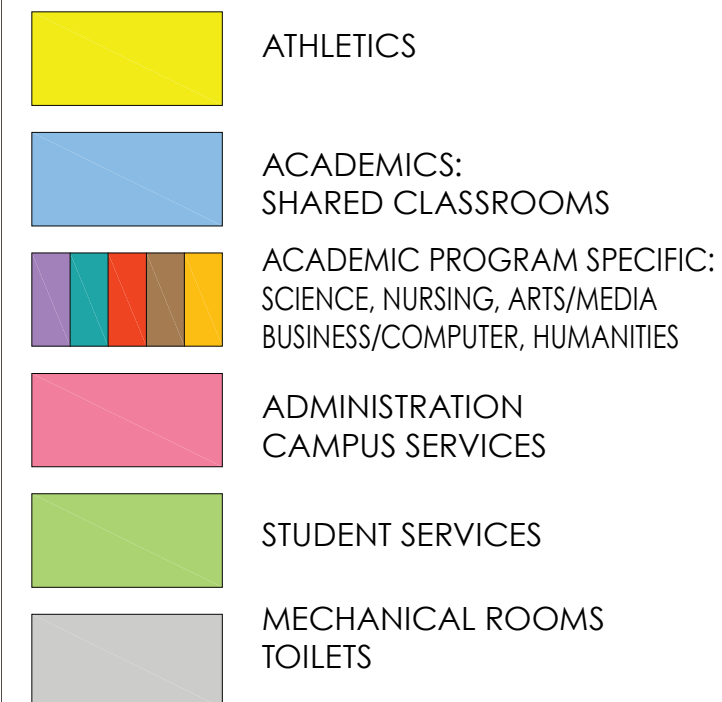
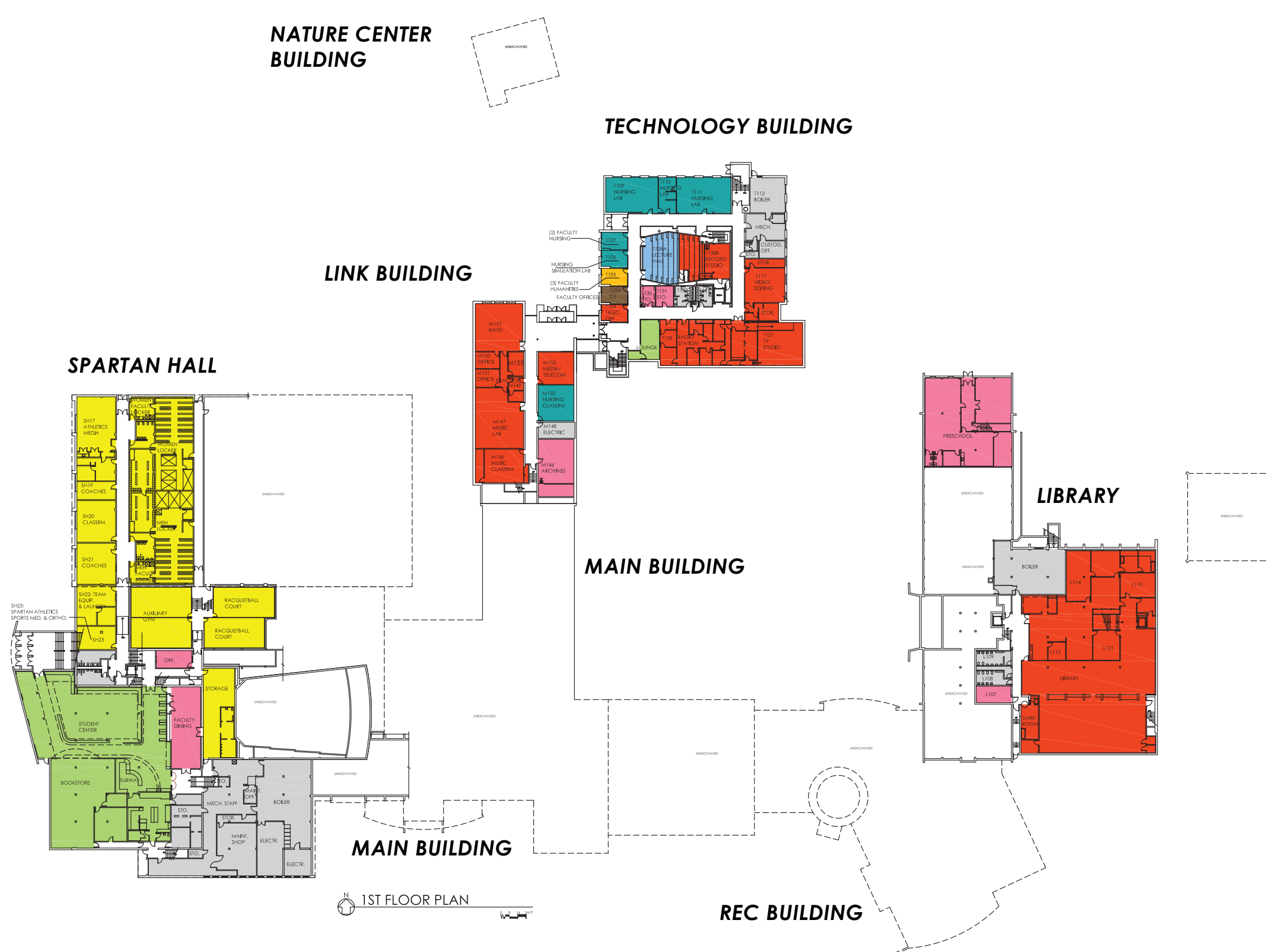


AUBURN SITE ASSESSMENT

On-site observations and walking tours confirmed the need for improved on-campus vehicular and pedestrian circulation routes and way-finding signage. When entering the campus via Franklin Street, vehicular circulation routes are clearly defined. Clusters of vehicular parking are organized off-line from the primary driveways—also called cart-ways. Pedestrian circulation routes and way-finding signage are minimal. Extending sidewalk connections to existing parking lots that front Franklin Street would enhance existing pedestrian circulation and provide pedestrian and first-time visitors with a clear understanding of the campus organization.

Entering the campus via Prospect Street provides a completely different experience for visitors of the campus. This point of arrival lacks any sort of formal gateway or signage element to assure visitors that they have arrived and lends itself to having a very 'back-door' feel. Vehicular circulation and parking organization is haphazard with parking located along the edges of primary cart-ways. Main vehicular circulation routes are intermixed with parking, presenting many situations where motorists are forced to reverse out of parking stalls directly into primary cart-ways. In this area of campus parking lots do not have pedestrian walks. As a result visitors to the campus are given little direction as to where to go and how to get there. Vehicular circulation routes in this area should be re-organized to minimize conflicts with parked vehicles and pedestrians to further enhance the visual appeal of the campus while reinforcing a feeling of arrival. Reorganization of parking, reduction of total parking capacity, development of pedestrian circulation routes, way-finding signage, lighting and clear demarcation of points of entry to the building would also greatly enhance the sense of place.

The existing northern portion of the site is open green space and contains a Nature Trail and Nature Center. Student, faculty, staff and community use of the trail is limited. Odd shaped neighboring parcels, topography and current drainage patterns make development of this portion of the campus difficult and costly.



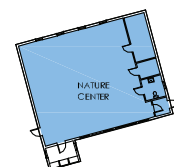
**AUBURN CAMPUS 1ST FLOOR - EXISTING
USE DISTRIBUTION**



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NATURE CENTER BUILDING



TECHNOLOGY BUILDING

LINK BUILDING

SPARTAN HALL

MAIN BUILDING

LIBRARY

MAIN BUILDING

REC BUILDING

N
2ND FLOOR PLAN

0 8 16 24 FT

- ATHLETICS
- ACADEMICS:
SHARED CLASSROOMS
- ACADEMIC PROGRAM SPECIFIC:
SCIENCE, NURSING, ARTS/MEDIA
BUSINESS/COMPUTER, HUMANITIES
- ADMINISTRATION
CAMPUS SERVICES
- STUDENT SERVICES
- MECHANICAL ROOMS
TOILETS

AUBURN CAMPUS 2ND FLOOR - EXISTING USE DISTRIBUTION



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**AUBURN CAMPUS 3RD FLOOR - EXISTING
USE DISTRIBUTION**



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AUBURN MECHANICAL ASSESSMENT



Main Building (1958):

- Heating hot water system consisting of (3) Cleaver-Brooks boilers. Two boilers are original to the 1958 construction, and the third boiler was installed in 1978. These boilers are at the end of their service life and should be replaced. The hot water distribution pumps should also be replaced.
- Two (2) McQuay rooftop HVAC units serve this building area.
- The building HVAC systems were substantially renovated in 2008, but the boilers and pumps were not replaced.
- The air-cooled chiller is also located on the roof. The chiller was sized to provide capacity to the Technology Building. Roof-mounted piping distributes chilled water to the Tech. Building, and manual valves are used to switch from the Tech. Building chiller to the Main Building chilled water supply.
- The "center" portion of the original main building is now served by a geothermal heat pump system. These systems were installed in 2002.
- The geothermal well field is located in the center courtyard.
- The heat pump system, well field, and associated system components are in satisfactory condition, but it is reported that the system does not provide the required heating capacity below 15 deg. F ambient temperature.

Spartan Hall (1977):

- Heating potential from the Main Building boilers serves Spartan Hall.
- The Gymnasium is served by four (4) suspended heating and ventilating units. These units do not have cooling potential.
- The H&V units are in poor condition and should be replaced.



Technology Building (1969):

- A steam boiler serves this building. The boiler is original to the building construction and is at the end of its service life.
- Steam is supplied to a penthouse heat exchanger, which generates heating hot water for the three (3) multi-zone air handling units. These units have a hot-deck and cold-deck distribution system with zone mixing boxes. The air handling units are at the end of their service life.
- Two (2) Trane chillers are located in the penthouse. These units are not used, and the building cooling potential is provided from the Main Building McQuay chiller. (See above.)

Library (1963):

- The Library is served by two (2) Weil-McLain cast-iron section boilers. These appear to have been installed in 1994. The boilers are functional and are in satisfactory condition.
- A Carrier chiller provides the cooling potential for the Library. The chiller is nearing the end of its service life. A newer cooling tower is located on the roof.
- The heating and cooling system is a two-pipe system that either provides heating or cooling to the various air handling units.
- Seasonal manual switch-over is required during the Spring and Fall.
- The air distribution equipment consists of several units in mechanical spaces, and on the roof. These units are typically at the end of their service life.

Link Building (1989):

- This connector was constructed between the existing 1958 Main Building and the 1969 Technology Building. It is served from a rooftop Carrier HVAC unit. The unit is nearing the end of its service life.

Regional Economic Center (2002):

- This addition is served by the geothermal heat pump system described above.
- This building also has an in-slab radiant heating system in the corridors and main entry area that is served from the geothermal loop
- The systems are in good operating condition.

Temperature Controls:

- The campus currently has a combination of pneumatic controls and electronic controls for the various HVAC systems. The Energy Performance Contract work discussed below will provide a new integrated control system that will incorporate all HVAC systems for improved control, monitoring, and trending capability.

Energy Performance Contract:

- Cayuga CC is engaging SmartEdge to perform an Energy Performance Contract to implement energy conservation measures to the Auburn Campus. These improvements address some of the HVAC concerns referenced above.



AUBURN ELECTRICAL ASSESSMENT

Electrical Main Service & Distribution Systems:

- The Main campus has a single primary metered service that comes from a utility owned 1500KVA, 12.5KV/4.8KV exterior pad mount transformer.
- The 4.8KV primary comes into a 5KV, 600A switchgear lineup on the lower level of the Main Building. The main switch gear then distributes to a combination of unit subs and stand alone 4.8KV:277/480V and 4.8KV:120/208v transformers and distribution panels throughout the Main campus. This switch gear lineup currently has no available spares and should be replaced as part of the 2015 Master Plan.
- The Main Building is fed from 167KVA, 4.8KV:120/208V oil filled transformers. These transformers then serve a 1600A, 120/208v fused switchboard. This switchboard serves distribution in the Main Building and Bookstore/Student Hall and Spartan Hall. The switchboard and oil filled transformers are original to this portion of the building and should be replaced as part of the 2015 Master Plan.
- The Link Building has a 5KV switch which feeds a 225KVA, 4.8KV:277/480v dry type transformer located in the lower level. This transformer then serves an 800A, 277/408v switchboard. This switch board serves distribution in the Link Building. The switchboard and transformer were installed during the 1989 renovation project and are in good working condition.
- The Technology Building is fed from 167KVA, 4.8KV:120/208V oil filled transformers located in the penthouse. These transformers then serve a 1600A, 120/208v fused switchboard. This switchboard serves distribution in the Technology Building. The switchboard and oil filled transformers are original to this portion of the building and should be replaced as part of the 2015 Master Plan.
- The Library building is fed from 150KVA, 4.8KV:120/208V oil filled transformers located in the lower level. These transformers then serve a 1200A, 120/208v fused switchboard. This switchboard serves distribution in the Library building. The switchboard and oil filled transformers are original to this portion of the building and should be replaced as part of the 2015 Master Plan.

Emergency Distribution System:

- The campus currently has (2) 4KW, 120/240v natural gas generators. They are located in the Main Building lower level and Library lower level. These generators pick up minimal emergency egress lighting and exit signage in these two areas of the overall building.
- These generators are old and under capacity. It is recommended that under the 2015 Master Plan these generators be replaced with large natural gas or diesel fired units to pick up additional life safety loads (lighting, fire alarm, building controls) and equipment loads (heat loop pumps, select roof top units, IT closets, etc). Additional generators or a single large unit may be required depending on the extent/scope of future renovations/new work.

Lighting System:

- The lighting throughout the campus is a combination of T8 and T5 fixture/lamp technology.
- Smart Edge has done a full EPC report on lighting. In general they have made recommendations on installing reduced wattage T5 and T8 lamps, reducing lamp quantities within fixtures, replacing fluorescent downlights with LED downlights, provide more lighting controls (both occupancy and photo sensor types), replacing exterior wall packs and site lighting with LED, etc. This work is planned to happen prior to the 2015 Master Plan.
- Additional recommendations would be to replace all the incandescent exit signs with new LED style. These are located mostly in the Library and Link buildings.

Fire Alarm Systems:

- The Main Building currently has a point addressable Simplex 4100U series fire alarm system. This system picks up addressable devices in the Main Building, Book Store/Café and Economics Center/Cayuga Works. Some sections of Spartan Hall and the Main Building still contain old zone devices, which are picked up through addressable relay modules and tied back to the main panel.
- The Library has a non-addressable Gamewell fire alarm system.
- The Technology Building has a non-addressable 4010 simplex fire alarm system.
- Both the Library and the Technology buildings are on completely separate systems with individual remote dialers and do not communicate with the 4100U system in the Main Building.
- It is recommended that under the 2015 Master Plan the remaining zone devices in Spartan Hall and the Main Building be converted to addressable. Also the (2) separate fire alarm systems in the Library and Technology Buildings be removed, the devices be replaced with new and tied into the Simplex 4100U main fire alarm panel.

Tele/Data Systems:

- The main fiber from Verizon comes into the northeast corner of the Technology Building. Fiber is then distributed to each of the data closets located throughout the facility.
- Computer workstations and phones are homerun back to associated data closets via a combination of CAT 5, CAT 5E and CAT 6 cabling.
- Wireless access points are located throughout the Main Building and are homerun to associated data closets via CAT 6 and 6A cabling.
- The overall wireless access network has some issues with speed/bandwidth. Further investigation is required to determine if this is a provider or internal network issue.

Public Address:

- Currently does not exist.

Closed Circuit TV:

- Currently does not exist.

AUBURN PLUMBING ASSESSMENT



Domestic Water

- The existing water services shall remain and serve the campus buildings.
- The building does have existing domestic water Backflow Prevention devices installed per City of Auburn and County D.O.H requirements.
- It appears most of the existing water piping is copper pipe. New copper piping shall be used to supply any renovated areas.

Sanitary and Vent Systems:

- Sanitary drain and vent piping is cast iron (hub underground, no-hub above grade) and copper for all fixtures.
- Drainage from the building is in good working condition. No evidence of leakage was found.

Storm Water Piping:

- Storm water from the roof of the existing building is piped to an approved storm disposal system.
- No secondary roof drainage is provided.
- No sump pumps are required.

Natural Gas:

- The existing building has a gas service with meter located in the remote gas house at the West side of the property.
- Gas meter and regulator sizing will need to be evaluated by the Utility to ensure they can accommodate the additional loads of future space development.
- Gas piping and service line locations shall be verified.

Fixtures and Trim:

- Fixtures are generally in good working condition, Toilets, Urinals and Lavatories are vitreous china, various different type and style faucets and flush valves are used throughout the facility.
- Toilet rooms for students and staff comply with requirements of A.D.A.

Hot Water:

- The buildings are served with gas fired tank type domestic water heaters
- Hot water recirculation system exists to maintain hot water at all toilet rooms.

Fire Protection Systems:

- The entire facility is supplied with a complete NFPA compliant sprinkler system.
- The fire protection water service is protected with backflow prevention device as required per City of Auburn and County D.O.H requirements.
- Sprinkler heads are provided with protective cages where needed.



FULTON CAMPUS NARRATIVE

The Fulton campus consists of an academic building, recently constructed and tailored to the needs of the College. It is adjacent to a largely vacant existing building that formerly housed retail spaces. The center of the first floor is occupied by the Library and the Learning Center. A bank of general Classrooms is located along the north wall. Science Labs and Art Rooms are located along the west wall. The campus Administration Offices are located on the second floor, along with clustered Faculty Offices and another series of general Classrooms. Overall this arrangement appears to be working very well for general academic instruction. However, the Fulton Campus lacks larger specialized spaces that are sized appropriately for use as Nursing or Manufacturing labs.

Student services on campus are being developed. The College Bookstore, a recently added Student Lounge and Starbuck's/ Coffee Shop are located in the adjacent former retail spaces. Starbuck's and vending machines are the only food offerings on campus.

The former retail spaces are accessed from an exterior sidewalk running along the south side of the campus. With this linear arrangement of the entire campus there is also a lack of interior connections between the spaces.

One former store space is currently used by a community group not associated with the campus and it is assumed that this space will be turned over to the College for its use. That space along with the still vacant spaces are in need of substantial renovation.



FULTON SITE ASSESSMENT

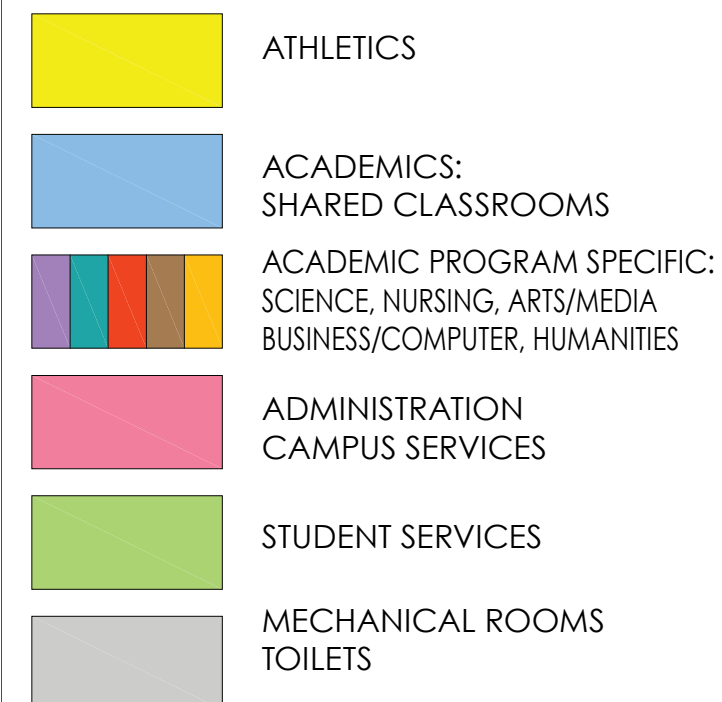
The Fulton Campus, located on River Glen Drive - the site of a former 'big-box' retail plaza, is not as constrained as the Auburn campus in terms of available land for development. The campus consists of an academic building adjacently located to a largely vacant building which formerly housed retail department stores. The academic building, being of recent construction, has a newer / modern appearance. The existing former retail space, as it has not received any façade improvements and projects the image of its former use. While the college does not currently occupy the entirety of the square footage available within the existing structures, CCCF River Glen Holdings, Inc retains ownership of the facility and associated acreage. It is recommended that the college continue to redevelop and reuse the existing space available to accommodate a student 'One Stop' Center for Admissions, dedicated Nursing and / or Occupational Therapy Lab, Multi-purpose Performance / Gathering Space and Fitness Center.

Primary access to the campus is made by way of River Glen Drive via South 1st Street with a secondary point of access via Pierce Drive. The Pierce Drive entrance has minimal signage and was previously the service entrance for delivery truck for retail sales. The intersection of South 1st Street / North South Arterial Highway and River Glen Drive is a larger confusing intersection in that it is at this point that South 1st Street splits into a divided, 4-lane road. Due to the number of points of convergence at this intersection, the large right of way, distance the campus is set back from the road and the minimal gateway / arrival signage at this intersection; the campus can be easily missed by first-time visitors.

The Fulton campus still has the look and feel of a big-box retail type shopping center. The 'sea of asphalt' and original parking layout and configuration largely contribute to this aesthetic as well as the current façade treatments for the portions of the facility that are not yet being occupied by the college.



