



SUNY NEW PALTZ FACILITY MASTER PLAN UPDATE 2018

PERKINS EASTMAN | SCOTT BLACKWELL PAGE ARCHITECT
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LIST OF PARTICIPANTS

COMMITTEE LIST FOR CAMPUS FACILITIES PLANNING TASK FORCE

- LORIN BASDEN ARNOLD, SUNY New Paltz, VP Academic Affairs
- STEPHANIE BLAISDELL, SUNY New Paltz, VP Student Affairs
- JEFFERY BITTNER, SUCF, SUCF Capital Program Manager
- MICHAEL BRENNAN, SUNY New Paltz, Director Facilities Design & Construction
- KEVIN CASKEY, SUNY New Paltz, Professor School of Business
- L. DAVID EATON, SUNY New Paltz, VP Enrollment Management
- LINDA EATON, SUNY New Paltz, Associate VP-Student Affairs
- MICHELE HALSTEAD, SUNY New Paltz, VP Administration & Finance
- SUN HEE KIL, SUNY New Paltz, Assistant Professor Theatre Arts
- ERICA MARKS, SUNY New Paltz, VP for Development & Alumni Relations
- LINDA ORTON, SUNY New Paltz, Facilities Coordinator
- DENISE PLATT, DASNY, Project Manager
- JOHN SHUPE, SUNY New Paltz, Asst. VP for Facilities Management (Chair)
- PAMELA ST. JOHN, SUNY New Paltz, Associate Professor Chemistry
- PAUL TUCCI, SUNY New Paltz, Interim CFO Development-Foundation
- SHELLY WRIGHT, SUNY New Paltz, Chief of Staff, VP for Communication
- SARAH WYMAN, SUNY New Paltz, Associate Professor English/ Director Faculty Development Center

DESIGN TEAM

PERKINS EASTMAN

- Sean O'Donnell
- Matt Bell
- Leo Varone

SCOTT BLACKWELL PAGE ARCHITECT

- Scott Blackwell Page

CCS INC.

- Clive Bransby



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EXECUTIVE SUMMARY

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1. EXECUTIVE SUMMARY

In 2009, the State University Construction Fund developed a Facilities Master Plan (FMP) for the State University of New York (SUNY) at New Paltz. Completed in 2010, the chief goals of this Plan were to:

- Provide comprehensive data identifying programmatic needs for academic and support space;
- Develop creative solutions to these demonstrated space needs which expand, renovate and enhance SUNY New Paltz's facilities accordingly;
- Develop strategic plans to inform SUNY New Paltz's future capital funding requests.

Using this plan, New Paltz has methodically been implementing the plan, addressing their aging facilities and campus landscapes and open spaces, through projects including the following major critical maintenance efforts and strategic initiatives:

MODERNIZED THROUGH SUCF AND DASNY

- Wooster Hall
- University Library
- The Hasbrook Complex
- The Service Building

NEW CONSTRUCTION THROUGH STRATEGIC INITIATIVE

- Science Hall
- Engineering Innovation Hub

NEW CONSTRUCTION THROUGH DASNY

- Ridgeview Residence Hall

SITE IMPROVEMENTS

- Mohonk Walk was created
- The Concourse was renovated

In 2018, the campus and the Dormitory Authority of the State of New York (DASNY) engaged Perkins Eastman and its consultant, Scott Page Architect, to update the plan to reflect changing programmatic needs, updated enrollment projections, and likely funding scenarios that would enable them to continue to bring the campus into a state that supports its continued growth in enrollment and its evolving academic offerings.

Named one of Kiplinger Personal Finance's "Best Value Colleges" and one of the "Top Public Schools" by US News & World Report for 2018- 19, SUNY New Paltz's enrollment is projected to continue to grow within the ten year time frame of this master plan update. This growth in enrollment will continue to put pressure on the university's academic, residential and support facilities.

