Facilities Master Plan Update
May 2017

Schenectady County Community College
78 Washington Avenue
Schenectady, NY 12305

Steering Committee
Dr. Steady Moono - President
Charles Richardson - Vice President of Administration
Paula Ohlhous - Chief of Staff
Penny Haynes - Vice President of Academic Affairs
Denise Zieske - Vice President for Workforce Development
Anthony Schwartz - Director of Facilities
Cindy D. Zielaskowski - Registrar
Amiee Warfield - Controller
Andrew Vines - Dean of Math, Science, Technology, and Health
Sabrina McGinty - Assistant Dean for Academic Affairs
Tania Cabrera - Faculty (Math, Science, Technology, and Health)
Mike Stamets - Faculty (Hotel, Culinary Arts, and Tourism)
Jacqueline Keleher - Director of Library Services
Stephen Fragale - Dean of Enrollment Management & Student Success
Matthew Farron - Professor (Business, Criminal Justice, and Law)
Tinsley Hembree - Student Activities Advisor
SGA Representative
Don Scheuer - Schenectady County Facilities

Prepared by:
JMZ Architects and Planners, P.C.
190 Glen Street - PO. Box 725
Glens Falls, New York 12801
(518) 793-0786
www.JMZarchitects.com

Tenée R. Casaccio, AIA, Principal-in-Charge
Jason Henault, AIA, Project Manager
# Table of Contents

## Executive Summary
- Introduction ...................................................... 1
- The Planning Process ........................................... 1
- Strategic Plan ..................................................... 1
- Academic Plan .................................................... 2
- Master Plan Themes .............................................. 2
  - Improve Learning Support Services ..................... 3
  - Enhance Student Services .................................. 4
  - Enrich the Campus Environment ......................... 5
  - Focus on STEM .................................................. 6
  - Invest in Campus Renewal ................................. 7

## Assessment of Conditions
- Facilities Conditions Assessment ............................. 9
- Projects Completed ............................................... 9
- Capital Project Requests ....................................... 9
- Kindl Building ..................................................... 10

## Analysis of Space Needs
- Campus Input .................................................... 11
- Community Leader Survey .................................... 11
- Campus Interviews .............................................. 11
- Open Session ..................................................... 12
- Instruction Space Utilization ................................ 12
- Square Footage per Student Station ....................... 12
- Hourly Utilization .............................................. 12
- Seat Utilization ................................................ 12
- Utilization Results ............................................. 12

## Master Plan Recommendations
- Introduction ...................................................... 15
- Project Descriptions ........................................... 15
  - Facilities Maintenance Projects ......................... 15
  - Swing Space ..................................................... 15
  - Estimates of Probable Cost ................................. 15
- Space Programs and Floor Plans ............................ 15
- Begley Building .................................................. 16
- Stockade Building .............................................. 18
- Center for Science & Technology ........................... 20
- Elston Hall ......................................................... 22
- Other Master Plan Projects ................................... 25
- Implementation Plan .......................................... 26
- Estimate of Probable Cost .................................... 26

## Appendices
- A: Assessment of Conditions
- B: Community Leader Survey Responses
- C: Open Session Results
- D: Phasing Plans
Executive Summary

Introduction

Schenectady County has seen remarkable growth over the last few years and continues to create new opportunities in research, technology, and development. Schenectady County Community College (SCCC) plays an important role in support of these opportunities by offering a variety of degree and certificate programs designed to meet the needs of students and organizations in Schenectady County.

In 2013, JMZ Architects and Planners was retained to complete a comprehensive ten-year facilities master plan for SCCC. Since that time, the College has established new leadership, developed a new strategic plan, and prepared a new five-year academic plan.

Like many of its peers, SCCC has also seen a decrease in enrollment over the last few years. When the facilities master plan was completed in 2013, 4,312 full-time and part-time students were enrolled in credit courses at the College. That number decreased to 3,359 in 2016 due, in large part, to demographic trends and economic conditions. As the economy continues to recover, fewer employees need training and fewer students are driven to seek a cost effective community college education.

The Planning Process

Schenectady County has made a commitment to reduce waste and eliminate duplication of services. SCCC has also been working towards improved efficiency and renewing its existing facilities rather than constructing new facilities.