N 1ST FLOOR PLAN

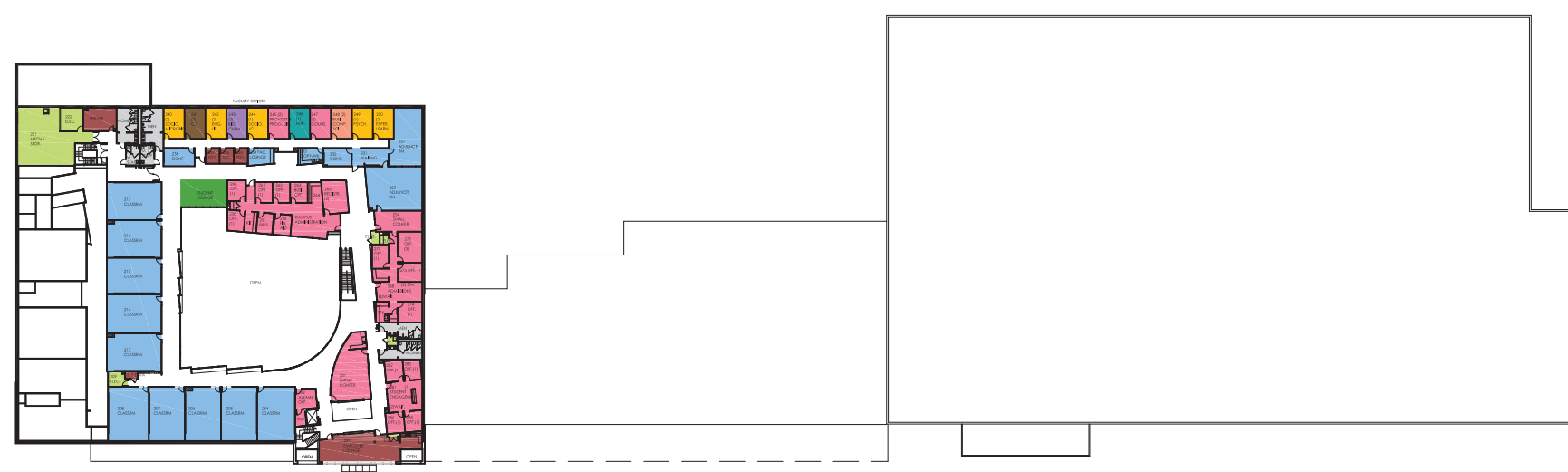


FULTON CAMPUS 1ST FLOOR - EXISTING USE DISTRIBUTION

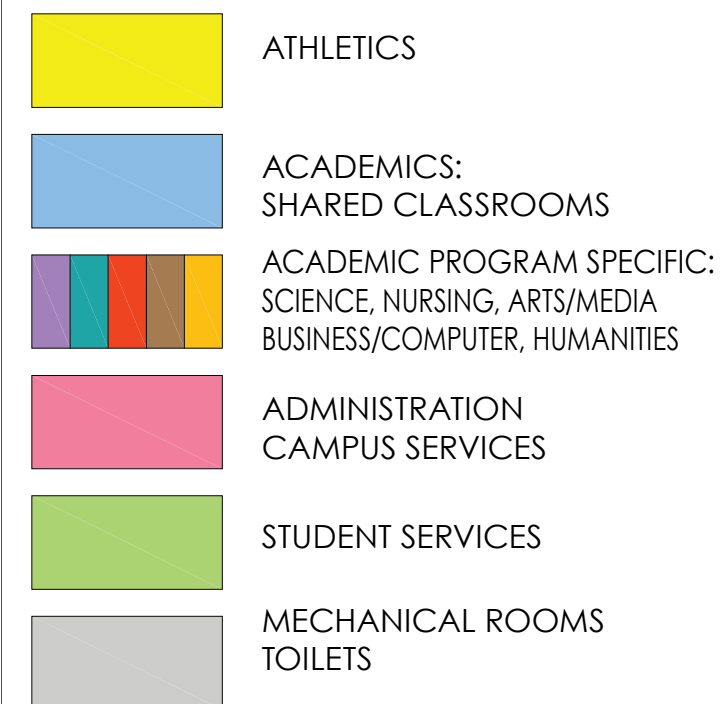


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2ND FLOOR PLAN
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FULTON CAMPUS 2ND FLOOR - EXISTING USE DISTRIBUTION



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FULTON MECHANICAL ASSESSMENT



Academic Building (2012) 50,000sq.ft:

- Systems serving the areas covered in the 2012 project include variable refrigerant volume (VRV) systems, gas-fired and DX cooled rooftop units and energy recovery ventilators.
- Ventilation rates are presumed to be appropriate due to the age of the systems.
- Exhaust systems appear appropriate and functional.
- Almost all ductwork is uninsulated. As a result, condensation forms on the exterior of the ductwork and drips on building components and occupants below. Water damage is ruining some building components including the floor in the Art/Science wing
- Classrooms and administration areas are generally served by VRV systems.
- Most of the installed VRV systems are heat pump systems as opposed to heat recovery systems. Heat recovery systems allow for better zoning.
- RTU's serve the Library, Science Classrooms and Art Classrooms.
- Controls are split between a Delta DDC system and a Daikin iTouch manager.
- The building is reportedly experiencing wide spread temperature control issues. Determining all sources of these issues will require investigation, but likely candidates include:
 - Poor zoning of VRV systems.
 - Low staging capabilities for RTU heating and cooling.
 - Improperly programmed controls or controls that need refining.
 - Equipment that requires repair. Two RTU's in the Science wing were observed to be inoperable at time of site visit. This was causing cold temperatures (~60°F) in associated spaces.

Other Spaces:

- Other spaces include empty tenant spaces, the Student Lounge, the Book Store, the Art Gallery and K-Mart.
- These spaces are heated, cooled and ventilated using gas-fired and DX cooled Rooftop units.
- This equipment is controlled using local control.
- RTU's are beyond their useful life and will need to be replaced as the spaces are renovated. RTU's serving the Student Lounge, Book Store and Art Gallery will require replacement in the near future.
- The campus does not have existing heating hot water or chilled water systems.

FULTON ELECTRICAL ASSESSMENT



Electrical Main Service & Distribution Systems:

- The Academic Building and each tenant space all have separate electrical services with individual metering.
- The Academic Building existing electrical service is a 277/480V, 2000A, which is currently fed from an exterior Pad mounted utility owned transformer outside the mechanical room. The service was upgraded in 2012, is in excellent condition and has the capacity to accommodate future renovations/additions. All distribution/branch panels are manufactured by Square D.
- All of the occupied tenant spaces (Student Lounge, Book Store, Art Gallery) and unoccupied tenant spaces are fed from a single exterior pad mount utility owned transformer located behind the building. Each space has a separately metered service at 277V/480, approximate 1100A.
- It is recommended that the separate electrical services feeding the tenant spaces be removed and new distribution for these spaces be served from the Distribution system in the Academic Building.

Emergency Distribution system:

- There is no generator(s) on site.

Lighting System :

- The lighting at the Academic Building and the Student Lounge was upgraded in the 2012 addition/renovations. LED lighting exists throughout these spaces. T8 fixtures/lamps are only located in mechanical/electrical spaces.
- All exterior wall packs and parking lot lighting is LED and controlled via time clocks/photocells.
- The other occupied tenant space (Bookstore and Art Gallery) and unoccupied tenant spaces have old T12 and incandescent fixtures/lamps.
- Emergency egress lighting is picked up through emergency battery heads located through the building.
- It is recommended that these older fixtures be upgraded to LED in any future renovations.

Fire Alarm systems:

- The Academic Building currently has a point addressable Gamewell FCI 7100 series fire alarm system. Notification and initiation devices exist throughout. The systems has been expanded into the active tenant space (Student Lounge, Book Store and Art Gallery).
- The system is in good working condition.
- The unoccupied tenant spaces are still tied to an old non-addressable Notifier system.
- It is recommended that during any future renovations the remaining unoccupied tenant spaces be tied to the Gamewall fire alarm system at the Academic Building and all existing initiation and notifications devices be replaced and designed to meet current NFPA 72 codes.

Tele/Data systems:

- The tele/data systems were upgraded during the 2012 addition/renovations.
- The Academic Building has a large data/server room located on the 1st floor.
- This main server room is linked via fiber, to all the data closets within the 1st and 2nd floors of The Academic Building along with the Student Lounge.
- The Academic Building has a VIOP phone system. Overhead speakers are located throughout and overhead paging is done via handsets.
- Computer workstations and phone handsets are homerun back to associated data closets via CAT 6 cabling.
- Wireless access points are located throughout the Academic Building and are homerun to associated data closets via CAT 6A cabling.
- The other occupied tenant spaces (Book Store and Art Gallery) are currently on their own tele/data system.
- The tele/data system at The Academic Building has the capacity to expand into the occupied tenant spaces (Book Store and Art Gallery) and the remaining unoccupied tenant spaces.

Closed Circuit TV:

- Currently there are (4) exterior cameras located on the corners of The Academic Building. These cameras are tied to a DVR and accessible through the network for remote viewing. The system is in good working condition. However, upgrades may be required depending on the extent/scope of future renovations.

Access Control:

- Currently does not exist.

Master clock system:

- A Primex wireless clock system is currently installed in the Academic Building.
- The tenant spaces do not have a clock system.
- The system is expandable. However, it may require an upgrade to the existing transmitter depending on the extent/scope of future renovations. A study would have to be done at that time to determine this.

Blue light emergency phone system:

- Currently does not exist.



FULTON PLUMBING ASSESSMENT

Domestic Water:

- The existing water service shall remain and serve the Academic Building.
- The building does have an existing domestic water Backflow Prevention device installed per Oswego County D.O.H requirements.
- It appears most of the existing water piping is copper pipe. New copper piping shall be used to supply any renovated areas.

Sanitary and Vent Systems:

- Sanitary drain and vent piping is cast iron (hub underground, no-hub above grade) and copper for all fixtures.
- Drainage from the building is in good working condition. No evidence of leakage was found.

Storm Water Piping:

- Storm water from the roof of the existing building is piped to an approved storm disposal system.
- No secondary roof drainage is provided.
- No sump pumps are required.

Natural Gas:

- The existing building has a gas service with meter located at the rear of the Academic Building. Additional gas meters and services serve the tenant spaces in the remaining strip mall spaces. Gas meter and regulator sizing will need to be evaluated by the Utility to ensure they can accommodate the additional loads of future space development.
- Gas piping will be modified and services eliminated to supply the primary campus building from one single gas service and meter.

Fixtures and Trim:

- Fixtures are all in good working condition, Toilets, Urinals and Lavatories are vitreous china with sensor operated faucets and flush.
- Toilet rooms for students and staff comply with requirements of A.D.A.

Hot Water:

- The Academic Building is served with a gas fired tank type water heater. A hot water recirculation system exists to maintain hot water at all toilet rooms.
- Tenant spaces are served with a variety of smaller electric water heaters.

Fire Protection Systems:

- The entire facility is supplied with a complete NFPA compliant sprinkler system.
- The fire protection water service is protected with backflow prevention device as required per Oswego County D.O.H requirements.
- The building computer data room is supplied with a clean agent extinguishing system. (HFC-125)
- Sprinkler heads are provided with protective cages where needed.



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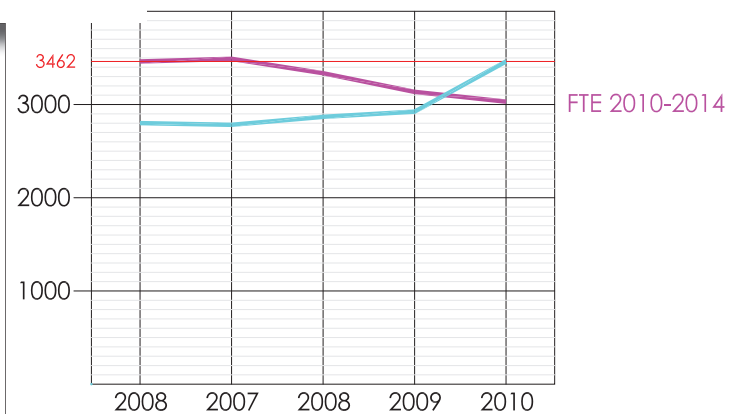
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SECTION 4

ENROLLMENT ANALYSIS

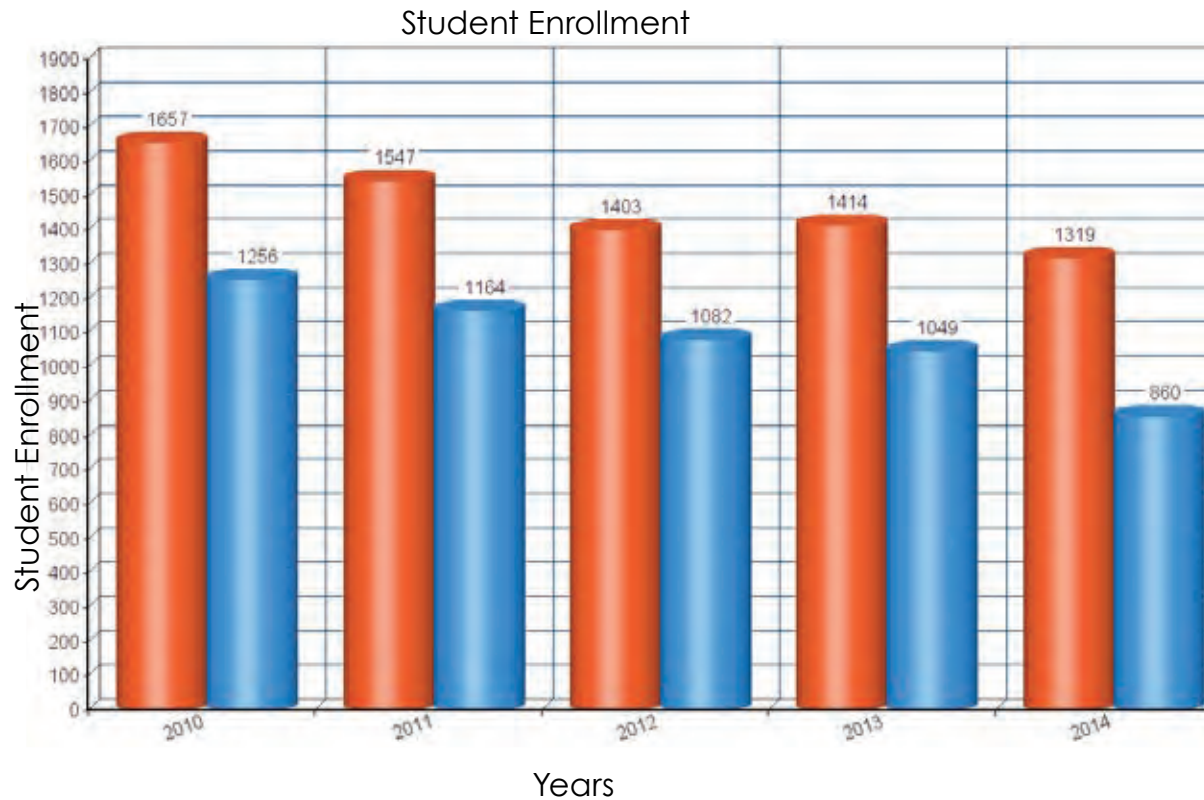
NT: FTE HISTORY



OVERVIEW

Student enrollment is a major factor in determining future needs as well as an indicator of growth trends. In the previous 2007 Master Plan the predicted full time equivalents (FTE) for the Auburn campus in 2010 was 1,540. Actual numbers for 2010 were 1,657. Although this number was significantly higher than predicted, the trend over the course of the past five years has led to a drop off down to 1,319 FTE. This slight downward trend seems to be consistent with both County populations numbers as well as high school graduation numbers for the area. The Fulton Campus has experienced a similar downward trend in enrollment since 2010. Although full time on campus enrollment has decreased, Online and Cayuga Advantage enrollment has increased 11% and 21% respectively since 2010.

Although full time on campus enrollment has decreased, Online and Cayuga Advantage enrollment has increased 11% and 21% respectively since 2010.



COMMUNITY ANALYSIS OF ENROLLMENT

Cayuga County

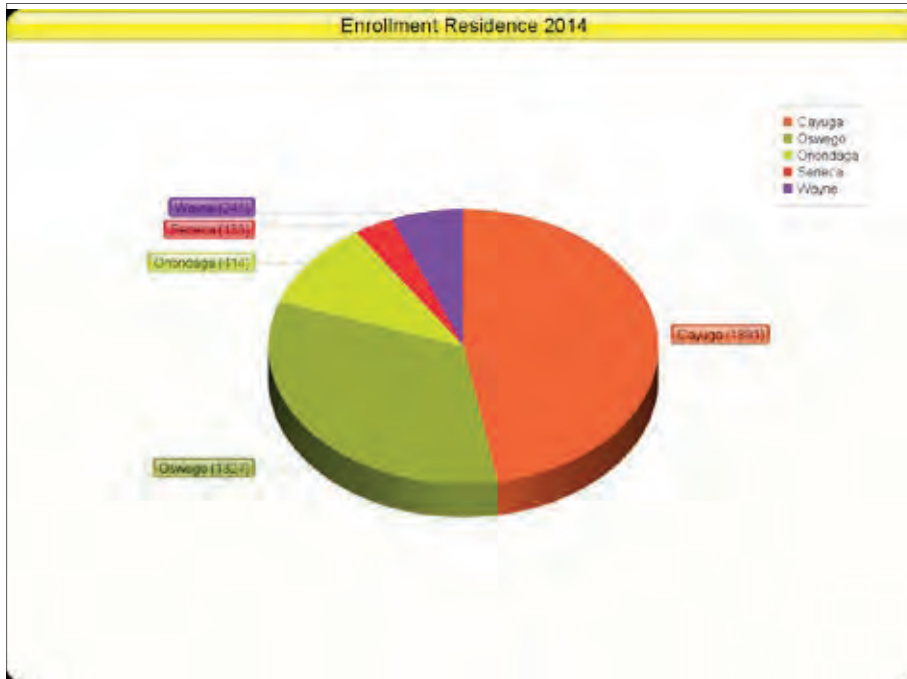
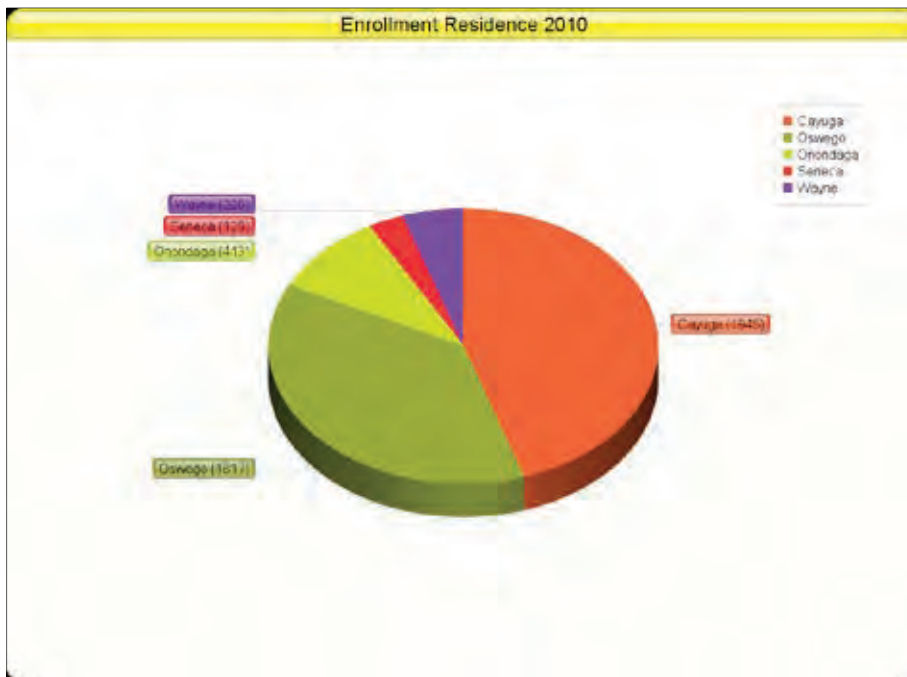
Cayuga County residents make up a sizable majority of the student population at the Auburn Campus. At roughly 47%, Cayuga County residents are the driving force for the College's enrollment demographic.

As a whole, the County's population in 2014 was estimated at 78,823. According to the 2010 U.S Census, Cayuga County experienced a -2.4% population loss since 2010. This number is slightly higher than the overall New York State population loss of -2.1%.

Auburn, the major city in Cayuga County experienced an overall population loss of -3.1%. Most towns in Cayuga County experience some level of population change; the town of Sterling had the greatest loss with a -11.4% drop in population. The town of Scipio had an increase in population of 11.5%, the largest increase in the county. Collectively the towns north of Auburn City had a population drop of -5% and towns to the south of Auburn City experienced no change or an increase up to 11.5%. This trend is worth noting as it contributed to greater population density and enlarged reach of the County as a whole.

The rate of poverty in the County has increased slightly. Of adults 18-64, 5,145 fall below the poverty line or roughly 11% of the 2014 population estimate for this age group.

Cayuga County, as a whole, has a 12.4% poverty rate. This is under the New York State poverty rate of 14.5%. Median household income for the County from 2009-2013 was \$51,581 (using 2013 dollars).



TAKE AWAY?

Cayuga County continues to be the major source of the College's student population. Maintaining 45-47% of the demographics for the past 4/5 years. Oswego County produces the second largest population with 33-37% of the students residing in that county.

TOP JOB SECTORS



1. Health Care



2. Retail



3. Public Administration



4. Manufacturing



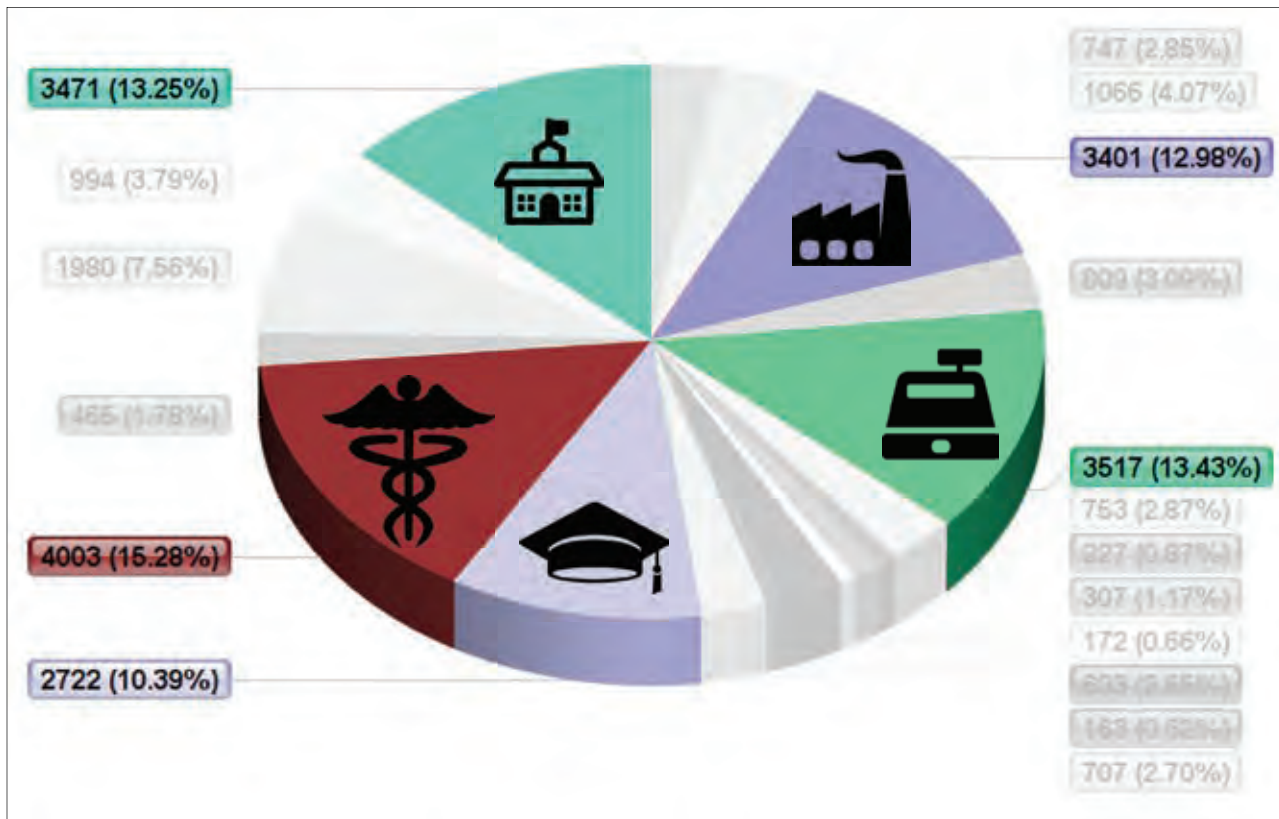
5. Education

Cayuga County trails the state in this category as the New York State median income is \$58,000. Per capita income for the County in a 12 month period comes in at \$24,702. The cost for Cayuga County residents to attend the College is \$2,163 a semester or \$4,326 for a full years tuition. This would equate to 17.5% of the average per capita income of a Cayuga Resident. A full years tuition would be 8% of the median annual income for a Cayuga resident.