SUNY New Paltz has the most modest space allocation among the SUNY comprehensive colleges. While daunting, with less than half the space per student FTE of a SUNY Purchase or a SUNY Potsdam, the goal of this plan is to expand the nonresidential facilities on campus by 35 ASF per student FTE. This aim will require 570,000 GSF of new facilities concurrent with a substantive campus renovation. If achieved, the College will still have the lowest ASF per student FTE of the comprehensive colleges.

The implementation strategy to meet that ambitious goal begins modestly. First, the College is advancing the College Hall project. The project will transfer space out of the residential inventory, from an old dorm, into

productive academic space. Through the project, the College will also be able to provide relief to two science departments, Biology, and Chemistry. This science expansion will not only expand science enrollment but eliminate critical bottlenecks in science prerequisites and corequisites for other departmental majors.

Second, the College will pursue a new construction project, directly addressing the quality of the classroom inventory, along with severe deficits in the College of Liberal Arts & Sciences. Similar to the College Hall project, this new building will enable the renovation of other campus buildings, specifically the Humanities Classroom Building and the Jacobson Faculty Tower. The project will also relieve congestion in the College's new student service center in Wooster Hall.



Last, the College will remain opportunistic, following the System's lead in new strategic initiatives, developing projects that are both responsive to the System's objectives as well as the requirements on campus. If successful, this implementation strategy will either renovate or construct more than 370,000 GSF of facilities. While this will represent a substantive achievement, only 120,000 of that total will be devoted to new construction. SUNY New Paltz will remain 450,000 GSF short of the institution's long-term need.

This 2018 Facilities Master Plan Update builds on the vision and principles established in the 2010 Master Plan and offers updated strategies for program relocation, consolidation and expansion; space utilization; facility renovation, expansion, and new construction; and enhancements to campus environment and systems to assist New Paltz in its ongoing effort to attract and retain the best and brightest.



Proposed 2018 FMP Update plan.

1. EXECUTIVE SUMMARY

KEY GOALS OF THE FACILITIES MASTER PLAN UPDATE

“Rightsizing” the New Paltz Campus

Unlike the 2010 plan, which assumed a modest decline in enrollment, the 2018 master plan assumes a modest incremental increase in enrollment over the next ten years. Part of the reasoning for this modest growth is the economics of running the campus and the certain incremental costs. The assumption is that SUNY New Paltz, with its selectivity, is such that a modest amount of growth is plausible.

So, while enrollment growth is planned in the master plan update, first and foremost, the update addresses the College’s crucial present need for additional space along with the essential renovation of the current inventory. As the most modestly resourced comprehensive college within the System, with only slightly more than 100 assignable square per student FTE devoted to nonresidential functions, the expansion and renovation of the current inventory are essential to supporting the College’s Mission and Strategic Vision into the future.

The College’s current plans are to increase undergraduate enrollment by half a percent per annum and therefore include a modest overall growth of under eight percent through 2028. However, because of the modest amount of space currently per FTE, the College does have a substantial overall space shortfall, of 570,000 Gross Square Feet (GSF) identified through a detailed analysis of current space utilization, and confirmation with campus leadership. If achieved, the construction of more than half a million new square feet of facilities, the College would still have the least space per student FTE of any of the other State University comprehensive colleges.

Continuing to Create a More Welcoming Campus

One of the goals of the 2010 master plan was to significantly enhance the first impression of the campus. With the addition of the Science Building and the creation of the Mohonk Walk, arriving at the New Paltz campus is currently a much more welcoming experience. The master plan update will continue to realize this vision by targeting additional engineering and new STEM facilities at the intersection of Mohonk Walk and Route 32. Thusly, programmatic needs can also enhance the overall impression and experience of the campus. Parking will continue to be relocated from the campus core to convenient and safe, but unobtrusive locations at the perimeter of the campus. The results will be better for student and faculty recruitment, it will continue to enhance the campus’ relationship to the community, and it will foster sustainability, since the campus will continue to become even more compact and walkable as new facilities are added.