In general, the master plan update scope of work included the following:

- Review the new strategic plan and academic plan. Identify strategic initiatives that will be supported by proposed master plan projects.
- Update the “Assessment of Conditions” based on work that has been completed and/or projects that have been modified since 2013.
- Review the Kindl Building and make recommendations for current and future use.
- Engage community leaders, faculty, staff, and students to gain a better understanding of current and future needs.
- Develop several options that satisfy the five- and ten-year needs of the College. The preferred option will serve as the final recommendation.
- Prepare a report that includes diagrammatic floor plans, estimates of probable cost, and phasing plans that support the final recommendation.

Strategic Plan

The new strategic plan “Our College. Our Future.” identifies five strategic goals intended to increase student success, ensure quality academic programs, and strengthen strategic partnerships. All projects identified in this master plan update align with these goals:

I. Expand Access and Increase Student Success
II. Ensure a Quality, Relevant, Coherent, and Innovative Curriculum
III. Invest in Campus Renewal
IV. Strengthen and Expand Community and Strategic Partnerships
V. Ensure the College’s Financial Sustainability

With so many changes since the facilities master plan was completed in 2013, it is necessary to revisit and update the recommendations for the types of facilities required to support enrollment, academic programs, and strategic priorities.
Academic Plan

The new “Academic Affairs Strategic Plan” was developed to strengthen existing academic programs and provide new programs that continue to meet the needs of the Schenectady County region. The master plan recommendations also align with the goals identified in the academic plan.

I. Provide and Sustain Excellent Academic Programs
II. Develop and Support Superior Teaching
III. Maintain a Supportive Environment

The academic plan includes detailed information and major initiatives identified by each academic division and a preliminary space program for the proposed Learning Commons.

Master Plan Themes

The major recommendations are organized around five master plan themes that relate to goals identified in the strategic plan and academic plan, as well as current and future needs identified by faculty, staff, and students.

- Improve Learning Support Services
- Enhance Student Services
- Enrich the Campus Environment
- Focus on STEM
- Invest in Campus Renewal

The majority of the Master Plan recommendations include space in the Begley Building, Center for Science and Technology, and Elston Hall.

**EXISTING BUILDINGS**

1. Gateway Building
2. School of Music
3. Begley Building
4. Carl B. Taylor Auditorium
5. Stockade Building
6. Center for Science and Technology
7. Elston Hall
8. Casola Addition
**Improve Learning Support Services**

Modern libraries are flexible learning environments with integrated technology, individual study rooms, and collaborative space for groups activities. One of the priorities for this master plan is to move non-library functions out of the Begley Building and renovate the first and second floors to create a modern, flexible learning environment. The proposed Learning Commons will encourage students to utilize library resources and improve access to a full complement of academic support services.

The first floor of the library will be converted to the “active” floor of the Learning Commons. It will include the Learning Center, Tutoring Center, Meeting Rooms, Presentation Practice Rooms, and the Center for Excellence in Teaching. The need for this center was identified in the strategic plan; it will focus on improving teaching practices and developing new pedagogies that enhance student learning. Space will be provided in the Learning Center for the Accounting Lab, Math Lab, and Writing Lab currently located in Elston Hall. A small café will serve the Learning Commons and adjacent auditorium during performances and other community events.

Library functions will be located on the second floor. The stack area will be consolidated on the south side of the building. A large reading area will be located on the north side and will be surrounded by library offices, quiet study rooms, and group study rooms.

Renovations will include replacement of exterior windows, interior finishes, and building mechanical equipment. An allowance for abatement of hazardous materials will also be included. Updated toilet rooms will be provided on each floor.

---

**Our College. Our Future.**

II. Ensure a Quality, Relevant, Coherent, and Innovative Curriculum

Transform the existing library into a comprehensive Learning Commons that supports learning and is a destination for students, faculty, and the community.

Design and establish a Professional Development Center for full-time and adjunct faculty with programming that focuses on the improvement of teaching practices and the development of new pedagogies, which enhance student learning.

**Academic Affairs Strategic Plan**

2. Develop and Support Superior Teaching

Identify faculty needs and coordinate appropriate professional development activities.
**Enhance Student Services**

Academic Advising, Bursar, Financial Aid, and Registrar are currently located on the second floor of Elston Hall. The consolidation and reconfiguration of these services will improve student access, support student retention, and address several other needs identified by faculty and staff. The new **Student Services Center** will be located on the first and second floor of the Stockade Building, which will become available after Admissions moves to the ground floor of Elston Hall.