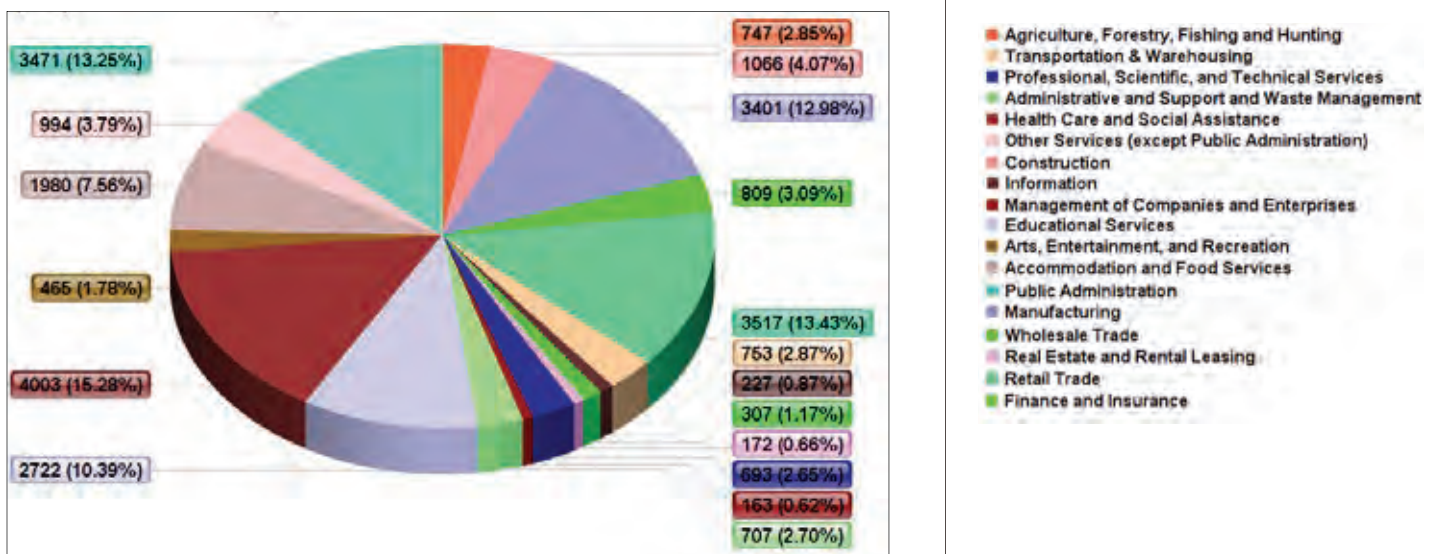
According to the Lumina Foundation's report on College Costs and Prices by Nate Johnson average cost of 2-year colleges in the U.S in 2013-14 was \$3,300. Nationally, the average person spends only 6% of their annual income on community college education.

Jobs

Cayuga County as a whole has experienced a drop in jobs since 2006 at a rate of -3.7%. Analyzing the employment market with respect to major industry sectors is important to understanding how the College can serve Community needs. It is also an indicator to the college which workforce training programs are needed in the region. The data (U.S. Census Bureau-Public Use Quarterly Workforce Indicators (QWI)-annual averages) suggests that the County's major job trade is in the Health Care and Social Assistance sector. In 2011 this field employed 15% of the workforce in the County.



Cayuga County Top Job Sector Breakdown (2011)



Cayuga County Job Sector Breakdown (2011)

OUTLOOK

Despite the decline in population and number of total jobs, the outlook for enrollment and growth is not cause for concern. Online learning and high school courses are up in numbers. Although there is a downward trend in on campus enrollment, it is slight, and leads the planning team to the assumption that there is still a strong core group of students who want to participate in activities directly on campus. Often, the decision to attend a two-year college after high school is driven by economics; or by the student's desire to test the field and develop an interest before committing to a major for four years. Those students deserve to experience being part of a higher education institution.

The goal moving forward would be to capitalize on the appeal of two-year institutions--cost and flexibility. The focus would be in establishing the 'college experience' in order to drive students to campus--and keep them engaged!

SECTION 5

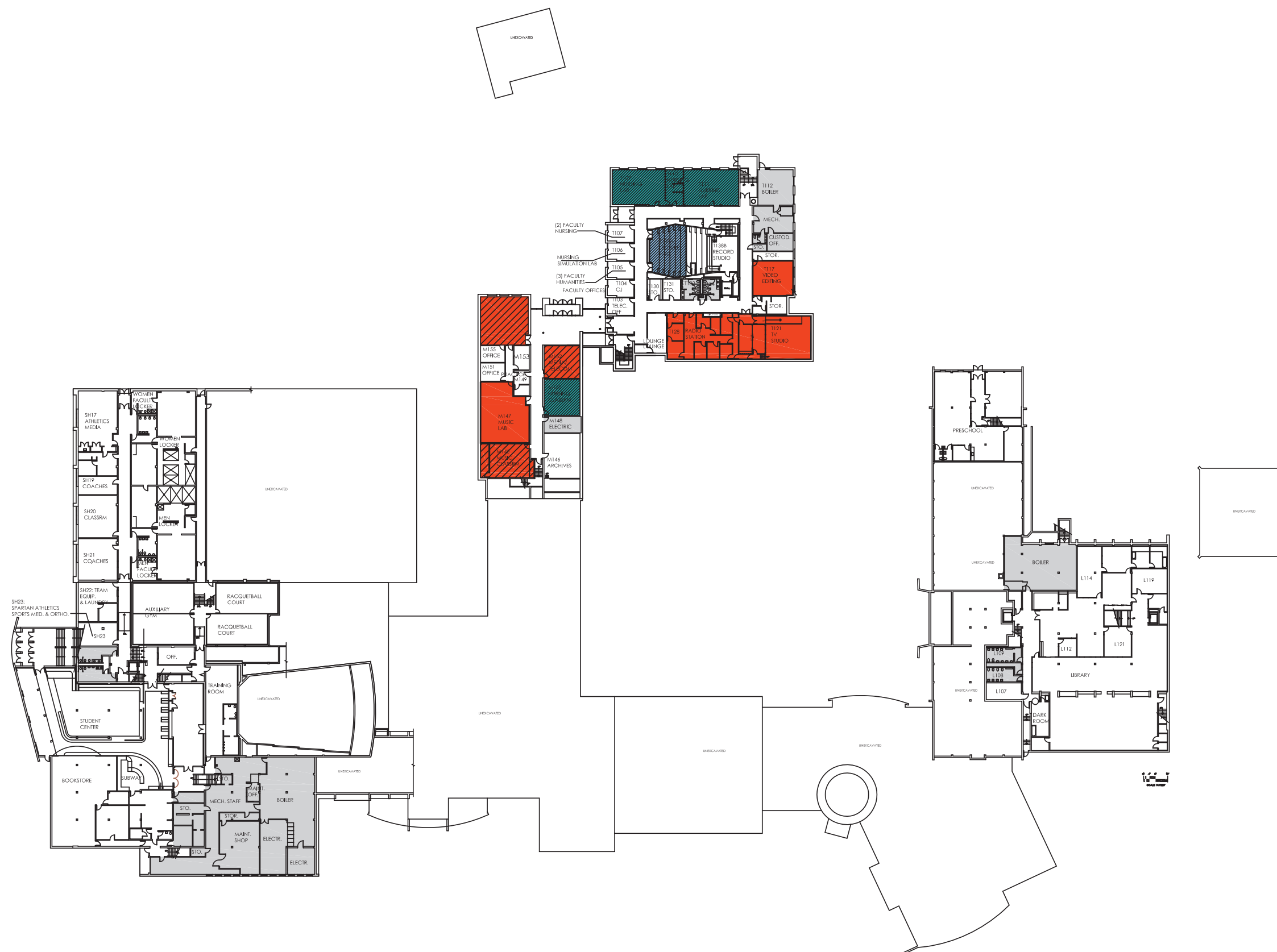
SPACE UTILIZATION & PROGRAM ANALYSIS

OVERVIEW

Space utilization study was based on an example of two recent semesters: a Spring semester and a Fall semester. The purpose of this study was to establish if the current physical instruction space is of sufficient capacity to accommodate the mainstream student body. For that reason the online classes and Sunday classes were excluded from the calculation. From the program analysis it is apparent that the average class fill rate at CCC is approximately 65%. Even though it is below the 80% considered 'standard' by SUNY it seems appropriate for CCC. The College prides themselves on having "Small classes. Great Professors." Smaller instructional groups usually means higher level of attention to the students and better student engagement in the program. For our analysis we considered the space utilization at 65% fill rate as 'standard' for the needs of Cayuga Community College.

AUBURN CAMPUS

The 2007 Master Plan called for a number of facility improvement projects in order to modernize the Campus and to accommodate programs that were perceived to be of prime importance or growing at the time. The current utilization study suggests that some of that growth has not occurred, and some programs can be sufficiently housed in existing space. It is rather the quality of the specific program space that should be increased--either by way of renovating it or by relocating the program to a different part of the Campus.



**AUBURN CAMPUS - FIRST FLOOR SPACE
UTILIZATION PLAN**



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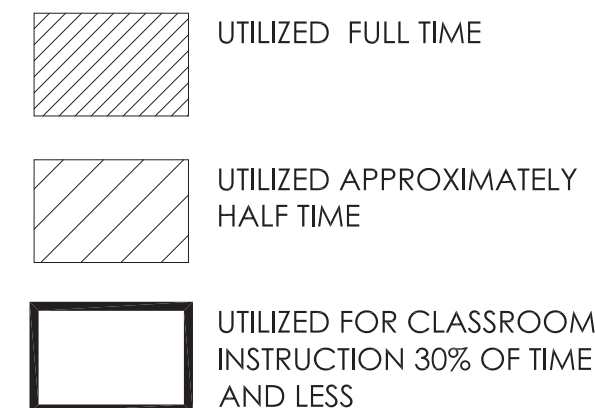


**AUBURN CAMPUS - SECOND FLOOR
SPACE UTILIZATION PLAN**



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CURRENT PROGRAM ASSIGNMENT:



AUBURN CAMPUS - THIRD FLOOR SPACE UTILIZATION PLAN



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Auburn Campus - Existing Space Use and Utilization										
Department/ Discipline	Room No.	Space	Location	Area SF	Use Days	Use Hours	%Utilized	%Utilized	Sun. use	Comments
							Based on SUNY stan- dard	Based on 65% Fill Rate		
Sports/PE - Used for Instruction										
	SH17	Athletics Media	1st floor	1332	T TH	6.66	NA	NA		
	SH	Auxiliary Gym	1st floor	1600	T	2.66	NA	NA		
	SH	Spartan Hall	2nd floor	27774	M T W TH	7.33	NA	NA		Classes, not sports practice
	M204	Fitness Center	2nd floor	2782	M T W TH F	25	88	109		
Total Spartan Hall instruction spaces			SF	33488	Hrs	41.65				
Shared Spaces: Instruction only										
	T138A	Lecture Hall	1st floor	737	M T W TH F	22.66	80	99		
	M214	Multi-Purpose	2nd floor	1955			NA	NA		
	M244	Classroom	2nd floor	588	M T W TH F	25.75	91	112	✓	
	M246	Classroom	2nd floor	618	M T W TH F	24	85	104	✓	
	T209	Classroom	2nd floor	537	M T W TH F	19.83	70	86		
	T210	Classroom	2nd floor	562	M W T TH	13.33	47	58		
	T229	Lecture Hall	2nd floor	1372	M F W T TH	17.32	61	75	✓	
	R200	Small Classroom	2nd floor	432	T TH M W	8	28	35		
	R202	Small Classroom	2nd floor	450	W	1.83	6	8		
	M312	Small Classroom	3rd floor	371			NA	NA		
	M315	Classroom	3rd floor	315	T TH M W	15.66	55	68	✓	
	M319	Classroom	3rd floor	581	T TH M W	13.32	47	58		
	M320	Classroom	3rd floor	581	M T W TH F	15	53	65	✓	
	M321	Classroom	3rd floor	581	M T W TH F	13.66	48	59		
	M323	Classroom	3rd floor	574	M T W TH F	20.66	73	90		
	M324	Classroom	3rd floor	588	M W T TH F	19.66	69	85		
	T309	Classroom	3rd floor	822	M W T TH	28.32	100	123	✓	
	T311	Classroom	3rd floor	859	M T W TH	12.32	44	54	✓	
	T312	Classroom	3rd floor	835	M T W TH F	16.66	59	72		
	T313	Classroom	3rd floor	623	M W TH T	20	71	87	✓	
	T314	Classroom	3rd floor	626	T TH M W	24	85	104	✓	
	N	Nature Center	2nd floor	1900	M T W F	17	60	74		
Total Shared Classrooms			SF	16507	Hrs	348.98				

Auburn Campus - Existing Space Use and Utilization										
Department/ Discipline	Room No.	Space	Location	Area SF	Use Days	Use Hours	%Utilized	%Utilized	Sun. use	Comments
							Based on SUNY stan- dard	Based on 65% Fill Rate		
Shared Spaces: Science										
	M263	Chemistry Lab	2nd floor	1295	M T W TH	13.16	58	71		
	M263	Prep Room	2nd floor	217			NA	NA		Used with Lab
	M271	Chemistry Lab	2nd floor	1178		0	NA	NA		Possibly used together with M263 - verify
	M271	Prep Room	2nd floor	217			NA	NA		Used with Lab
	M	Chem Lab Stor- age	2nd floor	305			NA	NA		Used with Lab
	T216	Physics Lab	2nd floor	1008	T TH	3.66	16	20		
	T217	Prep Room/Stor- age	2nd floor	370			NA	NA		Used with Lab
	R205	Science Class- room	2nd floor	500	T TH M W	10.66	47	58		
	T316	Science Lab Biology	3rd floor	1018	M T W TH F	19.58	86	106	✓	
	T317	Lab Prep Room Biology	3rd floor	589			NA	NA		Used with Lab
		Lab Storage Biology	3rd floor	138			NA	NA		Used with Lab
	T319	Science Lab Biology	3rd floor	1007	T M W TH	39.05	172	211	✓	Used as Class- room also
Total Shared Science spaces			SF	7842	Hrs	86.11				

Auburn Campus - Existing Space Use and Utilization										
Department/ Discipline	Room No.	Space	Location	Area SF	Use Days	Use Hours	%Utilized	%Utilized	Sun. use	Comments
							Based on SUNY stan- dard	Based on 65% Fill Rate		
Computer Science/ STEM										
	M272	Computer Lab	2nd floor	1298	M T W TH F	28	99	122		All treated as Classrooms
	M278	GIS Lab	2nd floor	1293	M T W TH	12.48	44	54		
	T211	Electrical Lab	2nd floor	859		0	NA	NA		
	T212	Geology Lab	2nd floor	835	M T W TH F	9.32	33	41		
	M328	Computer Lab Shared	3rd floor	1096		0				
	M329	Computer Lab Shared	3rd floor	1115	M W F T TH	18.66	66	81	✓	
	M330	Computer Lab Shared	3rd floor	1096	T M W F	12.83	45	56		
	M331	Computer Help Desk Shared	3rd floor	624			NA	NA		
	M333	Computer Lab Shared	3rd floor	1063	M W T TH	17.66	62	77		
	M334	Computer Lab English/ Comp Sci	3rd floor	612	M T W TH F	19	67	83		
	M335	Computer Lab Shared	3rd floor	978	TH M W F T	16.66	59	72		
Total used by Computer Science/ STEM			SF	10869	Hrs	134.61				
School of Social Sciences: Education										
	T214	History Classroom	2nd floor	966	M T W TH	19	67	83		
	L211	Early Childhood Classroom	2nd floor	872	M W T TH	35.66	126	155		
Total dedicated Education spaces			SF	1838	Hrs	54.66				
School of Social Sciences: Criminal Justice										
	T219	CJ Classroom	2nd floor	1064	M T W TH F	9.33	33	41		
Total dedicated Criminal Justice spaces			SF	1064	Hrs	9.33				

Auburn Campus - Existing Space Use and Utilization										
Department/ Discipline	Room No.	Space	Location	Area SF	Use Days	Use Hours	%Utilized	%Utilized	Sun. use	Comments
							Based on SUNY stan- dard	Based on 65% Fill Rate		
Utilization based on Spring 2015 schedule; SUNY utiliza- tion standard: 28.32 hours Classroom, 22.66 hours Lab = 80% Fill Rate										
School of Health Sciences: Nursing										
	M150	Nursing Class- room	1st floor	565	M T W T H F	41	145	178		
	T106	Nursing Simula- tion Lab	1st floor	195		0	NA	NA		Used in con- junction with other space?
	T109	Nursing Lab	1st floor	804	M T T H W	44.32	196	239		
	T110	Nursing Lab	1st floor	268	M T W T H	0	NA	NA		Assumed used in conjunction with T109, T111
	T111	Nursing Lab	1st floor	851	M T W T H	0	NA	NA		Assumed used in conjunction with T109, T110
	L210	Nursing Class- room	2nd floor	872	M T W T H	14	49	61	✓	Used as regular Classroom
Total Nursing spaces			SF	3555	Hrs	99.32				

Auburn Campus - Existing Space Use and Utilization										
Department/ Discipline	Room No.	Space	Location	Area SF	Use Days	Use Hours	%Utilized	%Utilized	Sun. use	Comments
							Based on SUNY stan- dard	Based on 65% Fill Rate		
Utilization based on Spring 2015 schedule; SUNY utiliza- tion standard: 28.32 hours Classroom, 22.66 hours Lab = 80% Fill Rate										
Media, Arts, Theatre/SOMA										
	M145	Music Classroom	1st floor	554	T T H F W	13.66	48	59	✓	Used as regular Classroom
	M147	Music Lab	1st floor	1170	T W T H	3.66	16	20		
	M152	Media/ Telecom Lab	1st floor	510	T T H M W	11.32	50	61		
	M157	Band Room	1st floor	978	M T W T H	10.32	46	56		Treated as Lab
	T117	Video Editing Lab	1st floor	1003	M T T H	5.66	25	31		
	T121	TV Studio	1st floor	1303	T T H	6.49	29	35		
	T128	Radio Station	1st floor	1203	W	1.83	NA	NA		
	T138B	Recording Studio	1st floor	861			NA	NA		
	M205	Bisgrove Theatre	2nd floor	5407			NA	NA		
	M206	Black Box Theatre	2nd floor	962	M T T H	6	26	32		Treated as Lab
	M245	Art History Class- room	2nd floor	574	T T H M W	22.32	79	97		Used as regular Classroom
	M247	Art Studio	2nd floor	1255	M W T T H	22	97	119		Treated as Lab
	M255	Art Studio	2nd floor	1226	M W T T H	7.33	32	40		
Total SOMA instruction spaces			SF	17006	Hrs	110.59				



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FULTON CAMPUS

The Fulton campus has been relocated to a different facility since 2007. It consists of an academic building that is adjacent to a largely vacant existing building formerly housing retail spaces. CCCF River Glen Holdings Inc. owns the entire Fulton campus property. In the renovated Academic Building over 70% of classrooms and labs are utilized full-time. Yet the campus still has a number of spaces that remain vacant and practically undeveloped. It is logical to recommend that the vacant spaces should be developed according to campus needs.