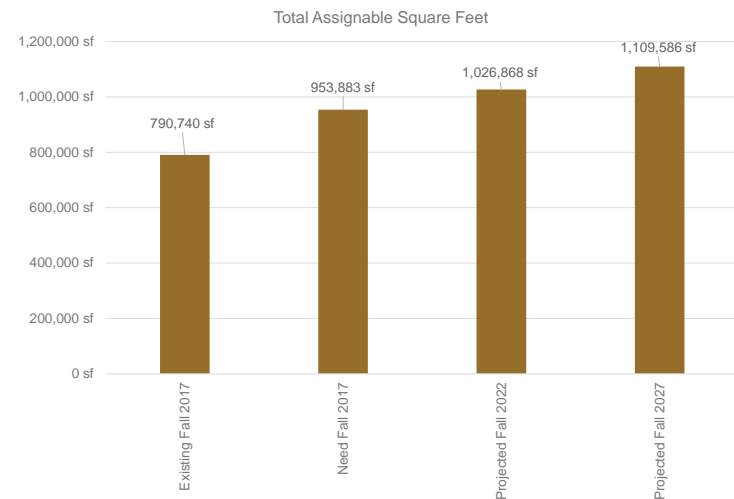
Enhancing Key Instructional Space

The FMP update addresses the existing inadequacies in the function of the College’s spaces and seeks to create more efficient and better functioning instructional and support spaces. To take one critical example, classroom space is both insufficient and many of the existing classrooms are too small and/or are oddly proportioned to accommodate the section sizes required to deliver the curriculum and schedule. The master plan update has been developed to correct this significant deficiency through a series of interconnected modernization and new construction projects. Related elements of the plan include several strategies to allow for the logical expansion of departments and units.

Based on Three Intervals
Fall 2018
Fall 2023
Fall 2028

Long Term Deficit of
Approximately 320,000 ASF
(Assignable Square Feet)

Or roughly 570,000 GSF
(Gross Square Feet)



Space Needs Projections for New Paltz

Improving the Physical Environment of the Campus

A key goal of the 2010 Facilities Master Plan was to improve the day-to-day experience of students, faculty and staff as they make their way around campus and spend time in the landscape of campus open spaces. With the creation of the Mohonk Walk and enhancements to the Concourse, the campus has made great strides toward improving the campus' physical environment for the benefit of students, faculty, staff and visitors alike with the results helping to enhance institutional morale and reinforcing the College's overall ideals. The 2018 Facilities Master Plan Update continues to enhance the pedestrian experience of walking across campus by reinforce the vision of Mohonk Walk, and by enhancing the experience of walking from south to north, between the residential and academic portions of campus and by creating a new Arts and Sciences Quadrangle in a central space currently occupied by temporary buildings.

Expanding Residential Opportunity and the Campus

The master plan update identifies several opportunities to address a need for additional student and faculty housing. On campus student housing options are identified along Route 208, along the Gunk and adjacent to the recent Ridgeview building. Each site presents different qualities and implementation opportunities with the Route 208 site enabling the addition of up to 600 beds. While that campus edge location may be more attractive to older students, the location within the campus along the Gunk would also provide approximately 600 beds and would appeal to younger students. The acquisition of an adjacent 42 acre parcel also provides the University with an opportunity to develop housing attractive to faculty and staff.

Methodology & Use of this Report

The Facilities Master Plan Update has been developed as an amendment to the 2010 plan. Working with the steering committee and using strategic interviews, Perkins Eastman and Scott Page

have updated the space projections, adjusted the campus plan and phasing, and revised the cost estimates to reflect current conditions as of the Fall of 2018. The 2010 FMP and the 2008 Site and Landscape Master Plan reports may still provide additional useful information beyond the scope of the revisions above.

Space Needs Assessment Summary

SUNY New Paltz has the most modest space allocation of the SUNY comprehensive colleges. While daunting, with less than half the space per student FTE of a SUNY Potsdam, the goal is to expand the nonresidential facilities on campus by 35 ASF per student FTE. This aim will require 570,000 GSF of new facilities concurrent with a substantive campus renovation. If achieved, the College will still have the lowest ASF per student FTE of the comprehensive colleges.

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