Ideally, all services would be located on the first floor. The amount of space required for each department, however, requires an additional 900 square feet, which will be provided on the second floor. Students will access this space using the stair and elevator immediately adjacent to the reception area. Since student services will remain in their current location during the renovations, services will not be disrupted and there will be no need for swing space.

As shown in the proposed floor plans below, the Student Services Center will be accessed from the hallway that connects Elston Hall to the Begley Building. In addition to a large waiting area, the reception area will include cross-trained staff to answer questions and self-help kiosks to process simple transactions. Students that need additional assistance will be directed to Academic Advising, Bursar, Financial Aid, or Registrar staff located within the Center. A shared conference room, break room, and storage room will be available to staff and students. The adjacent lecture halls will be utilized for large group sessions.

Once these projects are completed, essential student services will be in accessible location at the front door of campus. While this location is ideal for student access, the safety of staff must also be carefully considered during design. Staff requested that the reception area in both areas be equipped with deep counters, secure transaction windows, security cameras, and panic buttons.

---

**Our College. Our Future.**

I. Expand Access and Increase Student Success

*Design student services to support student transition from entry to completion and to employment or transfer.*

*Develop a one-stop student services approach that allows students to move easily between testing, advising, counseling, registration, admissions, financial aid, and payment services both in person and via the web.*
**Enrich the Campus Environment**

The campus currently lacks outdoor gathering spaces, informal meeting areas, and other spaces that support serendipitous student interaction. To encourage students to remain on campus between classes, this master plan includes a large student lounge on the second floor of Elston Hall with areas for individual study, group activities, and student clubs. A portion of the fifth floor will be renovated for small student lounges, study rooms, and a meditation room.

Technology and furniture in classrooms will be updated to enhance the learning environment. Flexible instructional spaces with integrated technology will be created on the fifth floor to provide better support for project-based learning.

Faculty offices within each division will be collocated to provide better access for students and an identifiable “home.” Each office suite will include faculty offices, adjunct offices, and collaborative space.

---

### Our College. Our Future.

**III. Invest in Campus Renewal**

A modern welcoming physical facility and strong technological capacity are critical factors in enabling faculty and staff to work successfully toward student achievement and academic quality.

**Academic Affairs Strategic Plan**

1. Provide and Sustain Excellent Academic Programs

   Ensure alignment of instructional environment with academic mission.
Focus on STEM

Many of the fastest growing industries in New York State and across the country are related to science and technology. To support these academic programs at SCCC, new science labs were recently constructed on the sixth floor of Elston Hall and a new Nanotechnology Lab was created in the Center for Science and Technology (CST). The remaining labs in CST, however, are in fair condition and do not support current teaching modalities.

Based on the results of the instructional space utilization study, only one science lab exceeded available capacity during the Fall 2016 semester. Since new science labs were recently constructed on the sixth floor of Elston Hall, no additional labs will be required to support current enrollment.

As part of this master plan, the General Chemistry Lab, Organic Chemistry Lab, Physics Lab, Information Technology Lab, and Networking Lab in CST will be updated to improve the learning environment and better prepare students for the workplace. Renovations will provide new interior finishes, casework, furnishings, and equipment. Existing windows will be replaced and the HVAC system will be updated.

In order to renovate the building while maintaining operations, swing space must be provided. The estimates of probable cost, therefore, include the cost for temporary lab space. This cost may be reduced by temporarily utilizing the Earth Science Lab on the third floor of Elston Hall during the renovations.

Additional interior work will include renovating the office space, support space, and toilet rooms. Exterior improvements replace windows and soffits and repair exterior walls. The bridge that connect Elston Hall to CST will also be renovated to improve the pedestrian route from the main campus.

Our College. Our Future.

II. Ensure a Quality, Relevant, Coherent, and Innovative Curriculum

Further expand a plan and process for assessing outcomes at all levels and use the results to improve the learning environment and to ensure that academic programs, courses, and instructional delivery tools meet the needs of all learners.

IV. Strengthen and Expand Community and Strategic Partnerships

Deepen connections with the region’s workforce development agencies to ensure that the college degree programs and training efforts are supporting industry needs.