Fulton Campus Existing Space Use and Utilization										
Department/ Discipline	Room No.	Space	Location	Area SF	Use Days	Use hours week- ly	%Uti- lized	%Uti- lized	Sun. Use	Comments
							Based on SUNY standard	Based on 65% Fill Rate	Not factored in	
Utilization based on Spring 2015 schedule; SUNY utilization stan- dard: 28.32 hours Classroom, 22.66 hours Lab = 80% Fill Rate										
Shared Spaces: Instruction only										
	117	Classroom	1st floor	686	T TH M W	8.66	31	38		
	118	Classroom	1st floor	732	M W T TH	20.75	73	90	✓	
	150	Classroom	1st floor	650	M W F T TH	23	81	100	✓	
	151	Classroom	1st floor	650	T TH M W	22	78	96	✓	
	152	Classroom	1st floor	650	T TH M W	18.66	66	81	✓	
	153	Classroom	1st floor	650	M W T TH	22.66	80	99		
	154	Classroom	1st floor	650	TH W M T	24	85	104	✓	
	155	Classroom	1st floor	650	M W T TH	21.66	76	94		
	156	Classroom	1st floor	650	T TH W M	27.45	97	119	✓	
	204	Classroom	2nd floor	704	T TH W M	19	67	83	✓	
	205	Classroom	2nd floor	666	M W T TH	21.33	75	93	✓	
	206	Classroom	2nd floor	656	M W T TH	18.33	65	80		
	207	Classroom	2nd floor	666	T TH M W	18.66	66	81	✓	
	208	Classroom	2nd floor	754	M W T TH	5.33	19	23		
	213	Classroom	2nd floor	705	M W T TH	12.66	45	55		
	214	Classroom	2nd floor	725	M W T TH	10.66	38	46		
	215	Classroom	2nd floor	705	M W T TH	15	53	65		
	216	Classroom	2nd floor	705	M W T TH	19.66	69	85	✓	
	217	Classroom	2nd floor	705	T TH	10.66	38	46	✓	
	217	Classroom	2nd floor	705	M T TH W	15	53	65		
Total Shared spaces			SF	13664	Hrs	355.13				
Shared Spaces: Science										
	128	Chemistry Lab	1st floor	1200	T TH W M	16.25	72	88		
	131	Chemistry Lab	1st floor	1200	W M TH T	21	93	113		
Total Shared Science spaces			SF	2400	Hrs	37.25				

Fulton Campus Existing Space Use and Utilization										
Department/ Discipline	Room No.	Space	Location	Area SF	Use Days	Use hours week- ly	% Util- ized	% Util- ized	Sun. Use	Comments
							Based on SUNY standard	Based on 65% Fill Rate		
										Utilization based on Spring 2015 schedule; SUNY utilization stan- dard: 28.32 hours Classroom, 22.66 hours Lab = 80% Fill Rate
Computer Shared Labs										
	132	Computer Lab	1st floor	670	T TH	8.66	31	38		Treated as Class- room
	133	Computer Lab	1st floor	808	T TH M W	8	28	35		
	161	Computer Lab	1st floor	830	T M TH W	30.66	108	133		
	162	Computer Lab	1st floor	894	M W T	9	32	39		
Total Computer Labs			SF	3202	Hrs	56.32				
Nursing										
	121	Nursing Simula- tion Lab	1st floor	905						Available
	163	Nursing Lab	1st floor	387						Available
Total Nursing spaces			SF	1292	Hrs	0				
Arts										
	124	Art Classroom	1st floor	900	T TH W F	15.33	68	83		Treated as Lab ("Wet lab")
	126	Art Classroom	1st floor	870	T TH M W	14.66	65	79	✓	
Total Arts spaces			SF	1770	Hrs	29.99				

Fulton Campus Existing Space Use and Utilization										
Department/ Discipline	Room No.	Space	Location	Area SF	Use Days	Use hours week- ly	% Util- ized	% Util- ized	Sun. Use	Comments
							Based on SUNY standard	Based on 65% Fill Rate		
										Utilization based on Spring 2015 schedule; SUNY utilization stan- dard: 28.32 hours Classroom, 22.66 hours Lab = 80% Fill Rate
Other - Available space										
	A	"Mall" space - use TBD	1st floor	1486						
	B	"Mall" space - use TBD	1st floor	1105						
	C	"Mall" space - use TBD	1st floor	1246						
	D	"Mall" space - use TBD	1st floor	1883						
	F	"Mall" space - use TBD	1st floor	2420						
	J	Cayuga Arts Center	1st floor	5202						Temporary use
	K	"Mall" space - use TBD	1st floor	7725						
	L	"Mall" Former Store- use TBD	1st floor	95000						
Total other available on Campus			SF	116067						

NOTE: NO SPACES DEDICATED TO ATHLETICS OR COMMUNITY EDUCATION/ WORKFORCE TRAINING AT FULTON

FITNESS CLASSES SCHEDULED IN FULTON YMCA 6 HOURS / WEEK

SECTION 6

RECOMMENDATIONS

AUBURN CAMPUS RECOMMENDATIONS OVERVIEW

The 2015 Master Plan Update uses the addition of athletic fields as a focal point for the future development of the Auburn Campus as well as adding housing.

Proposed development of the athletic fields, student housing and required access roads will result in demolition of the existing Nature Center. In recognition of the community value of the Nature Center, the 2015 Master Plan Update proposes to include a landscape feature or structure commemorating the founder of the Nature Trails and Center.

Currently there are two large student activities areas adjacent to the athletic center, but there is a lack of smaller casual break areas (study lounges). The 2015 Master Plan Update proposes locating study lounges throughout campus facilities.

The large block of underutilized space in the existing Library Building is sufficient to accommodate—side by side with the traditional library functions—a space for the media/telecommunication function like the TV Studio/ Radio Station.

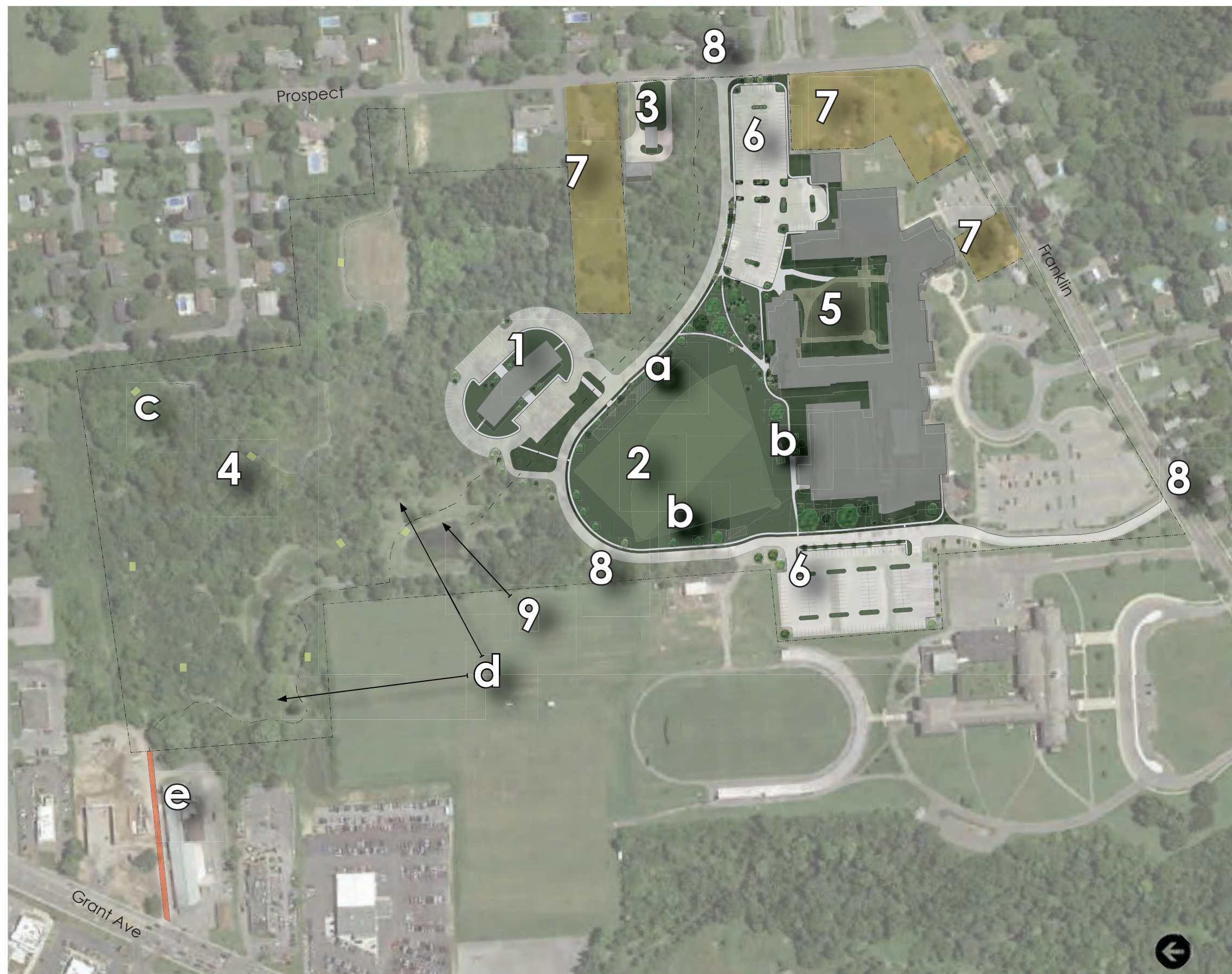
The 2015 Master Plan Update proposes the demolition of the Technology Building and redistributing spaces it contained to existing campus facilities.



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1: STUDENT HOUSING

Proposed 3-story building for approximately 100 residents

2: ATHLETIC FIELDS

Proposed athletic fields for Soccer and Baseball

- a. Proposed grand stand with approximately 1,000 person occupancy
- b. Proposed bleachers with approximately 250 person occupancy per stand

3: MAINTENANCE FACILITIES

Proposed new maintenance facility buildings

4: NATURE TRAILS

- c. Proposed kiosks containing ecological information and seating along existing trail
- d. Proposed 8' wide asphalt path with lighting and blue light amenities
- e. Pedestrian path to Grant Avenue

5: CAMPUS CORE (QUAD)

Proposed connection to existing sidewalk and redesign of quad as a destination & gathering zone.

6: NEW PARKING

Proposed parking additions

7. PARCEL ACQUISITION

Proposed/available parcel acquisition for future site development expansion

8. PROPOSED RING ROAD

9. RE-ALIGNED DRAINAGE SWALE

AUBURN CAMPUS - PROPOSED SITE PLAN



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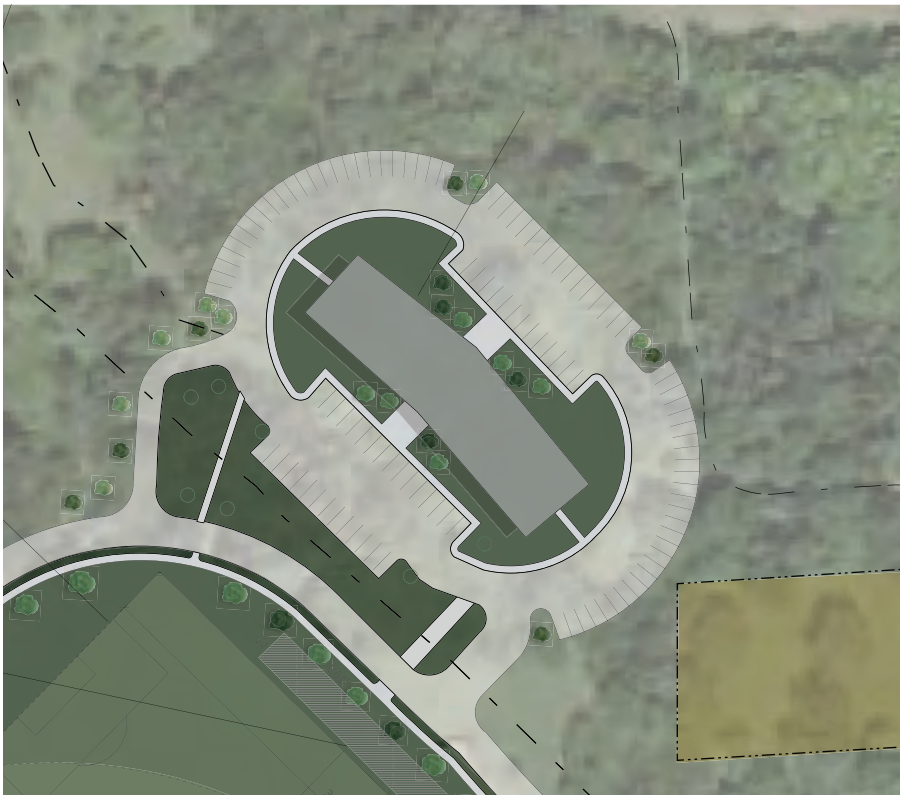
AUBURN SITE RECOMMENDATIONS

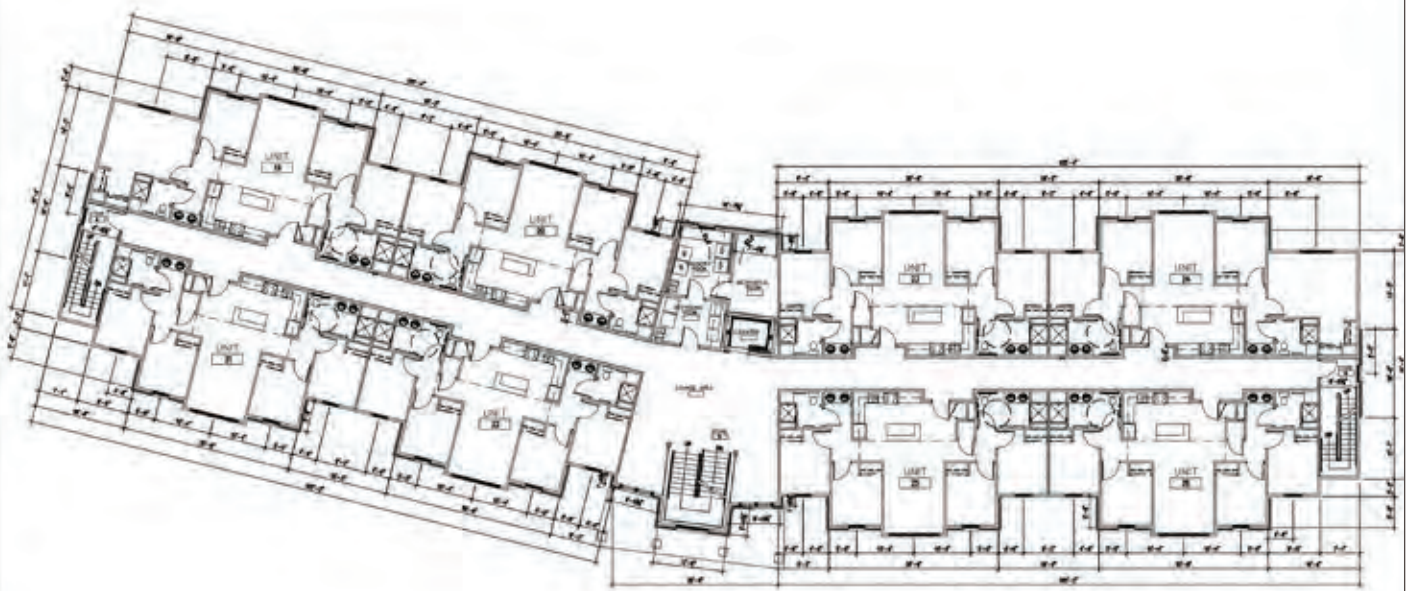
As discussed in Section 2, data collected from online surveys and the in-person meetings with the administration, faculty, staff and students, identified several re-occurring concerns pertaining to the offerings and organization of the Auburn Campus. The following items were of particular concern across the largest section of polling groups.

Construct new Student Housing

The proposed Student Housing is a 3-Story building for approximately 100 residents. While the exact design is yet to be determined, a sample floor plan has been included for the purpose of this Master Plan Study. The building footprint placed on the site plan reflects this design.

With the campus being land-locked on all sides, the rolling nature of the terrain and support from the larger Auburn community to preserve the existing nature trail and to limit development in this area; locating student housing on campus presents a number of challenges.





Proposed Residence Hall Floor Plan Concept

Based on information gathered during user group interviews and polling, it is understood that utilizing a portion of the existing nature trail area to accommodate on-campus student housing would be acceptable provided that total site disturbance is kept to a minimum.

Locating student housing within the Nature Trails area will provide residents with an attractive environment, greater access to the existing nature trail network, close proximity to the proposed athletic complex and existing academic facilities. Development of this site for student housing has its draw backs as extension of existing site utilities would be required as well as significant earth-work operations due to the existing topography and drainage patterns that will need to be modified.

Construct new Athletic Fields/Facility

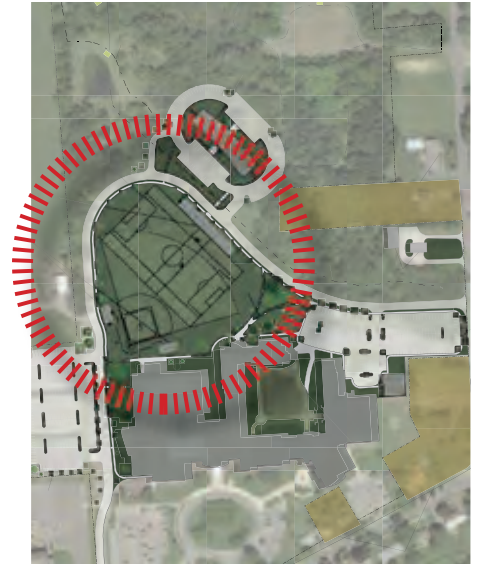
To attract and retain student enrollment and as confirmed by user group interviews and polling, the development of an on-campus athletic facility would provide greater visibility in the community, enhanced student quality of life and would promote a more collegiate visual image of the campus.

Lack of un-used develop-able land, existing topography and drainage patterns, current vehicular circulation routes and existing site utilities dictate where and how an athletic complex may be developed on campus.

Locating a multi-use athletic complex at the current location of the large parking lot would allow the college a large area of land with fairly consistent slope and would allow for the facility to be in close proximity to Spartan hall and the other athletic / physical education programs. The proposed facility would include:

- Artificial Turf Soccer Field
- Artificial Turf combine Softball / Baseball Field
- Spectator Seating
- Lighting and Public Address systems
- Security & Safety Fencing

A larger campus re-organization project would also need to be implemented to allow room for construction of the athletic facility.





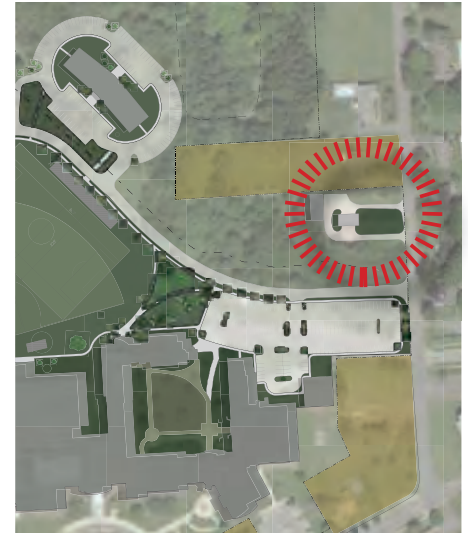
The much anticipated athletic field complex will be directly adjacent to the Spartan Hall taking place of the existing parking lot. The parking will be reconfigured at two locations: west of Spartan Hall and north of the Library in order to accommodate sufficient number of parking spaces on campus. Both parking lots will be connected by the new campus loop drive which will allow for an easy access from both Franklin Avenue and Prospect Street.

The addition on the north side of the Spartan Hall is sized to accommodate restrooms for approximately 1000 spectators and concessions. The Athletic teams will use the existing locker rooms inside the Hall.



Construct New Maintenance Facility

The 2007 Master Plan noted a need for an additional storage building on site. The development of the athletic fields, student housing and other site improvements will require increased level of upkeep. A new site maintenance building is proposed to be located off Prospect Street with its own vehicular access from the street.



Maintain Nature Trails

The proposed construction of the athletic fields and the campus drive inevitably displace the Nature Center. However preservation of the Campus's large green area is very important. As the student housing will be placed adjacent to the Nature Trails it is proposed that the trails will be maintained in good walking condition, with potential introduction of a non-obtrusive yet safety enhancing exterior lighting, particularly in the immediate vicinity of the residence hall.

Renovate Exterior Court Area

The revitalization of the "quad" is proposed for the existing courtyard in the center of the campus. This is a suitable location for the "green quad" of the College. The addition of seating areas will provide students an inviting social area and the new pedestrian connections will provide students a thoroughfare to the newly developed athletic fields and residence halls.



Evaluate/Improve Exterior Way Finding

After the development of other major site elements, additional exterior signage is proposed to be placed in strategic points of the campus.

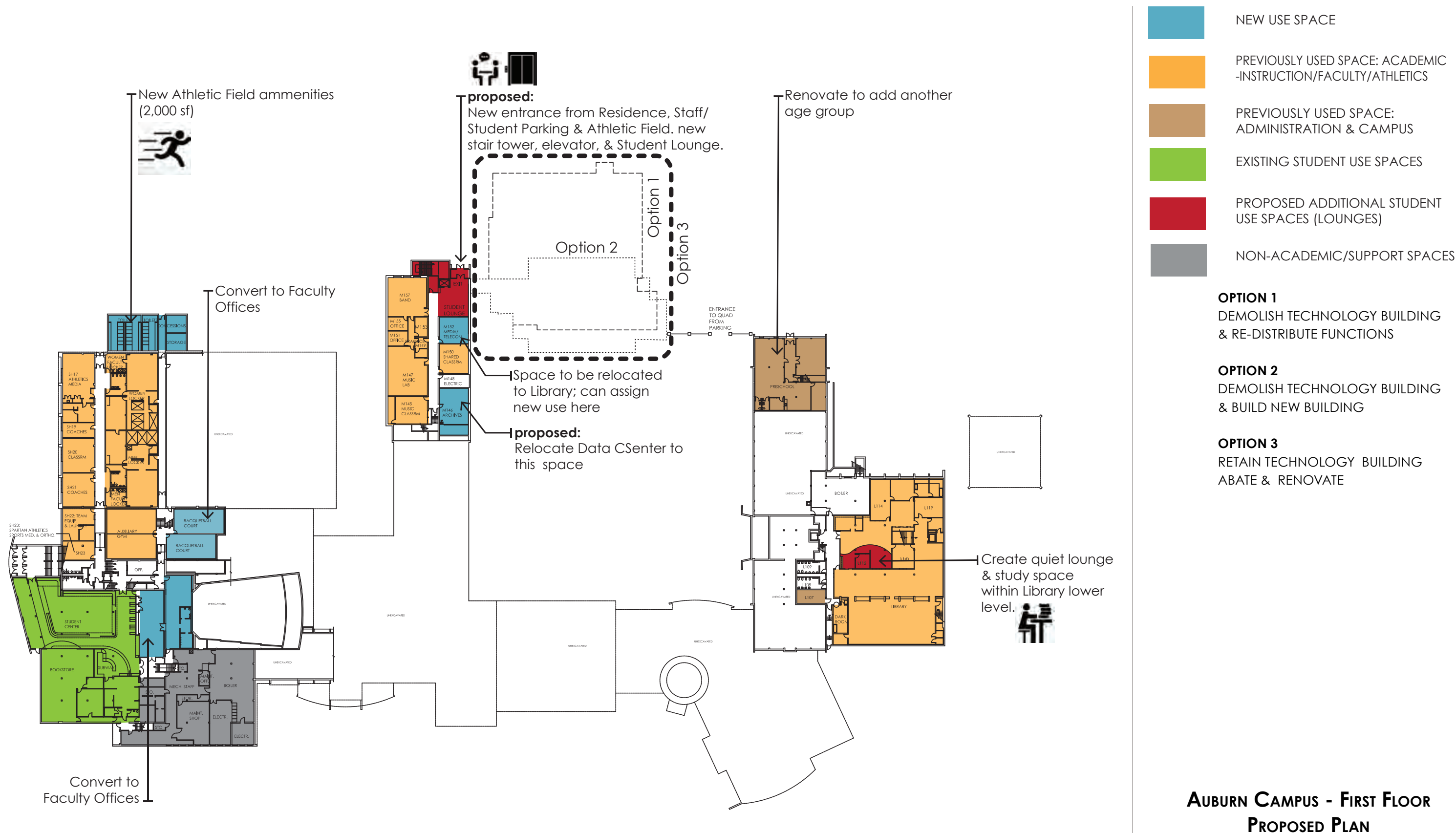
Vehicular Circulation and Parking Improvements

The current Prospect Street entrance is void of sense of arrival and lends itself to being perceived as a service drive by first-time visitors to the campus. Development of a more formal public entrance via Prospect Street is recommended as well as developing a formal ring road around the North side of the facility. This would allow for the reorganization of parking lots and would provide opportunities to locate parking 'off-line' from the primary vehicular circulation routes. Development of a complete pedestrian circulation system that would connect parking clusters to primary pedestrian circulation routes and building entrances complete with landscaping, site lighting and a blue-light safety system are recommended for inclusion as well.

Way-finding Signage

Gateway / Arrival signage and on-campus way-finding signage is minimal. Visitors arriving to the campus by way of Franklin Street versus Prospect Street will have a completely different experience and impression of the campus due to an inconsistency in gateway elements and way-finding signage. Parking lots void of pedestrian walkways to convey visitors from the parking lot to points of entry of the building facility, lack of informational signage regarding parking regulations and minimal way-finding signage tend to render a haphazard and disconnected impression for visitors to the campus.

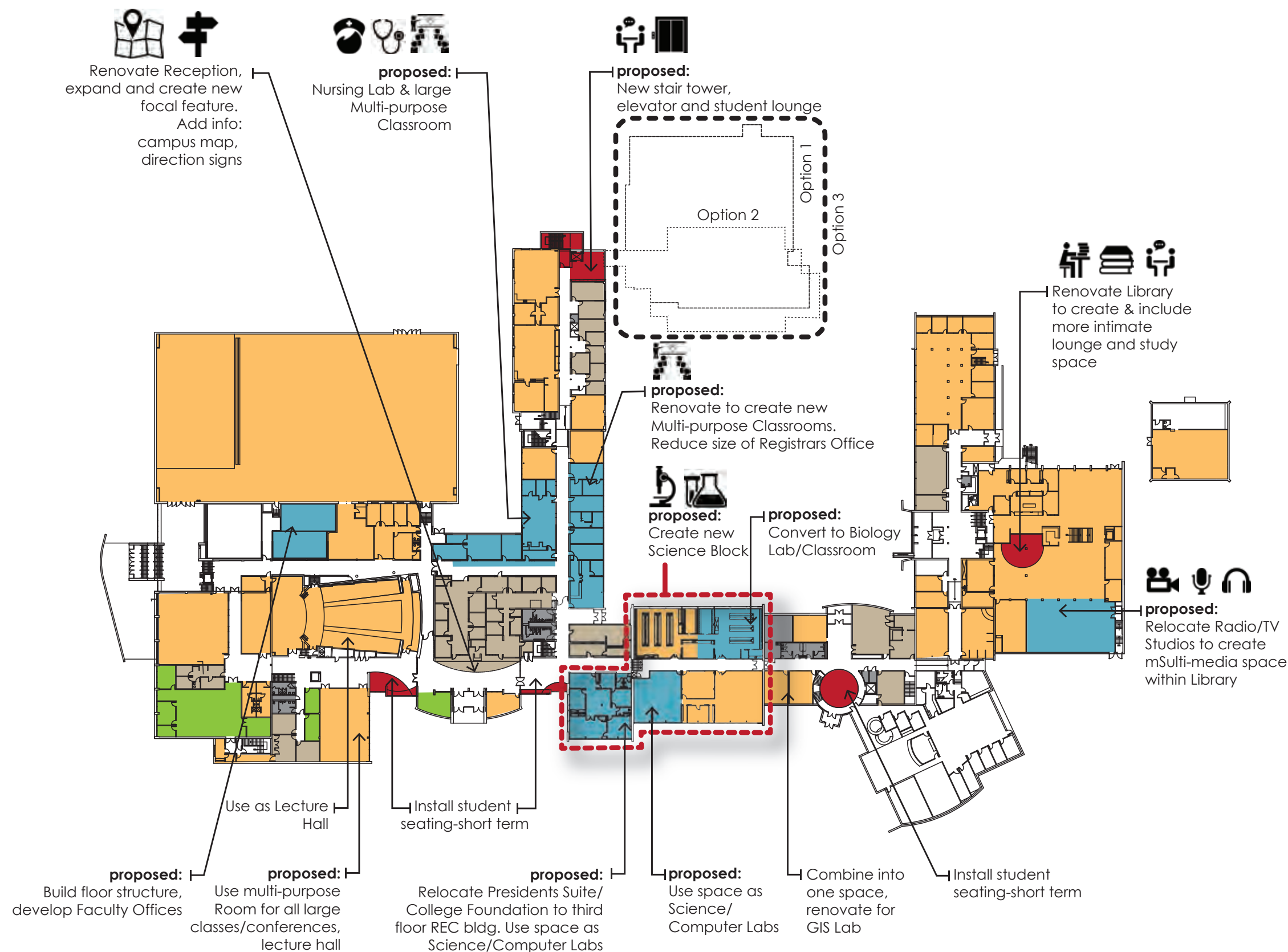
Developing a consistent palette of gateway elements / signage to welcome visitors as they arrive on campus is recommended and will help foster a sense of arrival. It is also recommended that a robust way-finding signage system be developed to help direct visitors where to go. Way-finding signage should be developed in a way that will provide users with a clear understanding of the campus organization and should be done in a way that will reinforce the Cayuga Community College brand and identity.





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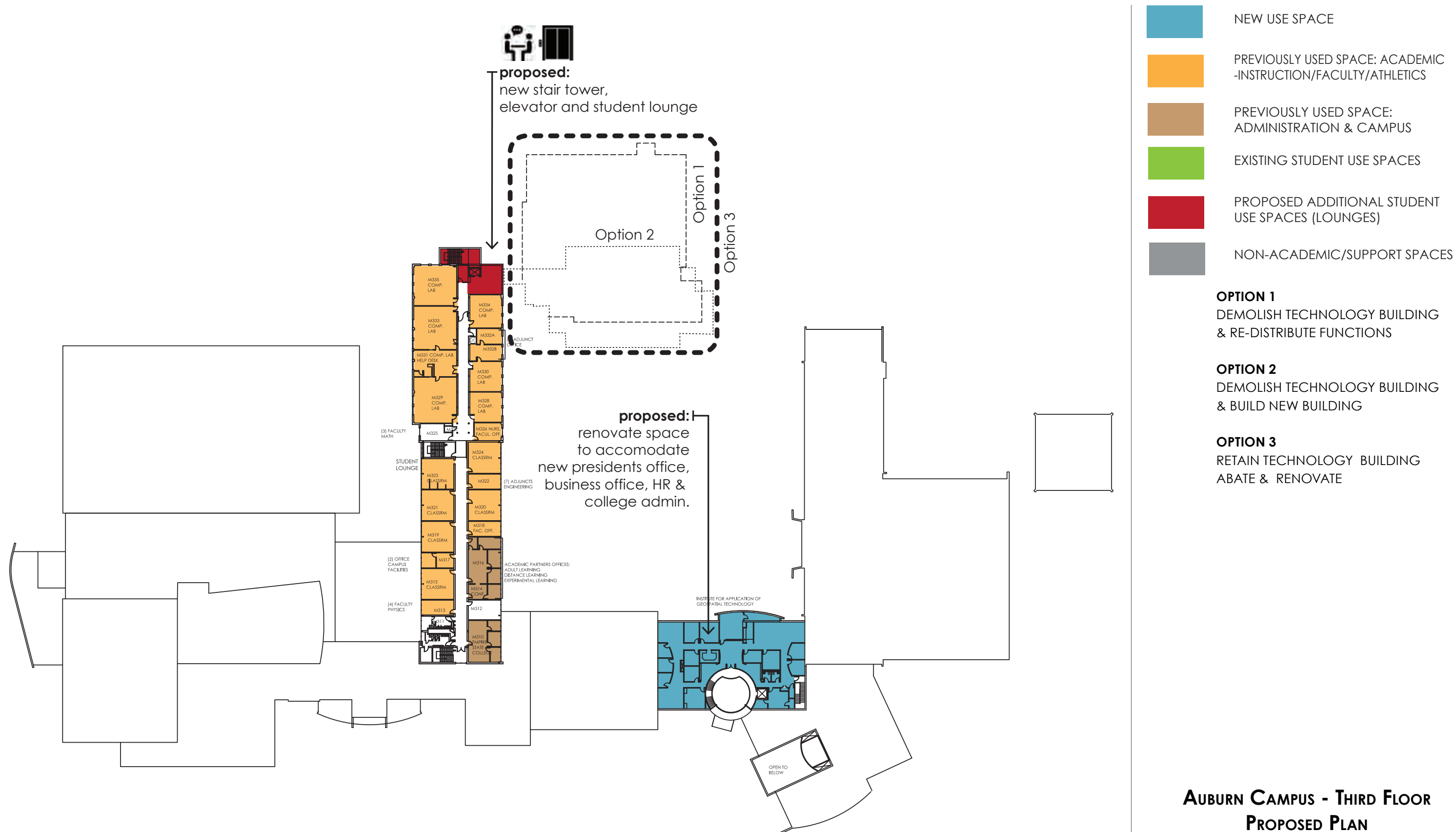
- NEW USE SPACE
- PREVIOUSLY USED SPACE: ACADEMIC -INSTRUCTION/FACULTY/ATHLETICS
- PREVIOUSLY USED SPACE: ADMINISTRATION & CAMPUS
- EXISTING STUDENT USE SPACES
- PROPOSED ADDITIONAL STUDENT USE SPACES (LOUNGES)
- NON-ACADEMIC/SUPPORT SPACES

AUBURN CAMPUS - SECOND FLOOR PROPOSED PLAN



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**AUBURN CAMPUS - THIRD FLOOR
PROPOSED PLAN**



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AUBURN BUILDING MODIFICATIONS

Recommendations for the Auburn campus include:

- Renovate/ reconfigure "One Stop" registration area
- Fully utilize existing facilities
- Relocate office spaces and renovate existing office spaces into instructional space
- Create new faculty offices within the existing facility
- Provide student study lounges throughout building
- Enhance interior way finding signage

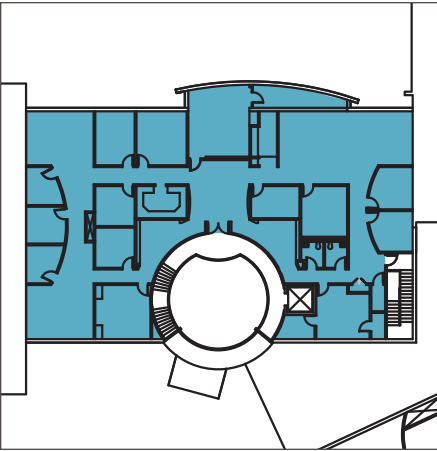
The 2015 Master Plan Update considers three (3) options for future modifications of the Auburn Campus Buildings. Option 1 and Option 2 maximize the utilization of existing space and reduce facility maintenance costs.

Option 1 proposes that the existing Technology Building should be demolished and all the functions that it contained be re-distributed within the existing campus facilities.

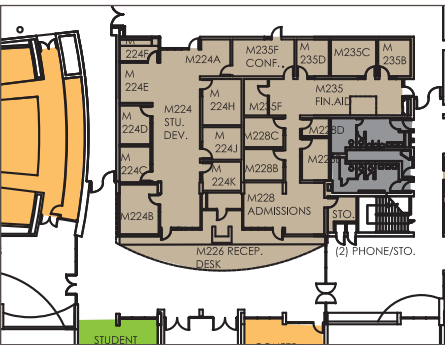
Option 2 proposes that a new building be constructed in place of the demolished Technology Building. This building is proposed to be smaller than the existing building and will be equipped with modern building systems: energy efficient, free of hazardous materials, geared toward sustainable design. The new building is proposed to house Classrooms or Lab Spaces and faculty offices for new or specialized programs.

Option 3 proposes retaining the existing Technology Building and renovating it as required by the age and conditions of the building. In the view of the 2015 Master Plan Update, this option may result in a surplus of underutilized classroom space at current enrollment levels.

The descriptions that follow address specific campus areas. Each item is included in all three options unless noted otherwise.



Area designated for relocation of College Administrative offices.



Main Entrance to be renovated for better welcoming experience and more pronounced entry.

Relocate College Administration Offices

The existing offices of the President, the Business office, and the Registrar are currently located on the 2nd floor of the Main Building, stretched between the One Stop, the Science Labs, and the Classrooms. The Master Plan proposes that these offices will be consolidated in one area, on the 3rd floor in the REC building. The REC building was constructed in 2002. The space on the 3rd floor that is available was originally laid out as office space and therefore it will not require heavy renovation.

The space vacated by the College administration offices on the 2nd floor of the Main Building is proposed to be used as instruction space: Classrooms and Labs.

Renovate One Stop Student Services

The One Stop area located directly across the main entrance will remain in place but will be renovated to provide easy access for the students and better working environment for the staff. The Master Plan proposes enlarging the area occupied by One Stop by utilizing part of the entry hallway that currently is used only for circulation. New reception and improved signage will provide for easy way finding and encouraging atmosphere, particularly for the prospective and the incoming students.

Technology Building

The existing Technology Building currently houses (10) classrooms, (2) Lecture Halls, (6) Labs, Faculty Offices, Campus Data Center, and the TV Studio and the CCC Radio Station. Not all spaces are utilized to an equal degree.

Of the (10) Classrooms six are utilized full time;

One of the (2) Lecture Halls is utilized full time, although it needs to be noted that this Lecture Hall is the largest instructional space on campus;

Of the (6) Labs two are utilized full time.

In addition, the Technology Building is in need of a series of renovations —marked as Option 3 on drawings and in the cost estimate—includes:

- Asbestos abatement
- Window replacement
- HVAC system replacement
- Replacement of the main electrical distribution system
- Replacement of the fire alarm system
- Renovation of the TV and Radio studios including the equipment replacement.

The projected costs of such renovations , the logistics of staging multiple renovation efforts in the upcoming years and the conclusions from the space utilization studies have led the team to a recommendation to remove the Technology Building and accommodate the active Classroom and Lab Spaces elsewhere within the existing campus facility.

We are aware that the decrease in the number of instructional and office spaces can present a programming challenge to the College.

As Option 2 the Master Plan proposes construction of a new smaller modern classroom building with spaces designed for flexibility of use. The new building could be constructed on the site of the present Technology Building – it is marked as “Option 2” in the drawings and cost estimates.

In addition to offering more flexibility as to the use and assignment of new spaces, a smaller and newer building should also translate to significant maintenance cost savings as compared to the upkeep of the Technology Building.



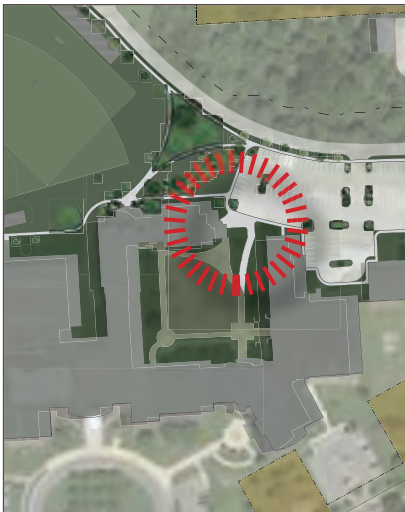
AUBURN CONCEPT RENDERING - ENTRY TO LINK BUILDING

The proposed demolition of the Technology Building in Option 1 and Option 2 will require some additional 'moves'.

Option 1 - A new entry, egress stair and elevator section will be added to the Link Building to ensure that the campus is ADA accessible. This new entrance will feature a student lounge and serve as an accessible point adjacent to the new parking. This addition would be smaller than building shown in the above rendering but visually similar.

Option 2 - Should there be a future need for additional space (either instructional or multi-purpose) CPL proposes that a smaller addition be constructed in a similar location as that of the Technology Building. With the opportunity to connect to the proposed stair and elevator area, the addition would also provide some enclosure of the 'quad' area. As the concept rendering above illustrates, the new addition would serve as a modern three story building, providing additional classroom space.

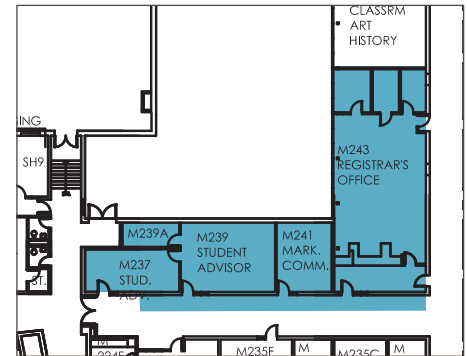
Option 3 - Rendering does not apply to Option 3



In order to accommodate the relocation of active spaces from the Technology Building the following is proposed:

- **Nursing Lab:**

The existing Nursing lab on the first floor of the Technology building is 1,900 sq.ft. We propose creating a Nursing lab and teaching space on the 2nd floor of the Main building, in the space vacated by the Registrar's office and College administration offices. This location will be directly adjacent to the Nursing Department offices. Approximately 3,000 sq.ft of space is available at this location.



Area designated for Nursing Lab and classrooms space



Rockingham Community College Skills Lab, Wentworth NC



East Central College Union, MO.



Rockingham Community College Skills Lab, Wentworth NC



Nursing Simulation Lab
Hudson Valley Community College.
Troy, NY



Denotes CPL designed project



• TV and Recording Studios, Radio station: Option 1 & 2

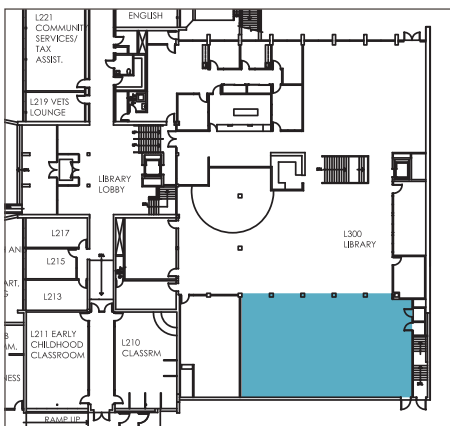
The existing spaces on the first floor of Technology Building amount to approximately 4,200 sq.ft and consist of a 907 sq.ft. TV Studio, 380 sq.ft. Radio Station, 861 sq.ft. Recording Studio, 607 sq.ft. Video Editing Lab, and a number of small spaces of various assignment. The Video Editing Lab appears to be utilized less than 30% of the time. The Recording Studio occupies one-half of a lecture hall footprint but it is unclear if the existing size and shape of it are optimal for the function, or if simply it was placed at an opportune location.



CPL proposes that the entire

media block associated with the TV and Radio activities and instruction be relocated to the Library Building thus drawing on the 2007 Master Plan idea of consolidating the media activities around the Library. The existing library space is 24,500 sq.ft on two levels of the Library Building. The proposed plans designate approximately 3,300 sq.ft. of space on the 2nd floor of the Library for the TV and Radio studios. The Video Editing Lab, which is the size of a general classroom, can also be located within the Library Building. The needed media equipment update will also be part of this relocation project.

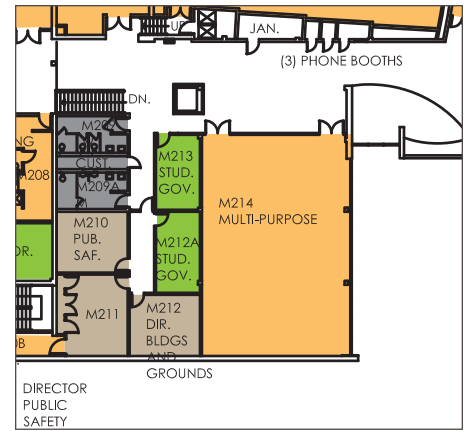
Option 3 - In Option 3 the Master Plan proposes renovating the TV and Recording Studio, Radio Station in its current location.



Relocate TV/Radio space into the existing library, creating new Multi-Media Center.

• Lecture halls: Option 1 & 2

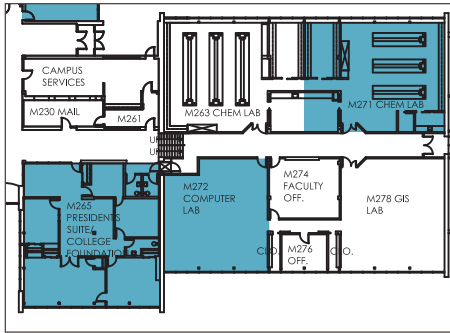
There are two lecture halls located in the existing Technology Building: one large (1,360 sq.ft) and one smaller (737 sq.ft.). Both Lecture Halls are utilized full time. The capacity of the smaller lecture hall can be accommodated in any Classroom Space on campus. The capacity of the larger Lecture Hall is primarily needed for the large (50 students) classes that are few, but are part of an important program (nursing and media). We propose that the existing Multi-purpose Room M214 be the multi-purpose large gathering space: for large class instruction, large group training, and/or large meeting – by students or faculty and staff. In addition, the Bisgrove Theatre has auditorium-style seating, wired for computer use and can be used as a lecture hall.



Area designated for Large Gathering meeting/classrooms space.



Spackenhill Union Free School District



Area designated as new science block, consolidating science and computer labs.

• Science labs: Option 1 & 2

The existing Technology building houses the following science labs:

- Electrical Lab – currently utilized less than 30% of the time;
- Geology Lab – currently utilized approximately half-time
- Physics Lab – currently utilized less than 30% of the time
- Two Biology Labs – currently utilized full time

At the same time, of the two existing Chemistry Labs and the GIS Lab located at the 2nd floor of the Main building only two are utilized approximately half-time and one is utilized less than 30% of the time.

CPL proposes that in the Main Building at 2nd floor the Lab area adjacent to the current Science Labs will remain a Science area. The space that formerly housed the College Administration offices is proposed to be converted to a Lab use.

The GIS Lab is proposed to be relocated. Rooms R200 and R202 will be combined and renovated to accommodate a smaller group students than the current GIS Lab.