Academic Affairs Strategic Plan

1. Provide and Sustain Excellent Academic Programs

Provide state-of-the-art instructional facilities that foster connections between theory and practice.
**Invest in Campus Renewal**

Funding for new construction projects and capital expenditures has been dramatically reduced in the last ten years. In order to continue to provide quality academic programs and services, it is essential for community colleges to adapt to these changing economic realities. Investing in existing facilities and achieving better utilization from existing space become more important. As a result, the planning team looked at strategies to reconfigure existing space to consolidate resources and improve efficiency. An instructional space utilization study was conducted to identify opportunities for improved utilization. The study found capacity in classrooms and class labs for additional course meetings, as well as an opportunity to increase enrollment in course sections.

All master plan projects have been focused on renewal of existing facilities rather than construction of new facilities. The cost and phasing of each project were carefully considered to minimize the amount of swing space required and avoid stranding investment. The detailed phasing plans included in Appendix D are summarized below. The new Learning Commons was identified as the top priority and should be completed during the first phase of master plan implementation.

The total estimated cost of all projects identified in this master plan update, escalated to 2019, is $30,853,000. Much of this investment will be in the Begley Building and Elston Hall. “Other Projects” include the pedestrian bridge, emergency generator, storm drainage system, fire alarm system, outdoor gathering spaces, parking lot improvements, campus-wide signage project, and roof repairs at the Gateway Building.

<table>
<thead>
<tr>
<th>Building</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elston Hall</td>
<td>$10,782,000</td>
</tr>
<tr>
<td>Begley Building</td>
<td>$9,243,000</td>
</tr>
<tr>
<td>Center for Science &amp; Technology</td>
<td>$5,838,000</td>
</tr>
<tr>
<td>Stockade Building</td>
<td>$1,122,000</td>
</tr>
<tr>
<td>Other Projects</td>
<td>$3,868,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$30,853,000</strong></td>
</tr>
</tbody>
</table>

Cost Summary

---

**Our College. Our Future.**

III. Invest in Campus Renewal

*Build an effective facilities management structure to provide a safe, clean, well-maintained, and inviting environment to support students, faculty, employees, and the community.*
Assessment of Conditions

Facilities Conditions Assessment

A comprehensive assessment of all facilities on the main campus was completed in 2013 and is included in Appendix A. The information gathered for that assessment was used to inform the recommendations of this master plan. Based on information provided by SCCC, the following projects are in progress or have been completed:

Projects Completed

- Construct the Canal Side Café and a convenience store on the ground floor of Elston Hall.
- Create a casino lab on the second floor of Elston Hall.
- Replace glass in the greenhouse adjacent to the science labs on the third floor of Elston Hall.
- Renovate space on the fourth floor of Elston Hall for the Honors Program and a wellness area.
- Renovate space on the fifth floor of Elston Hall for a quiet study area.
- Construct science labs on the sixth floor of Elston Hall.
- Create a Nanotechnology Lab in the Center for Science and Technology.
- Create a culinary greenhouse near the Casola Dining Room on the first floor of Elston Hall.
- Replace equipment in the culinary arts kitchen.
- Construct an outdoor culinary arts classroom.
- Renovate the first floor of the Kindl Building for Workforce and Community Development.
- Begley Building Roof Replacement
- Elston Hall North Addition Roof Replacement
- Elston Hall B-Wing Roof Replacement
- Elston Hall Entrance Floor Replacement
- Elston Hall Basement Stabilization
- Center for Science and Technology Boiler Replacement

Capital Project Requests

The following projects have been submitted to the Schenectady County Legislature for the 2017 - 2022 Capital Fund:

- Renovate the Begley Building to create a new Learning Commons.
- Replace two passenger elevators and two freight elevators in Elston Hall.
- Renovate restrooms in Elston Hall.
- Replace entrance doors in Elston Hall.
- Replace entrance doors in the Begley Building.
- Install a heating and cooling system for the hallway that connects Elton Hall, the Stockade Building, and the Begley Building.
- Install new equipment to provide better heating and cooling for the pedestrian bridge.
- Construct sidewalks at emergency exits throughout campus.
Kindl Building

The Kindl Building was donated to SCCC in 2009. Several years later, Schenectady County, the State University of New York, and the Empire State Development Fund invested in renovating the first floor for Workforce and Community Development. In addition to creating office and classroom space, the work included the following:

- Replace Roof
- Repair/Paint Exterior Walls
- Replace Windows
- Provide New Elevator and Stair
- Abate Hazardous Materials