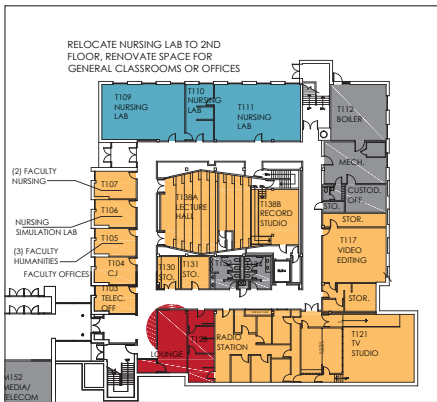
- **General Classrooms in Technology Building: Option 1 & Option 2**

As only six of the (10) existing Classrooms are utilized full time, CPL proposes that these functions will be accommodated by using Classrooms available in other parts of the existing Campus. The Master Plan proposes creating new Classrooms in the area previously occupied by the Business Office and other College offices which will be relocated to the 3rd floor in the REC building. The space is approximately 2,650 sq.ft. and it can accommodate (4) General Classrooms. There are (9) existing General Classrooms and (6) Computer Labs located in the Main and Link buildings. Six of those Classrooms and (4) Computer Labs are utilized full-time. The rest are utilized half-time or less. The Master Plan proposes better utilization of the remaining existing (5) spaces.

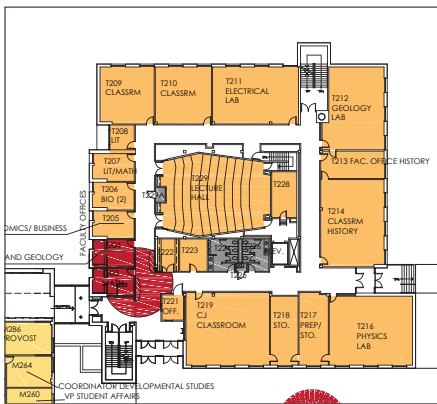
Option 3 - All instructional spaces: Classrooms, Labs, Lectures Halls, located in the Technology Building in Option 3 are proposed to be renovated in their current locations.

- **Faculty offices**

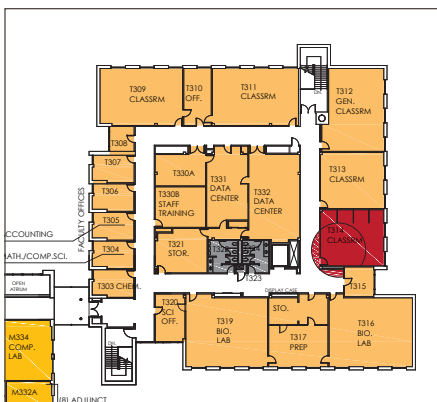
There are approximately (20) Offices located in the Technology Building. While some of them are individual offices, some are shared. The area of existing Technology Building Offices is approximately 3,800 sq. ft. CPL proposes assigning space to the Faculty Offices elsewhere within the campus: in the former racquetball courts, faculty dining and storage space on the 1st floor of the Spartan Hall. Construction of a new floor structure in tall racquetball courts will double the size of their space. The newly created Office space will be approximately 4,900 sq.ft. On the 1st floor the new Offices will be adjacent to the Athletic Department's Offices and Classrooms and to the Student Center. On the 2nd floor the new Offices will be adjacent to the Nursing Department's Offices and to the Theatre.



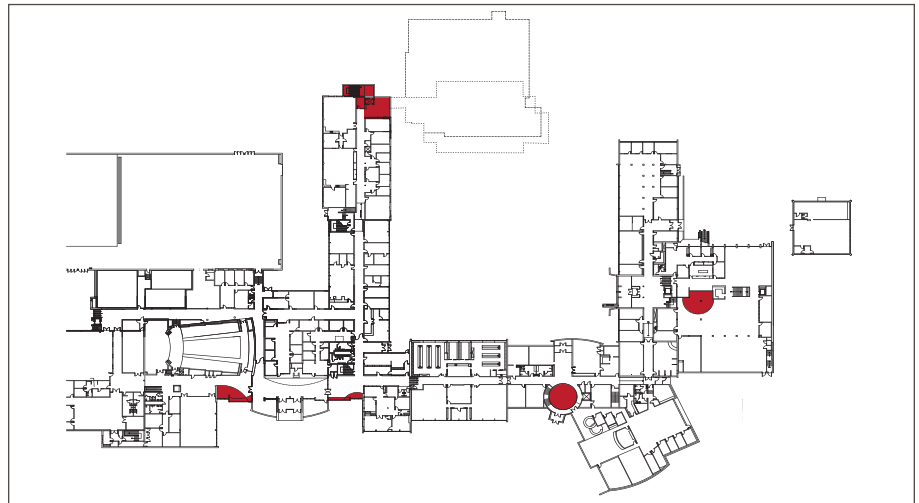
1st Floor (Lower Level) of
Technology Building.



2nd Floor (Main Level) of
Technology Building.



3rd Floor (Top Level) of
Technology Building.

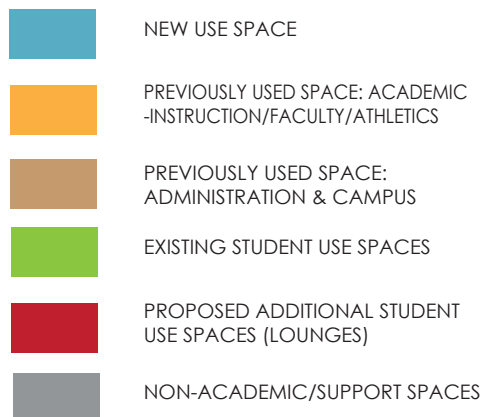


Proposed distribution of student lounge space at Second Level of
Options 1 and 2

Student Lounges: Option 1 & Option 2

It has been noted previously that the student study and social gathering spaces are concentrated on one end of the campus in the existing Student Center and the Cube. The 2015 Master Plan Update proposes that student study lounges should be created in each wing and on each floor of the campus: in the Link Building, in the Main Building, in the Library Building. These spaces are meant to have internet access, to be quiet but inviting, to have comfortable seating which will allow the students to rest while waiting for class, to study, to meet friends – and most importantly to encourage students to become members of the campus community.

Option 3 - Student lounges are proposed on each floor of the Technology building.

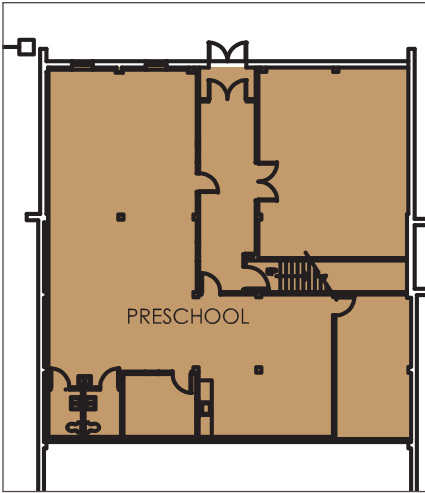


Currently student gathering areas are concentrated disproportionately throughout the building. Large areas for students to congregate serve an important purpose for interaction. These spaces tend to be more of a casual and less academic nature. These social spots are clustered and congregated in only a few areas of the building complex.

In order for the campus to maintain a more collegiate feel, smaller and more informal lounge areas need to be sprinkled throughout. These areas function as informal waiting zones, studying areas and smaller group meetings. Having these zones throughout the building will allow the students to more fully engage the complex instead of localizing in a few singular areas. Classroom and instructional areas benefit from these zones by doubling as waiting space and study space. It allows for congregation throughout the College and activates student life.

These zones should be clearly identifiable and project a feeling of both excitement and intimacy. They should attract students to stop and engage. Amenities such as power and charging stations are a must to accommodate the students' technological needs. A mix of lounge furniture and work stations in these areas will provide for a wide range of programming.





Renovate Preschool area to provide for potential expansion.

Enhance interior way finding signage

Developing a comprehensive signage plan will be important as the College embarks on the Master Plan work. Various projects will be done at different times as the funding allows and the needs arise. Department relocations especially will require new wayfinding information.

Renovate the Preschool

The preschool program located on the 1st floor of the Library Building, north wing, serves the children of the College students, employees, and the community. The proposed renovation is associated with potential expansion of the program. The detailed requirements for the renovation depend on the added number of children and their age group.

FULTON CAMPUS RECOMMENDATIONS OVERVIEW

Functions that were identified as needed in the 2007 Plan that have not been developed to date include Manufacturing/ Industry Training Labs, Fitness Center, Multi-purpose assembly and performance space, Student Services and Lab Space. A former retail space, directly adjacent to the Academic Building, is partially used. There is approximately 115,000 sq. ft. of space still vacant and owned by CCCF River Glen Holdings, Inc. It is recommended by the 2015 Master Plan that all of the vacant space should be utilized.

The 2015 Master Plan update recommends that Fulton Campus partner with community organizations by providing rental spaces. In this way an on site fitness center could be developed. Other potential tenant organizations are: 911 call center and food vendors.

The 2015 Master Plan update recommends that Fulton Campus provide—if not immediately but in the future—on site student housing similar to housing proposed for the Auburn Campus creating consistency in services and features for the entire College.



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1: SIGHT LINE

- Work with local, state and federal officials to open up sight-lines to the campus from the highway through selective pruning and thinning of existing vegetation.

2: PARKING

- Proposed reconfiguration of parking with additional landscaping and sidewalks to create softness & pedestrian friendly crossings

3: WAYFINDING/SIGNAGE

- Proposed new monument signage at entrance. Special attention to landscaping and wayfinding directionals throughout to make visuals cohesive to Colleges branding .

4: STUDENT HOUSING

- Proposed location of student housing and parking

5: ATHLETIC FIELDS

- Proposed location of athletic facilities

FULTON CAMPUS - PROPOSED SITE PLAN



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FULTON SITE RECOMMENDATIONS

As discussed in Section two data collected from online surveys and the in-person meetings with the administration, faculty, staff and students, identified several re-occurring concerns pertaining to the offerings and organization of the Fulton Campus. The following items were of particular concern across the largest section of polling groups:

Improved Sight-Line

With the campus fronting along a portion of a 4-lane divided highway, a certain amount of disconnect is perceived by visitors. Depending on the direction of travel access to the campus is unclear as the visual line of site to the campus is obscured by the existing vegetated buffer. This buffer, located between the campus proper and South 1st Street, exaggerates the feeling of disorientation and disconnection. It is understood that the existing vegetation is protected from removal as it was originally installed through the use of federal dollars as part of the highway program. It is recommended that the college work with state, local and federal representatives to acquire permission to selectively trim and thin the existing vegetation to allow for improved visual connections to the college from the main arterial road.



Vehicular Circulation and Parking Improvements

Current vehicular circulation patterns on the Fulton campus largely reflect the prior use of the site for a retail plaza. Primary vehicular circulation routes skirt around the outside perimeter of the designated parking area. Minimal curbed islands are present, leaving little opportunity for landscaping interventions and promotes a visual aesthetic akin to that typical of a strip-mall development. Way-finding and directional signage is minimal. The current parking lot configuration provides more parking volume than the parking volume generated by the college.

It is recommended that the large expanse of existing asphalt parking lot be broken-up and reorganized through the use of curbed island and green-space which will help to soften the appearance of the campus. Providing new landscaping, new signage, developing pedestrian routes and reducing the total volume of parking available will foster a more collegiate campus feel.



Way-finding Signage

Gateway / Arrival signage and on-campus way-finding signage is minimal. Visitors arriving to the campus by way of South 1st Street are presented with a gateway / arrival element at the main intersection but will encounter minimal way-finding signage once on campus. The main parking lot is void of pedestrian walkways to convey visitors from the parking areas to points of entry of the building facility. Lack of informational signage regarding parking regulations and minimal way-finding signage tend to render a haphazard and disconnected impression for visitors to the campus.

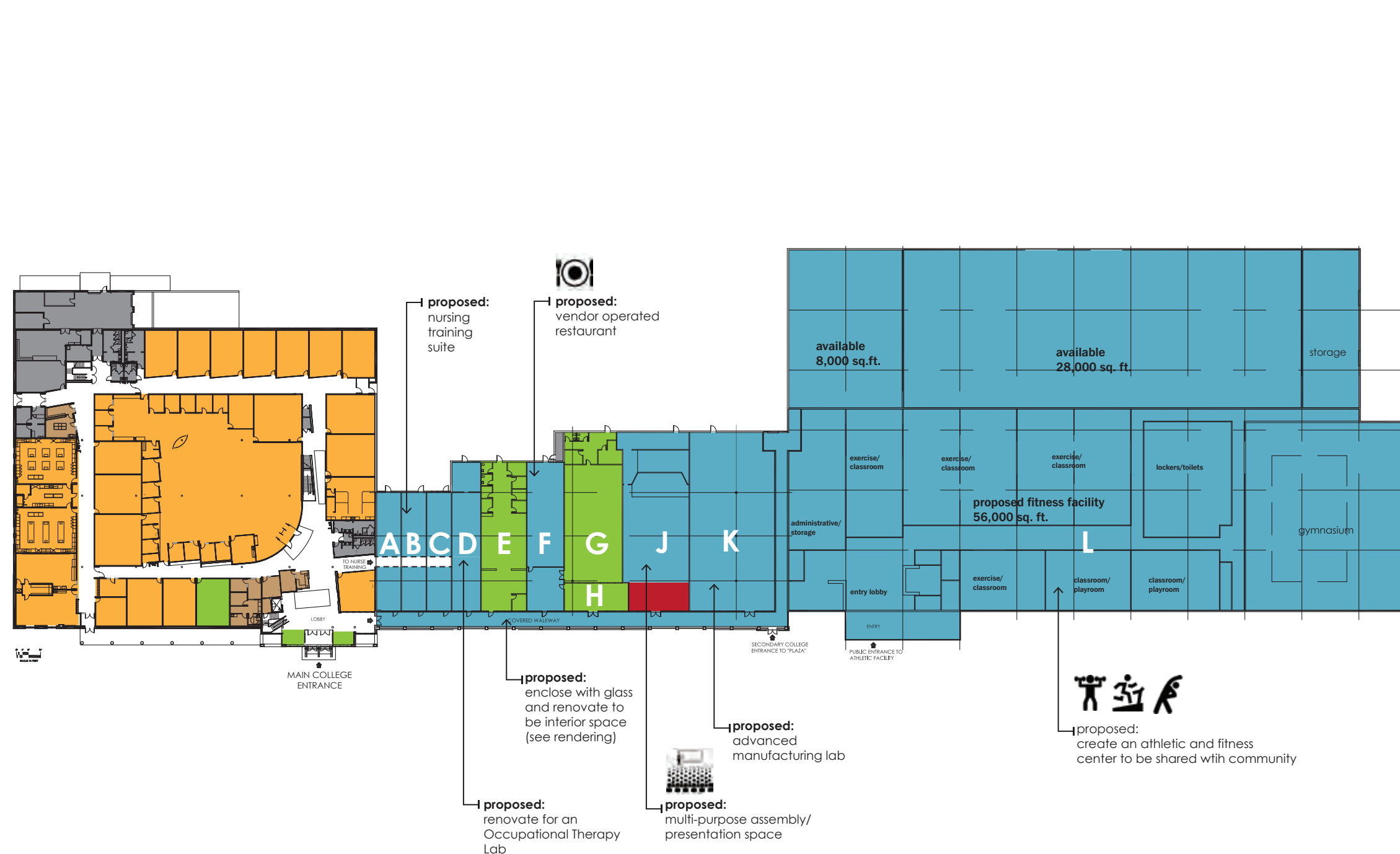
Developing a consistent palette of gateway elements/ signage to welcome visitors as they arrive on campus is recommended and will help foster a sense of arrival. It is recommended that gateway / arrival elements are kept uniform across all main entry points across both campuses. It is also recommended that a robust way-finding signage system be developed to help direct visitors where to go. Way-finding signage should be developed in a way that will provide users with a clear understanding of the campus organization and should be done in a way that will reinforce the Cayuga Community College brand and identity.



Marietta High School Baseball Field

Future On-Campus Athletic Facility and Student Housing

While not necessarily a primary concern for the Fulton campus, a desire for on-campus student housing and athletic fields have been expressed by the polling groups. Fulton, unlike the Auburn campus, has developable land for such uses existing on site. It is recommended that the future athletic field facility and student housing be located adjacent and in close proximity to the proposed fitness center to provide residents with easy access to physical and recreational amenities.

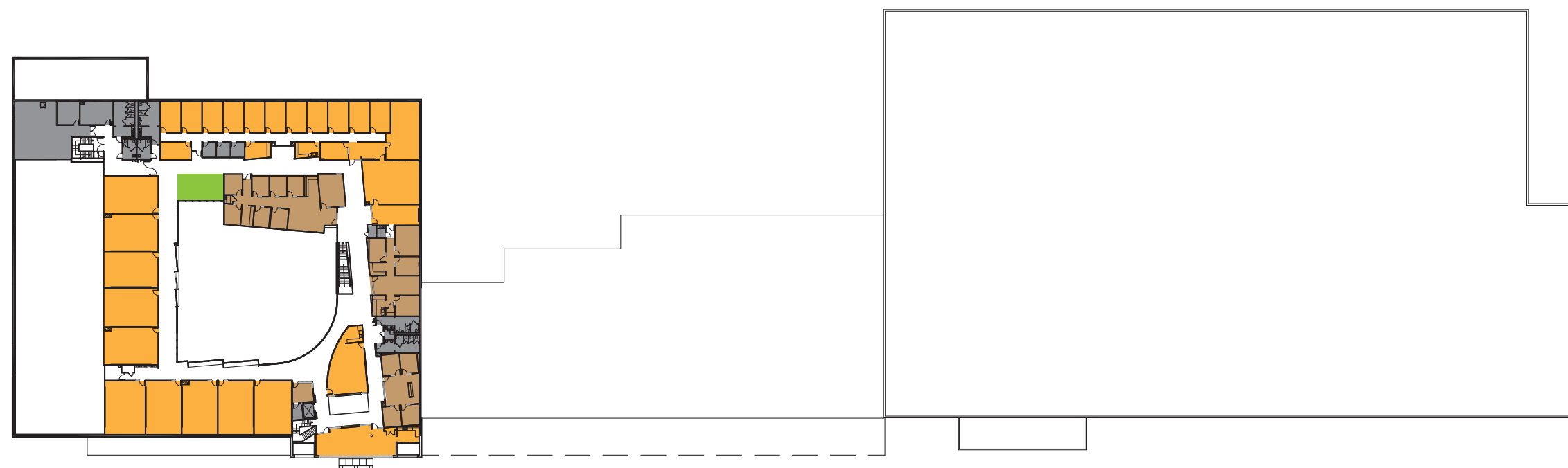


FULTON CAMPUS - FIRST FLOOR PROPOSED PLAN



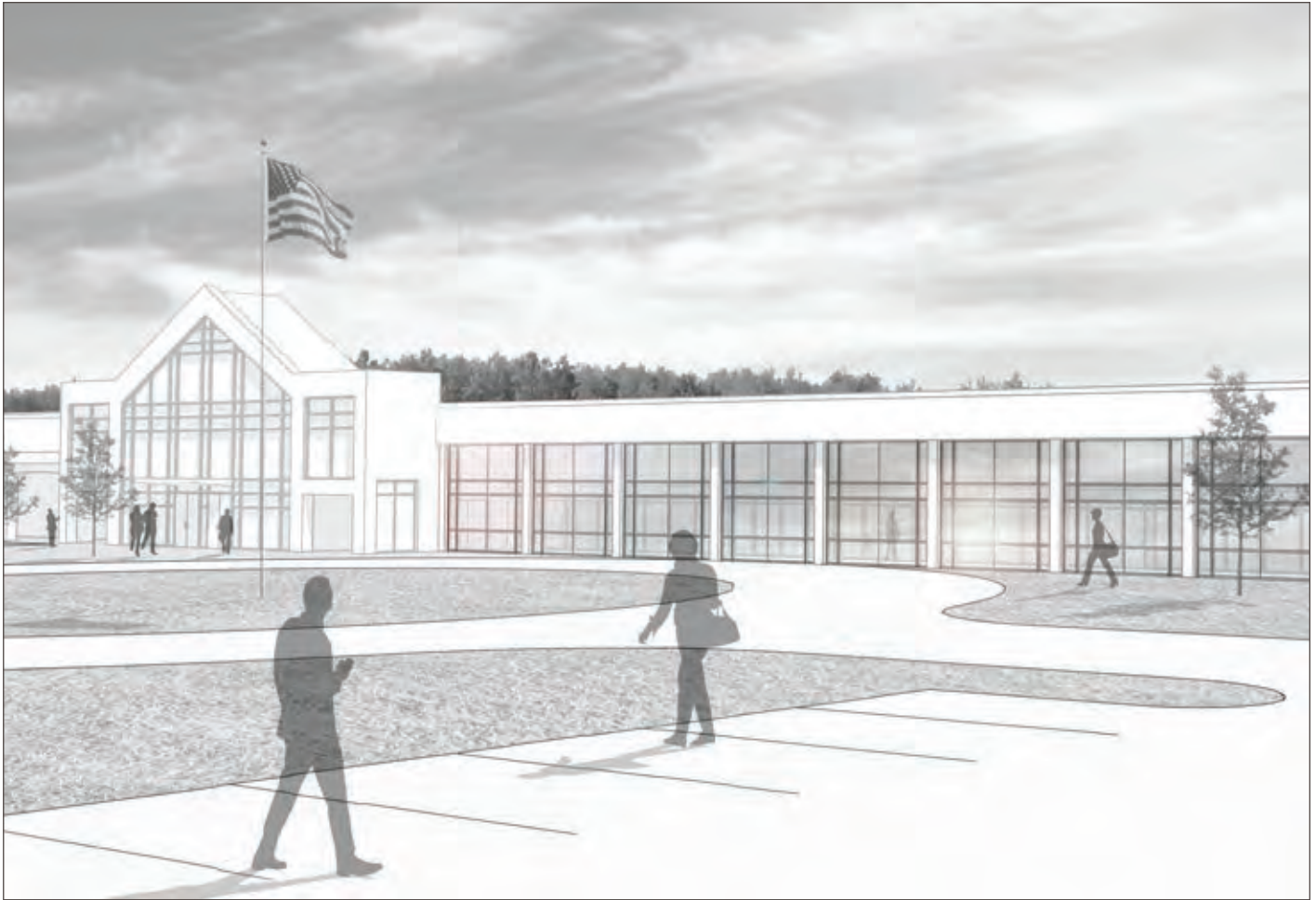
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- NEW USE SPACE
- PREVIOUSLY USED SPACE: ACADEMIC
-INSTRUCTION/FACULTY/ATHLETICS
- PREVIOUSLY USED SPACE:
ADMINISTRATION & CAMPUS
- EXISTING STUDENT USE SPACES
- PROPOSED ADDITIONAL STUDENT
USE SPACES (LOUNGES)
- NON-ACADEMIC/SUPPORT SPACES

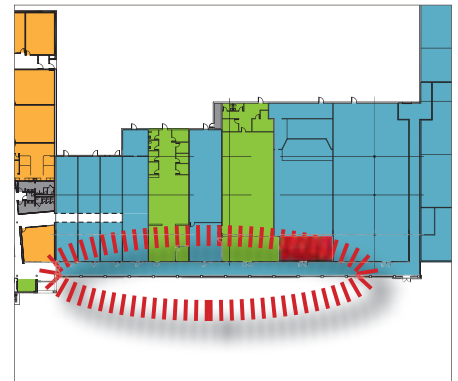
FULTON CAMPUS - SECOND FLOOR PROPOSED PLAN



FULTON CONCEPT RENDERING - ENCLOSE EXTERIOR WALKWAY

Provide interior connection between all campus spaces

The larger portion of the Fulton campus building consists of a series of spaces previously assigned to separate tenants. The Master Plan proposes all the campus spaces should be connected via an enclosed glazed corridor constructed in place of the existing sidewalk along the campus building. The image above shows what enclosing the walkway might look like.





SUNY Geneseo Letchworth Dining Hall

FULTON BUILDING MODIFICATIONS

Renovate vacant spaces for campus needs

- Space A, B, C:

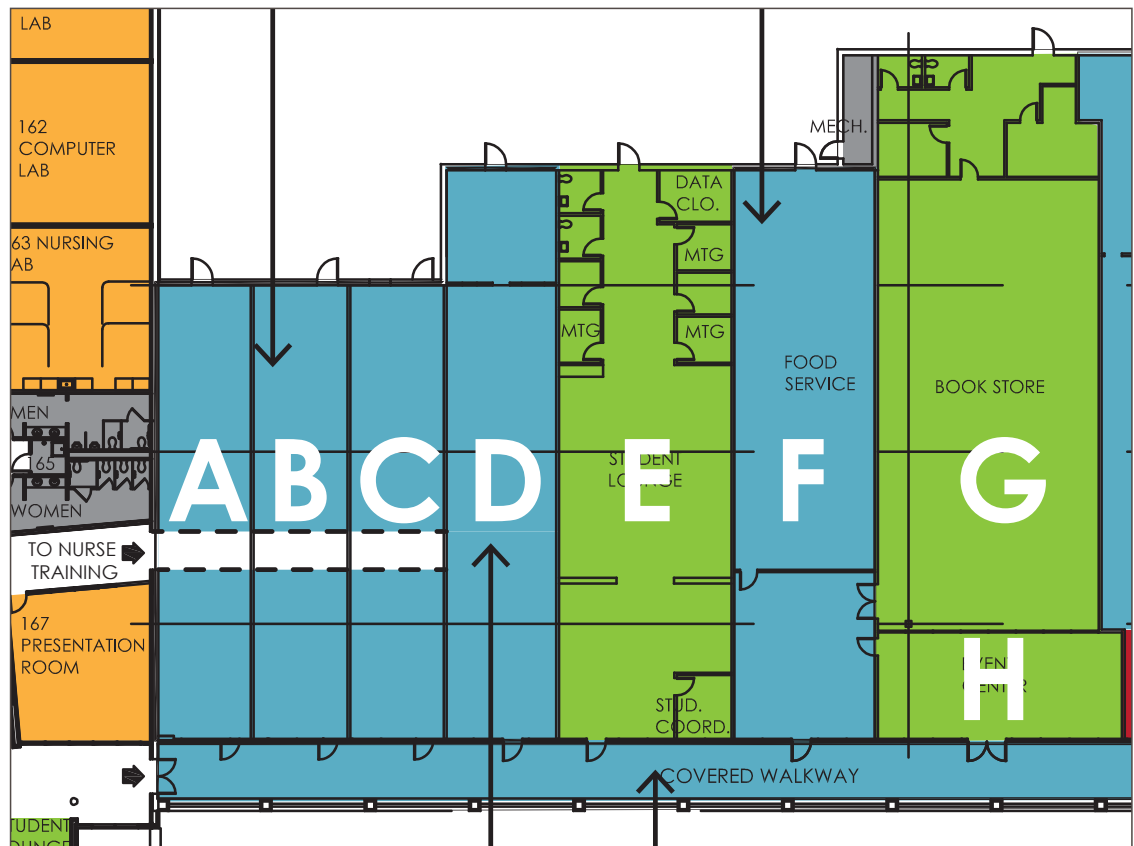
The three vacant spaces, totaling approximately 4000 sf, are proposed to house Nursing Training Suite to serve the Fulton Nursing program

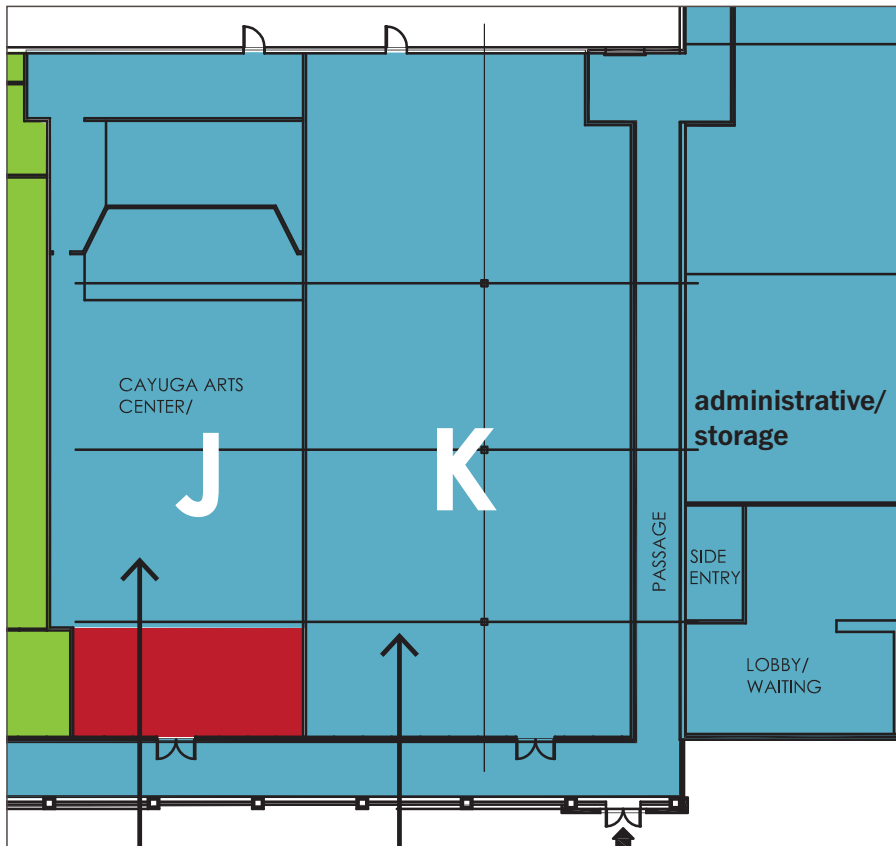
- Space "D":

Renovate for an Occupational Therapy lab used by the Health program students. This assignment of the space has been already considered by the College. This space is approximately 1,900 sq.ft.

- Space "F":

This space was formerly occupied by a restaurant. The Master Plan proposes providing food service in that space – in the form of a vendor restaurant rather than a Campus-operated cafeteria. Space "F" is centrally located on the campus and adjacent to the already existing Café and Book Store "G". The new restaurant can share a lobby space with the Book Store and Café and with the existing Event Center "H". This space has approximately 1,700 sq.ft available for the food service and 700 sq.ft. for the lobby.



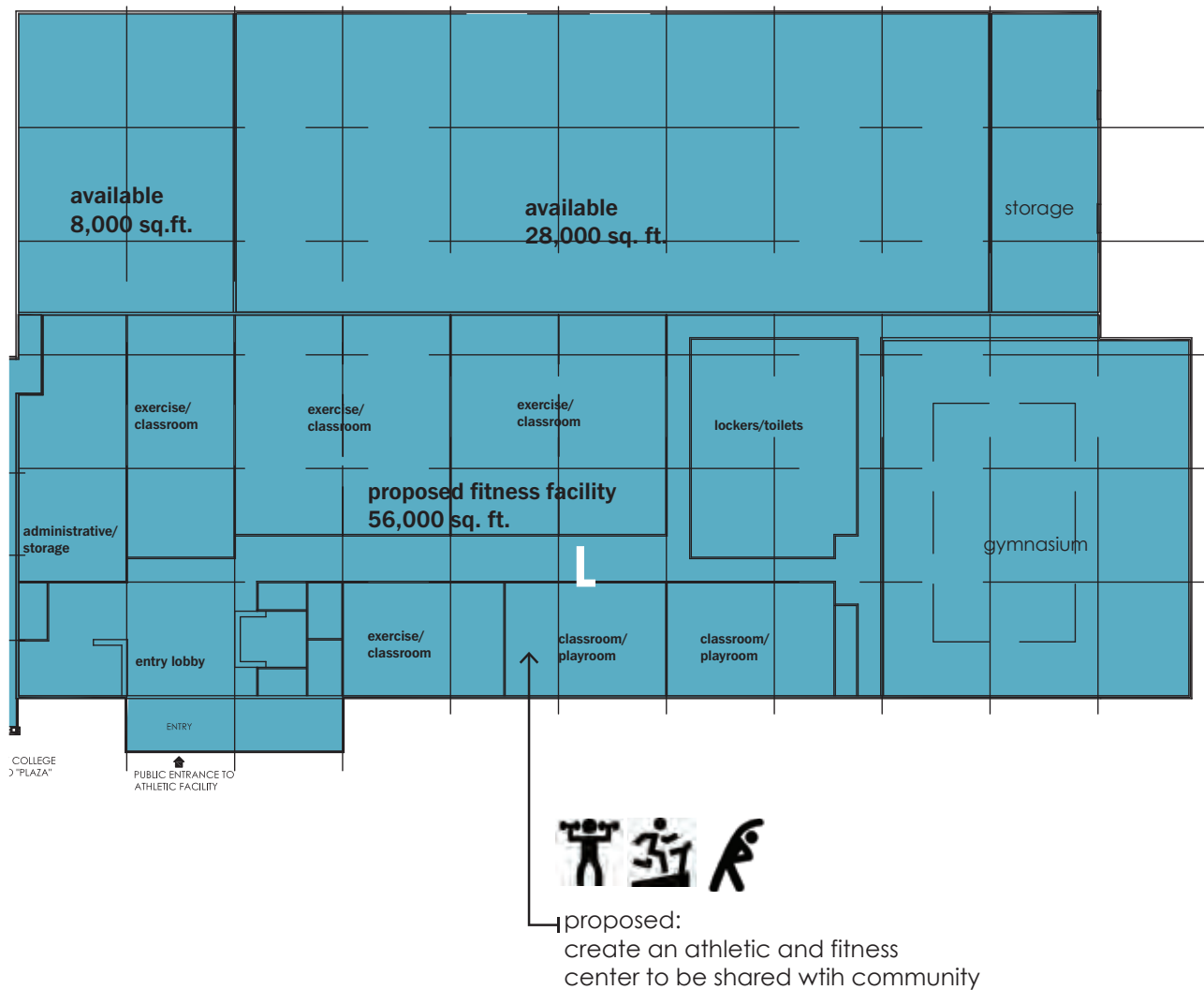


- Space "J":

This space is currently used by Cayuga Arts Center which operates a community theater, an Exhibit and store. The Master Plan proposes that the space should be returned to use by the College with a similar assignment: as a multi-purpose/assembly/presentation space. This space is approximately 5,200 sq.ft.

- Space "K":

This former retail space is approximately 7,700 sq.ft. The Fulton campus currently does not have an instructional space that could serve as an Industry Workforce Training Facility while such a program exists on the Auburn campus. The Master Plan proposes locating one or more Manufacturing Labs in space "K".



Renovate large vacant space “L” (former K-mart store)

- The area of the entire former K-mart store is approximately 95,200 sq.ft. which exceeds the spatial needs of the campus. The Master Plan proposes that this space should be developed to serve the campus and additional tenants.

- Approximately 4,000 sq.ft. is reserved for campus maintenance offices and storage.
- The largest portion of the "L" space- 56,000 sq.ft. is proposed for an athletic and fitness center tenant that will be used by the students and shared with the community. The center includes a Gymnasium with a full-size basketball court, Lockers and Restrooms, several Exercise Rooms/ Classrooms, and associated Office/ Storage/ circulation spaces. The former K-mart store building – though large – likely has some limitations, i.e. a structural grid which is too dense to accommodate full size courts for certain sports. The Master Plan proposes that significant alterations of the building structure or infrastructure will not be included in plans to develop the center.

Enhance interior way finding signage

Similarly to the Auburn campus, the Master Plan proposes evaluating and upgrading the wayfinding signage on campus to correspond with the implementation of the Master Plan.





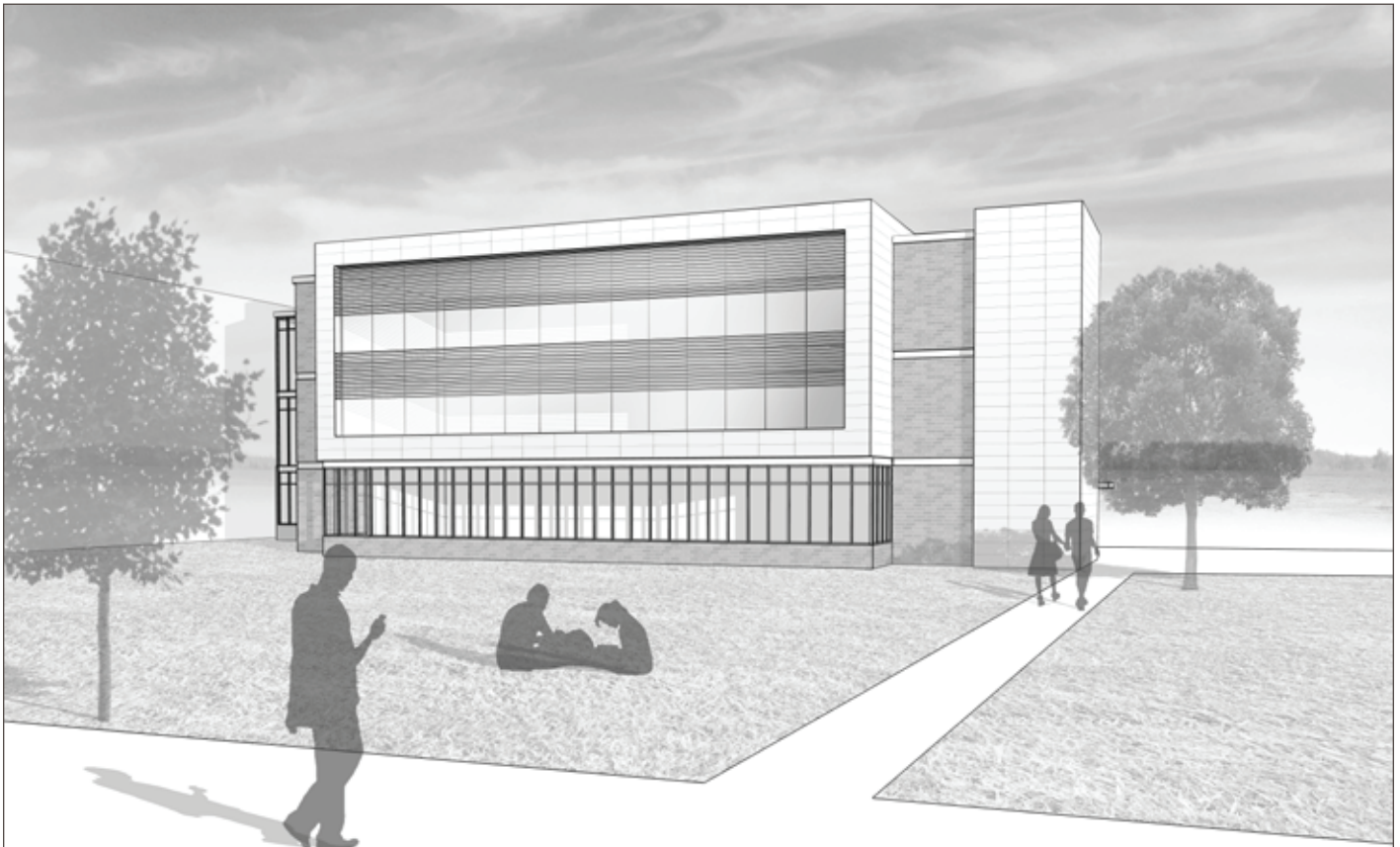
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SECTION 7

COST ESTIMATES



Concept Rendering of potential Future Addition (Option 2) as seen from the Quad

AUBURN COST ESTIMATE

NO.	PROJECT NAME / DESCRIPTION	AREA	\$/SF	CONSTRUCTION COST				10% A/E FEES	10% INCIDENTAL	FURNITURE	TOTAL COST
				BASE COST	20% DESIGN & CONST. CONTINGENCY	10% ESCALATION	TOTAL CONST. COST				
1.0	SITE WORK - ALL OPTIONS										
1.1	STUDENT HOUSING AREA										
	Earthwork / Grading	167,000	\$1.25	\$208,750	\$41,750	\$20,875	\$271,375	\$27,138	\$27,138		\$325,650
	Water Service / Hydrants	900	\$50	\$45,000	\$9,000	\$4,500	\$58,500	\$5,850	\$5,850		\$70,200
	Sanitary Service / Lift Station	900	\$75	\$67,500	\$13,500	\$6,750	\$87,750	\$8,775	\$8,775		\$105,300
	Natural Gas / Electric / Telecom	1	LS	\$100,000	\$20,000	\$10,000	\$130,000	\$13,000	\$13,000		\$156,000
	Asphalt Pavement	42,000	\$6	\$252,000	\$50,400	\$25,200	\$327,600	\$32,760	\$32,760		\$393,120
	Concrete Sidewalks	6,400	\$12	\$76,800	\$15,360	\$7,680	\$99,840	\$9,984	\$9,984		\$119,808
	Landscaping / Site Amenities	1	LS	\$100,000	\$20,000	\$10,000	\$130,000	\$13,000	\$13,000		\$156,000
	Stormwater	1	LS	\$75,000	\$15,000	\$7,500	\$97,500	\$9,750	\$9,750		\$117,000
Sub Total for Student Housing Area				\$925,050	\$185,010	\$92,505	\$1,202,565	\$120,257	\$120,257		\$1,443,078
1.2	NEW SYNTHETIC TURF ATHLETIC VENUE										
	Synthetic Turf (Multi-sport)	118,000	\$9	\$1,062,000	\$212,400	\$106,200	\$1,380,600	\$138,060	\$138,060		\$1,656,720
	Earthwork / Grading	140,000	\$1.25	\$175,000	\$35,000	\$17,500	\$227,500	\$22,750	\$22,750		\$273,000
	Bleachers	1	LS	\$200,000	\$40,000	\$20,000	\$260,000	\$26,000	\$26,000		\$312,000
	Fencing	1	LS	\$50,000	\$10,000	\$5,000	\$65,000	\$6,500	\$6,500		\$78,000
	Concrete Sidewalks	23,000	\$12	\$276,000	\$55,200	\$27,600	\$358,800	\$35,880	\$35,880		\$430,560
	Landscaping / Site / Field Amenities	1	LS	\$100,000	\$20,000	\$10,000	\$130,000	\$13,000	\$13,000		\$156,000
	Stormwater	1	LS	\$100,000	\$20,000	\$10,000	\$130,000	\$13,000	\$13,000		\$156,000
Sub Total for New Synthetic Turf Athletic Venue				\$1,963,000	\$392,600	\$196,300	\$2,551,900	\$255,190	\$255,190		\$3,062,280
1.3	NEW MAINTENANCE FACILITY										
	Earthwork / Grading	20,000	\$1.25	\$25,000	\$5,000	\$2,500	\$32,500	\$3,250	\$3,250		\$39,000
	Water Service / Hydrants	200	\$50	\$10,000	\$2,000	\$1,000	\$13,000	\$1,300	\$1,300		\$15,600
	Sanitary Service / Lift Station	200	\$75	\$15,000	\$3,000	\$1,500	\$19,500	\$1,950	\$1,950		\$23,400
	Natural Gas / Electric / Telecom	1	LS	\$50,000	\$10,000	\$5,000	\$65,000	\$6,500	\$6,500		\$78,000
	Asphalt Pavement	10,000	\$6	\$60,000	\$12,000	\$6,000	\$78,000	\$7,800	\$7,800		\$93,600
	Concrete Sidewalks	500	\$12	\$6,000	\$1,200	\$600	\$7,800	\$780	\$780		\$9,360
	Landscaping / Site Amenities	1	LS	\$10,000	\$2,000	\$1,000	\$13,000	\$1,300	\$1,300		\$15,600
	Stormwater	1	LS	\$35,000	\$7,000	\$3,500	\$45,500	\$4,550	\$4,550		\$54,600
Sub Total for New Maintenance Facility				\$211,000	\$42,200	\$21,100	\$274,300	\$27,430	\$27,430	\$-	\$329,160