The College is now exploring potential uses for the second and third floors of the building. For occupancy, the following work will be required:

- Interior finishes on both floors are in poor condition and will be replaced.
- Windows on the east side were not replaced during the original renovations. These windows will be replaced with double-glazed, energy-efficient units.
- Mechanical and electrical systems will be modified or replaced to accommodate the proposed use and configuration.
- Renovations will include abatement of hazardous materials on the second and third floors.
- There is a level change of approximately 3'-0" on the second floor. A ramp or lift will be required to provide an accessible route from one side of the building to the other.
- The third floor will require a second means of egress unless the occupant load does not exceed 50 people and the exit access travel distance does not exceed 75 feet. A fire escape is an acceptable means of egress.
- Additional toilet rooms will be required on the second and third floors.

Once these areas are fully renovated, SCCC will have access to an additional 4,717 square feet (SF) on the second floor and 1,594 SF on the third floor of the Kindl Building. These areas could be utilized for additional space to support the growing Workforce and Community Development programs.

The space could also be used as an incubator space for local business and industry. By providing office and support space to local organizations, SCCC will continue to serve as a resource and catalyst for regional economic development.

Finally, there is an opportunity to lease some of the space to strategic partners, such as companies interested in the Start-Up New York program. These partnerships will help strengthen SCCC’s relationship with local, state, and federal organizations and potentially enhance the quality of the academic programs offered at SCCC.

The College is currently exploring grant opportunities for this work. The cost for the renovations was, therefore, not included in this master plan.
Analysis of Space Needs

Campus Input
The planning team made a concerted effort to involve all members of the college community in the master plan process. Community leaders, faculty, staff, and students were asked to share their thoughts about the future of the College during campus interviews and an informal open session.

Community Leader Survey
Community leaders were contacted and asked to complete an anonymous survey. The intent of the survey was to help the planning team determine how the College is perceived by the community, how well current academic and continuing education offerings address the needs of the region, and what the community would like to see from the College in the future. The survey responses are included in Appendix B.

Campus Interviews
The planning team conducted interviews with over thirty members of the college community. Faculty, staff, and students were asked to comment on the condition of current space, predict future space needs, and identify other campus issues. The following represent the “common threads” heard during the interviews:

Campus Facilities
• Enhance view of main campus from State Street and Washington Avenue
• Improve appearance of outdated facilities
• Improve the main entrance (from parking lots) of Elston Hall
• Display the history of the region and the Van Curler Hotel throughout campus
• Reconfigure and expand the bookstore
• Renovate and expand campus dining facilities
• Provide additional wayfinding signage (in progress)
• Update heating and cooling systems
• Provide emergency power for the campus (generator)
• Provide electronic locks on all entrance doors to allow campus safety to “lockdown” the campus in the event of an emergency situation
• Install a mass notification system
• Improve wireless connectivity throughout campus

Academic Space
• Create an identity for each academic division
• Expand academic program offerings
• Provide space that supports project-based learning
• Update classrooms with appropriate technology and flexible furnishings
• Update the science and technology labs
• Provide additional space for adjunct faculty
• Transform the library into a modern learning environment

Existing Science Lab

Begley Library
Support Space

• Consolidate Student Services
• Expand and relocate the Testing Center
• Provide additional informal meeting spaces
• Provide additional space for student and community events
• Provide amenities, such as additional lounge space and a meditation room, to keep students on campus between classes
• Create a Donor Recognition Wall and Alumni Hall of Fame
• Consolidate the Data Center on the fourth floor of Elston Hall

Open Session

To engage students in the master planning process, an open session was held in Stockade Building 101 and the Elston Hall student commons. Participants were asked to provide information on the things they like about the campus and the things they want improved. The most commons responses are included below. A complete list of the responses is included in Appendix C.

The thing I like most about the SCCC campus is:

• Convenient location
• New facilities - Center City, Kindl Building
• New Science Labs in Elston Hall
• Quiet lounge space
• Student Commons
• Student activities
• Personality of Elston Hall
• Historical roots
• Commitment of teachers
• Student diversity

One thing that would improve the SCCC campus is:

• Additional space for student gathering
• Upgraded elevators (in progress)
• Some facilities need a “facelift”
• Improve main entrance/first impression
• More space for student activities
• Improve toilet rooms (in progress)
• Improve wireless connectivity
• Provide additional wayfinding signage (in progress)
• Update Science Labs
• Expand food options

Instructional Space Utilization

Since this master plan does not recommend the construction of any new space, it is particularly important for the College to make efficient use of its existing instructional space. The planning team conducted a utilization study for all instructional spaces in use during the Fall 2016 semester.

There are three variables in the space utilization equation: the square footage per student station; the percentage of available hours; and the percentage of seats filled. A change in any one of these variables has an effect on the utilization of the space. The following criteria, which are based on SUNY Space Planning Guidelines, were used for this study:

Square Footage per Student Station

• Classrooms should have between 20 and 25 square feet per station to allow for project-based learning and other group activities
• Computer labs should have a minimum of 35 square feet per station
• Science and technology labs should have between 40 and 50 square feet per station based on the type of activities that will occur in the space

Hourly Utilization

• Classrooms should be scheduled for a minimum of 30 hours over the course of a 40-hour week
• Class labs should be scheduled for a minimum of 24 hours over the same period. (The lower hourly target provides additional time for instructors to prepare experiments and for students to complete out-of-class work.)

Seat Utilization

• In classrooms, 67 percent of the seats should be filled when a class is in session.
• Since lab space is more expensive to operate and students often work in pairs, 80 percent of the seats should be filled when a class is in session.

Utilization Results

The utilization study included an analysis of weekly student contact hours. The minimum number of available weekly student contact hours for each classroom was calculated based on the number of stations in the classroom and the utilization targets described above. While this analysis does not take into account the qualitative aspects of existing classrooms, such as the type of seating and the presence of instructional technology, it does provide an overview of utilization sufficient enough to arrive at recommendations.

The study found that approximately 75 percent of the classroom weekly student contact hour capacity was utilized during the semester. An additional 6,878 weekly student contact hours could be scheduled on the main campus before additional classroom space is required. In addition to
this capacity, the lecture halls in the Stockade Building were not scheduled during the Fall 2016 semester and could be utilized for larger classes.

The study also identified classrooms that were utilized for less than 50 percent of their weekly student hour capacity. The following rooms were substantially underutilized:

- Elston Hall 325 (3.2%)
- Stockade Building 201 (14.3%)
- Elston Hall 411 (23.2%)
- Elston Hall 420 (33.3%)
- Elston Hall 342 (34.3%)
- Begley Building 212 (34.5%)
- Stockade Building 301 (49.0%)

While not heavily scheduled for credit courses, the College reported that Elston Hall 325 and Stockade Building 201 were utilized extensively for non-credit courses during the semester.

The weekly student contact hour capacity for each class lab was also calculated based on the number of stations in the lab and minimum utilization targets. A much smaller percentage (38 percent) of the weekly student contact hour capacity was utilized in class labs during the semester. A more detailed analysis of the science and technology labs is included on the next page.

An analysis of weekly student contact hours by seating capacity revealed another opportunity to improve utilization. The study found that the average section size for classes held within some classrooms was substantially less than the capacity of those classrooms. For example, the average section size in classrooms that seat between 40 and 49 students was only 22 students. This is substantially less than the minimum seat utilization target range of between 27 and 33 students. This presents the College with an opportunity to schedule larger sections or increase the station sizes to better support project-based learning and other group activities.

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Average Class Size</th>
<th>Number of Stations</th>
<th>Hourly Target</th>
<th>Seat Fill Target</th>
<th>WSCH Capacity</th>
<th>WSCH Utilized</th>
<th>Percent Utilized</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classrooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Begley</td>
<td>15.8</td>
<td>19</td>
<td>30</td>
<td>67%</td>
<td>382</td>
<td>174</td>
<td>45.6%</td>
</tr>
<tr>
<td>Elston</td>
<td>20.6</td>
<td>823</td>
<td>30</td>
<td>67%</td>
<td>16,542</td>
<td>11,908</td>
<td>72.0%</td>
</tr>
<tr>
<td>Stockade</td>
<td>21.5</td>
<td>523</td>
<td>30</td>
<td>67%</td>
<td>10,512</td>
<td>8,477</td>
<td>80.6%</td>
</tr>
<tr>
<td><strong>Classroom Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>27,437</strong></td>
<td><strong>20,559</strong></td>
<td><strong>74.9%</strong></td>
</tr>
</tbody>
</table>

| Class Labs         |                    |                    |               |                  |               |               |                  |
| CST                | 14.0               | 149                | 24            | 80%              | 2,861         | 1,043         | 36.5%            |
| Elston             | 15.2               | 220                | 24            | 80%              | 4,224         | 1,663         | 39.4%            |
| **Class Lab Total**|                    |                    |               |                  | **7,085**     | **2,706**     | **38.2%**        |