**AUBURN COST ESTIMATE (CONTINUED)**

NO.	PROJECT NAME / DESCRIPTION	AREA	\$/SF	CONSTRUCTION COST				10% A/E FEES	10% INCIDENTAL	FURNITURE	TOTAL COST
				BASE COST	20% DESIGN & CONST. CONTINGENCY	10% ESCALATION	TOTAL CONST. COST				
1.4	PARKING LOT (WESTERN / CONVERT TENNIS COURT AREA IN TO PARKING)										
	Earthwork / Grading	70,000	\$0.25	\$17,500	\$3,500	\$1,750	\$22,750	\$2,275	\$2,275		\$27,300
	Asphalt Pavement	70,000	\$6	\$420,000	\$84,000	\$42,000	\$546,000	\$54,600	\$54,600		\$655,200
	Stormwater	1	LS	\$35,000	\$7,000	\$3,500	\$45,500	\$4,550	\$4,550		\$54,600
	Concrete Sidewalks	500	\$12	\$6,000	\$1,200	\$600	\$7,800	\$780	\$780		\$9,360
	Site Lighting	1	LS	\$30,000	\$6,000	\$3,000	\$39,000	\$3,900	\$3,900		\$46,800
	Landscaping / Site Amenities	1	LS	\$10,000	\$2,000	\$1,000	\$13,000	\$1,300	\$1,300		\$15,600
Sub Total for Parking Lot (Western / Convert Tennis Court Area in to Parking)				\$518,500	\$103,700	\$51,850	\$674,050	\$67,405	\$67,405	\$-	\$808,860
1.5	MAIN PARKING LOT										
	Earthwork / Grading	64,000	\$0.25	\$16,000	\$3,200	\$1,600	\$20,800	\$2,080	\$2,080		\$24,960
	Asphalt Pavement	64,000	\$6	\$384,000	\$76,800	\$38,400	\$499,200	\$49,920	\$49,920		\$599,040
	Stormwater	1	LS	\$35,000	\$7,000	\$3,500	\$45,500	\$4,550	\$4,550		\$54,600
	Concrete Sidewalks	500	\$12	\$6,000	\$1,200	\$600	\$7,800	\$780	\$780		\$9,360
	Site Lighting	1	LS	\$30,000	\$6,000	\$3,000	\$39,000	\$3,900	\$3,900		\$46,800
	Landscaping / Site Amenities	1	LS	\$10,000	\$2,000	\$1,000	\$13,000	\$1,300	\$1,300		\$15,600
Sub Total for Main Parking Lot				\$481,000	\$96,200	\$48,100	\$625,300	\$62,530	\$62,530	\$-	\$750,360
1.6	CAMPUS RING ROAD										
	Earthwork / Grading	71,000	\$1.25	\$88,750	\$17,750	\$8,875	\$115,375	\$11,538	\$11,538		\$138,450
	Asphalt Pavement	71,000	\$6	\$426,000	\$85,200	\$42,600	\$553,800	\$55,380	\$55,380		\$664,560
	Stormwater	1	LS	\$35,000	\$7,000	\$3,500	\$45,500	\$4,550	\$4,550		\$54,600
	Concrete Sidewalks	500	\$12	\$6,000	\$1,200	\$600	\$7,800	\$780	\$780		\$9,360
	Landscaping / Site Amenities	1	LS	\$10,000	\$2,000	\$1,000	\$13,000	\$1,300	\$1,300		\$15,600
	Site Lighting	1	LS	\$40,000	\$8,000	\$4,000	\$52,000	\$5,200	\$5,200		\$62,400
	Culvert Piping	700	\$150	\$105,000	\$21,000	\$10,500	\$136,500	\$13,650	\$13,650		\$163,800
Sub Total for Campus Ring Road				\$710,750	\$142,150	\$71,075	\$923,975	\$92,398	\$92,398	\$-	\$1,108,770
Sub Total for Site Work				\$4,809,300	\$961,860	\$480,930	\$6,252,090	\$625,209	\$625,209	\$-	\$7,502,508
2.0	BUILDING NEW WORK - OPTION 1										
2.1	Building Demolition (Technology Building)	1	LS	\$1,000,000	\$200,000	\$100,000	\$1,300,000	\$130,000	\$130,000		\$1,560,000
2.2	Toilets & concessions Addition	2,020	\$150	\$303,000	\$60,600	\$30,300	\$393,900	\$39,390	\$39,390		\$472,680
2.3	Student Housing	39,540	\$110	\$4,349,400	\$869,880	\$434,940	\$5,654,220	\$565,422	\$565,422		\$6,785,064
2.4	Stair & Elevator Addition (3 Stories)	1,200	\$150	\$180,000	\$36,000	\$18,000	\$234,000	\$23,400	\$23,400		\$280,800
	Lower Floor	400									
	Main Floor	400									
	Top Floor	400									
Sub Total for New Addition				\$5,832,400	\$1,166,480	\$583,240	\$7,582,120	\$758,212	\$758,212	\$-	\$9,098,544



AUBURN COST ESTIMATE (CONTINUED)

NO.	PROJECT NAME / DESCRIPTION	AREA	\$/SF	CONSTRUCTION COST				10% A/E FEES	10% INCIDENTAL	FURNITURE	TOTAL COST
				BASE COST	20% DESIGN & CONST. CONTINGENCY	10% ESCALATION	TOTAL CONST. COST				
3.0	BUILDING RENOVATION - OPTION 1										
3.1	1ST FLOOR (LOWER FLOOR) - OPTION 1										
	Conversion M152 to Utility	510	\$150	\$76,500	\$15,300	\$7,650	\$99,450	\$9,945	\$9,945		\$119,340
	Conversion M150 to Utility	564	\$150	\$84,600	\$16,920	\$8,460	\$109,980	\$10,998	\$10,998		\$131,976
	Conversion M146 to Data Ctr.	903	\$190	\$171,570	\$34,314	\$17,157	\$223,041	\$22,304	\$22,304		\$267,649
	Conv. Lounge/Study @ Library	1,010	\$150	\$151,500	\$30,300	\$15,150	\$196,950	\$19,695	\$19,695		\$236,340
	Conv. Racquet Courts to Offices	1,610	\$190	\$305,900	\$61,180	\$30,590	\$397,670	\$39,767	\$39,767		\$477,204
	Conv. Faculty Dining to Offices	1,160	\$150	\$174,000	\$34,800	\$17,400	\$226,200	\$22,620	\$22,620		\$271,440
	Conv. Storage to Offices	1,240	\$190	\$235,600	\$47,120	\$23,560	\$306,280	\$30,628	\$30,628		\$367,536
	Renovate. Preschool	3,390	\$190	\$644,100	\$128,820	\$64,410	\$837,330	\$83,733	\$83,733		\$1,004,796
3.2	2ND FLOOR (MAIN FLOOR) - OPTION 1										
	Student Lounge	560	\$80	\$44,800	\$8,960	\$4,480	\$58,240	\$5,824	\$5,824		\$69,888
	Renovate One Stop	4,670	\$110	\$513,700	\$102,740	\$51,370	\$667,810	\$66,781	\$66,781		\$801,372
	Student Seating	510	\$80	\$40,800	\$8,160	\$4,080	\$53,040	\$5,304	\$5,304		\$63,648
	Convert. M278 to Biology lab	1,302	\$190	\$247,380	\$49,476	\$24,738	\$321,594	\$32,159	\$32,159		\$385,913
	Convert. M271 to Biology Lab	1,690	\$190	\$321,100	\$64,220	\$32,110	\$417,430	\$41,743	\$41,743		\$500,916
	Convert M265 To Lab Space	2,130	\$190	\$404,700	\$80,940	\$40,470	\$526,110	\$52,611	\$52,611		\$631,332
	Convert R200/R202 to GIS Lab	895	\$110	\$98,450	\$19,690	\$9,845	\$127,985	\$12,799	\$12,799		\$153,582
	Conv. L210 to Student Lounge	1,240	\$110	\$136,400	\$27,280	\$13,640	\$177,320	\$17,732	\$17,732		\$212,784
	Conv. Library area to Media Suite	2,500	\$150	\$375,000	\$75,000	\$37,500	\$487,500	\$48,750	\$48,750		\$585,000
	New signage at Reception	1	LS	\$5,000	\$1,000	\$500	\$6,500	\$650	\$650		\$7,800
	Conv. M24 to Nursing Lab	1,600	\$200	\$320,000	\$64,000	\$32,000	\$416,000	\$41,600	\$41,600		\$499,200
	Conv. M237-241 to Nursing and Teaching Space	1,500	\$150	\$225,000	\$45,000	\$22,500	\$292,500	\$29,250	\$29,250		\$351,000
3.3	3RD FLOOR (TOP FLOOR) - OPTION 1										
	Conv. Classroom M321 to Lounge	800	\$110	\$88,000	\$17,600	\$8,800	\$114,400	\$11,440	\$11,440		\$137,280
	Conv. 3rd Floor Building R for College Administration Offices	6,150	\$60	\$369,000	\$73,800	\$36,900	\$479,700	\$47,970	\$47,970		\$575,640
Subtotal for Renovation Work		35,934		\$5,033,100	\$1,006,620	\$503,310	\$6,543,030	\$654,303	\$654,303	\$-	\$7,851,636

**AUBURN COST ESTIMATE (CONTINUED)**

NO.	PROJECT NAME / DESCRIPTION	AREA	\$/SF	CONSTRUCTION COST				10% A/E FEES	10% INCIDENTAL	FURNITURE	TOTAL COST
				BASE COST	20% DESIGN & CONST. CONTINGENCY	10% ESCALATION	TOTAL CONST. COST				
	MECHANICAL, ELECTRICAL, PLUMBING BUILDING SYSTEMS UPGRADES										
	Replace Main Bldg. Boilers & Pumps		LS	\$700,000	\$140,000	\$70,000	\$910,000	\$91,000	\$91,000		\$1,092,000
	Add A.C. to Spartan Hall		LS	\$350,000	\$70,000	\$35,000	\$455,000	\$45,500	\$45,500		\$546,000
	Replace Library Chiller and units		LS	\$350,000	\$70,000	\$35,000	\$455,000	\$45,500	\$45,500		\$546,000
	Replace Link Addition AC Unit		LS	\$70,000	\$14,000	\$7,000	\$91,000	\$9,100	\$9,100		\$109,200
Subtotal Building Systems Upgrades				\$1,470,000	\$294,000	\$147,000	\$1,911,000	\$191,100	\$191,100	\$-	\$2,293,200
Total Probable Cost for Option 1				\$17,144,800	\$3,428,960	\$1,714,480	\$22,288,240	\$2,228,824	\$2,228,824	\$-	\$26,745,888

OPTION 2

4.0 PROPOSED NEW BUILDING - OPTION 2											
4.1	Classroom Addition (3 Stories)	29,090	\$150	\$4,363,500	\$872,700	\$436,350	\$5,672,550	\$567,255	\$567,255		\$6,807,060
	1st Floor (Lower Floor)	9,660									
	2nd Floor (Main Floor)	9,715									
	3rd Floor (Top Floor)	9,715									
Subtotal for Renovation Work				\$4,363,500	\$872,700	\$436,350	\$5,672,550	\$567,255	\$567,255	\$-	\$6,807,060
Total Probable Cost for Option 2				\$21,508,300	\$4,301,660	\$2,150,830	\$27,960,790	\$2,796,079	\$2,796,079	\$-	\$33,552,948



AUBURN COST ESTIMATE (CONTINUED)

NO.	PROJECT NAME / DESCRIPTION	AREA	\$/SF	CONSTRUCTION COST				10% A/E FEES	10% INCIDENTAL	FURNITURE	TOTAL COST
				BASE COST	20% DESIGN & CONST. CONTINGENCY	10% ESCALATION	TOTAL CONST. COST				
OPTION 3											
5.0	RETAIN TECHNOLOGY BUILDING - OPTION 3										
5.1	Abate/encapsulate 1st & 2nd Floor ceiling	32,133	\$15	\$482,000	\$96,400	\$48,200	\$626,600	\$62,660	\$62,660		\$751,920
5.2	Abate Windows	78	\$1,000	\$78,000	\$15,600	\$7,800	\$101,400	\$10,140	\$10,140		\$121,680
5.3	Provide new windows	78	\$2,500	\$195,000	\$39,000	\$19,500	\$253,500	\$25,350	\$25,350		\$304,200
5.4	Renovate TV/Radio/Media Suite	3,600	\$150	\$540,000	\$108,000	\$54,000	\$702,000	\$70,200	\$70,200		\$842,400
5.4a	Renovate to provide 3 new Student lounges	2,100	\$110	\$231,000	\$46,200	\$23,100	\$300,300	\$30,030	\$30,030		\$360,360
5.4b	Renovate Entrance To Link building	2,930	\$90	\$263,700	\$52,740	\$26,370	\$342,810	\$34,281	\$34,281		\$411,372
5.5	Renovate Classroom and Lab space	19,500	\$90	\$1,755,000	\$351,000	\$175,500	\$2,281,500	\$228,150	\$228,150		\$2,737,800
5.6	Renovate Offices	3,200	\$90	\$288,000	\$57,600	\$28,800	\$374,400	\$37,440	\$37,440		\$449,280
5.7	Replace HVAC System	48,200	\$20	\$964,000	\$192,800	\$96,400	\$1,253,200	\$125,320	\$125,320		\$1,503,840
5.8	Update Fire Alarm System	1	LS	\$50,000	\$10,000	\$5,000	\$65,000	\$6,500	\$6,500		\$78,000
5.9	Replace Electrical distribution	1	LS	\$150,000	\$30,000	\$15,000	\$195,000	\$19,500	\$19,500		\$234,000
Subtotal for Retain Technology Building - Option 3				\$4,996,700	\$999,340	\$499,670	\$6,495,710	\$649,571	\$649,571	\$-	\$7,794,852
6.0	OPTION 3 - COST SUBTRACTIONS										
6.1	Subtract Tech Building demolition	1	LS	\$(1,000,000)	\$(200,000)	\$(100,000)	\$(1,300,000)	\$(130,000)	\$(130,000)		\$(1,560,000)
6.2	Subtract Convert Library area to Media Suite	2,500	\$150	\$(375,000)	\$(75,000)	\$(37,500)	\$(487,500)	\$(48,750)	\$(48,750)		\$(585,000)
6.3	Subtract Stair and Elevator Addition	1,200	\$150	\$(180,000)	\$(36,000)	\$(18,000)	\$(234,000)	\$(23,400)	\$(23,400)		\$(280,800)
Subtotal for Subtractions from Retain Technology Building - Option 3				\$(1,555,000)	\$(311,000)	\$(155,500)	\$(2,021,500)	\$(202,150)	\$(202,150)	\$-	\$(2,425,800)
Total Probable Added Cost for Option 3				\$3,441,700	\$688,340	\$344,170	\$4,474,210	\$447,421	\$447,421	\$-	\$5,369,052
Total Probable Cost for Option 1 + Option 3				\$20,586,500	\$4,117,300	\$2,058,650	\$26,762,450	\$2,676,245	\$2,676,245	\$-	\$32,114,940

Note: Numbers shown in parenthesis are subtracted.

**FULTON COST ESTIMATE**

NO.	PROJECT NAME / DESCRIPTION	AREA	\$/SF	CONSTRUCTION COST				10% A/E FEES	10% INCIDENTAL	FURNITURE	TOTAL COST
				BASE COST	20% DESIGN & CONST. CONTINGENCY	10% ESCALATION	TOTAL CONST. COST				
1	SITE WORK										
1.1	BUILDING AREA										
	Concrete Sidewalks	26,000	\$12	\$312,000	\$62,400	\$31,200	\$405,600	\$40,560	\$40,560		\$486,720
	Landscaping / Site Amenities	1	LS	\$25,000	\$5,000	\$2,500	\$32,500	\$3,250	\$3,250		\$39,000
Sub Total for Building Area				\$337,000	\$67,400	\$33,700	\$438,100	\$43,810	\$43,810		\$525,720
1.2	NEW ATHLETIC FIELDS VENUE										
	Synthetic Turf (Multi-sport)	88,000	\$9	\$792,000	\$158,400	\$79,200	\$1,029,600	\$102,960	\$102,960		\$1,235,520
	Grass Baseball / Softball Fields	1	LS	\$100,000	\$20,000	\$10,000	\$130,000	\$13,000	\$13,000		\$156,000
	Earthwork / Grading	220,000	\$0.25	\$55,000	\$11,000	\$5,500	\$71,500	\$7,150	\$7,150		\$85,800
	Bleachers	1	LS	\$50,000	\$10,000	\$5,000	\$65,000	\$6,500	\$6,500		\$78,000
	Fencing	1	LS	\$50,000	\$10,000	\$5,000	\$65,000	\$6,500	\$6,500		\$78,000
	Concrete Sidewalks	22,000	\$12	\$264,000	\$52,800	\$26,400	\$343,200	\$34,320	\$34,320		\$411,840
	Asphalt Pavement	40,000	\$6	\$240,000	\$48,000	\$24,000	\$312,000	\$31,200	\$31,200		\$374,400
	Landscaping / Site / Field Amenities	1	LS	\$50,000	\$10,000	\$5,000	\$65,000	\$6,500	\$6,500		\$78,000
	Stormwater	1	LS	\$100,000	\$20,000	\$10,000	\$130,000	\$13,000	\$13,000		\$156,000
Sub Total New Athletic Fields Venue				\$1,701,000	\$340,200	\$170,100	\$2,211,300	\$221,130	\$221,130	\$-	\$2,653,560
1.3	MAIN PARKING LOT										
	Curb Islands	1	LS	\$100,000	\$20,000	\$10,000	\$130,000	\$13,000	\$13,000		\$156,000
	Asphalt Pavement Milling / Re-Top	220,000	\$2	\$440,000	\$88,000	\$44,000	\$572,000	\$57,200	\$57,200		\$686,400
	Stormwater	1	LS	\$35,000	\$7,000	\$3,500	\$45,500	\$4,550	\$4,550		\$54,600
	Concrete Sidewalks	500	\$12	\$6,000	\$1,200	\$600	\$7,800	\$780	\$780		\$9,360
	Site Lighting	1	LS	\$40,000	\$8,000	\$4,000	\$52,000	\$5,200	\$5,200		\$62,400
	Landscaping / Site Amenities	1	LS	\$10,000	\$2,000	\$1,000	\$13,000	\$1,300	\$1,300		\$15,600
Sub Total Main Parking Lot				\$631,000	\$126,200	\$63,100	\$820,300	\$82,030	\$82,030	\$-	\$984,360
1.4	CAMPUS RING ROAD										
	Earthwork / Grading	50,000	\$0.25	\$12,500	\$2,500	\$1,250	\$16,250	\$1,625	\$1,625		\$19,500
	Asphalt Pavement	175,000	\$2	\$350,000	\$70,000	\$35,000	\$455,000	\$45,500	\$45,500		\$546,000
	Stormwater	1	LS	\$25,000	\$5,000	\$2,500	\$32,500	\$3,250	\$3,250		\$39,000
	Landscaping / Site Amenities	1	LS	\$10,000	\$2,000	\$1,000	\$13,000	\$1,300	\$1,300		\$15,600
	Site Lighting	1	LS	\$40,000	\$8,000	\$4,000	\$52,000	\$5,200	\$5,200		\$62,400
	Concrete Sidewalks	500	\$12	\$6,000	\$1,200	\$600	\$7,800	\$780	\$780		\$9,360
Sub Total Campus Ring Road				\$443,500	\$88,700	\$44,350	\$576,550	\$57,655	\$57,655	\$-	\$691,860
Sub Total for All Site Work				\$3,112,500	\$622,500	\$311,250	\$4,046,250	\$404,625	\$404,625	\$-	\$4,855,500

**FULTON COST ESTIMATE (CONTINUED)**

NO.	PROJECT NAME / DESCRIPTION	AREA	\$/SF	CONSTRUCTION COST				10% A/E FEES	10% INCIDENTAL	FURNITURE	TOTAL COST
				BASE COST	20% DESIGN & CONST. CONTINGENCY	10% ESCALATION	TOTAL CONST. COST				
2	BUILDING NEW WORK										
2.2	Athletic Field Amenities Addition	800	\$110	\$88,000	\$17,600	\$8,800	\$114,400	\$11,440	\$11,440		\$137,280
2.3	Student Housing	39,500	\$190	\$7,505,000	\$1,501,000	\$750,500	\$9,756,500	\$975,650	\$975,650		\$11,707,800
Sub Total for New Addition		40,300		\$7,593,000	\$1,518,600	\$759,300	\$9,870,900	\$987,090	\$987,090	\$-	\$11,845,080
3	BUILDING RENOVATION										
3.1	Enclose Corridor	3,900	\$80	\$312,000	\$62,400	\$31,200	\$405,600	\$40,560	\$40,560		\$486,720
3.2	Convert A & B to Nursing Lab	3,980	\$110	\$437,800	\$87,560	\$43,780	\$569,140	\$56,914	\$56,914		\$682,968
3.3	Convert D to OT Lab	1,895	\$110	\$208,450	\$41,690	\$20,845	\$270,985	\$27,099	\$27,099		\$325,182
3.4	Convert F to Food Court	2,440	\$150	\$366,000	\$73,200	\$36,600	\$475,800	\$47,580	\$47,580		\$570,960
3.5	Convert J to Multipurpose Room Student Lounge	5,200	\$110	\$572,000	\$114,400	\$57,200	\$743,600	\$74,360	\$74,360		\$892,320
	Convert K to Manufacturing lab	7,735	\$111	\$858,585	\$171,717	\$85,859	\$1,116,161	\$111,616	\$111,616		\$1,339,393
3.6	Convert part of Former K-Mart to Athletic Facility	56,430	\$115	\$6,489,450	\$1,297,890	\$648,945	\$8,436,285	\$843,629	\$843,629		\$10,123,542
3.7	Convert part of Former K-Mart to County Emergency Service	28,000	\$110	\$3,080,000	\$616,000	\$308,000	\$4,004,000	\$400,400	\$400,400		\$4,804,800
3.8	Convert part of Former K-Mart to Tenant Space	8,000	\$110	\$880,000	\$176,000	\$88,000	\$1,144,000	\$114,400	\$114,400		\$1,372,800
3.9	Convert part of Former K-Mart to Campus Storage	4,000	\$50	\$200,000	\$40,000	\$20,000	\$260,000	\$26,000	\$26,000		\$312,000
Subtotal for Renovation Work		121,580		\$13,404,285	\$2,680,857	\$1,340,429	\$17,425,571	\$1,742,557	\$1,742,557	\$-	\$20,910,685



**FULTON COST ESTIMATE (CONTINUED)**

NO.	PROJECT NAME / DESCRIPTION	AREA	\$/SF	CONSTRUCTION COST				10% A/E FEES	10% INCIDENTAL	FURNITURE	TOTAL COST
				BASE COST	20% DESIGN & CONST. CONTINGENCY	10% ESCALATION	TOTAL CONST. COST				
MECHANICAL, ELECTRICAL, PLUMBING BUILDING SYSTEMS UPGRADES											
	CLASSROOM & ADMINISTRATION BLDG.										
	Insulate ducts	50,000	\$8	\$400,000	\$80,000	\$40,000	\$520,000	\$52,000	\$52,000		\$624,000
	Upgrade temperature controls	50,000	\$5	\$250,000	\$50,000	\$25,000	\$325,000	\$32,500	\$32,500		\$390,000
	Repair RTU		LS	\$84,000	\$16,800	\$8,400	\$109,200	\$10,920	\$10,920		\$131,040
	RENOVATED AREAS (FORMER RETAIL)										
	RTU Replacement & HVAC System	120,620	\$35	\$4,221,700	\$844,340	\$422,170	\$5,488,210	\$548,821	\$548,821		\$6,585,852
	Electrical systems upgrades	120,620	\$15	\$1,809,300	\$361,860	\$180,930	\$2,352,090	\$235,209	\$235,209		\$2,822,508
	Plumbing Systems	120,620	\$10	\$1,206,200	\$241,240	\$120,620	\$1,568,060	\$156,806	\$156,806		\$1,881,672
Total Probable Cost				\$29,065,485	\$5,813,097	\$2,906,549	\$37,785,131	\$3,778,513	\$3,778,513	\$-	\$45,342,157