Classroom and Class Lab Utilization by Building

<table>
<thead>
<tr>
<th>Seating Capacity</th>
<th>Average Class Size</th>
<th>Number of Stations</th>
<th>Hourly Target</th>
<th>Seat Fill Target</th>
<th>WSCH Capacity</th>
<th>WSCH Utilized</th>
<th>Percent Utilized</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classrooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10-19</td>
<td>16.8</td>
<td>72</td>
<td>30</td>
<td>67%</td>
<td>1,447</td>
<td>1,326</td>
<td>91.6%</td>
</tr>
<tr>
<td>20-29</td>
<td>14.4</td>
<td>140</td>
<td>30</td>
<td>67%</td>
<td>2,814</td>
<td>1,270</td>
<td>45.1%</td>
</tr>
<tr>
<td>30-39</td>
<td>20.6</td>
<td>373</td>
<td>30</td>
<td>67%</td>
<td>7,497</td>
<td>6,448</td>
<td>86.0%</td>
</tr>
<tr>
<td>40-49</td>
<td>22.0</td>
<td>680</td>
<td>30</td>
<td>67%</td>
<td>13,668</td>
<td>10,051</td>
<td>73.5%</td>
</tr>
<tr>
<td>50-59</td>
<td>26.7</td>
<td>100</td>
<td>30</td>
<td>67%</td>
<td>2,010</td>
<td>1,464</td>
<td>72.8%</td>
</tr>
<tr>
<td><strong>Classroom Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>27,437</strong></td>
<td><strong>20,559</strong></td>
<td><strong>74.9%</strong></td>
</tr>
</tbody>
</table>

| Class Labs         |                    |                    |               |                  |               |               |                  |
| 10-19              | 7.0                | 29                 | 24            | 80%              | 557           | 65            | 11.7%            |
| 20-29              | 15.8               | 240                | 24            | 80%              | 4,608         | 2,300         | 49.9%            |
| Casola Dining Room | 100                | 24                 | 80%           |                  | 1,920         | 341           | 17.8%            |
| **Class Lab Total**|                    |                    |               |                  | **7,085**     | **2,706**     | **38.2%**        |

Classroom and Class Lab Utilization by Seating Capacity
As master plan projects are implemented, some existing classrooms will be repurposed. For example, the classroom on the second floor of the Begley Library will be renovated for additional library support space when the Learning Commons is created. While the results of the utilization study indicate that many of these classrooms could be repurposed without a significant impact on the course schedule, the new project-based learning classrooms that will be created on the fourth and fifth floors of Elston Hall will offset the potential loss of classroom weekly student contact hour capacity.

As shown below, the seven classrooms that will be repurposed included 3,364 weekly student contact hours during the Fall 2016 semester. The new classrooms and computer labs in Elston Hall, if constructed, could accommodate 3,337 weekly student contact hours.

<table>
<thead>
<tr>
<th>Location</th>
<th>Number of Stations</th>
<th>NASF per Station</th>
<th>Hourly Target</th>
<th>Seat Fill Target</th>
<th>WSCH Capacity</th>
<th>WSCH Utilized</th>
<th>Percent Utilized</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Classrooms to be Repurposed</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Begley 212</td>
<td>19</td>
<td>20.1</td>
<td>30</td>
<td>67%</td>
<td>382</td>
<td>174</td>
<td>45.6%</td>
</tr>
<tr>
<td>Elston 239</td>
<td>30</td>
<td>17.7</td>
<td>30</td>
<td>67%</td>
<td>603</td>
<td>537</td>
<td>89.1%</td>
</tr>
<tr>
<td>Elston 245</td>
<td>40</td>
<td>14.7</td>
<td>30</td>
<td>67%</td>
<td>804</td>
<td>626</td>
<td>77.9%</td>
</tr>
<tr>
<td>Elston 341</td>
<td>40</td>
<td>14.7</td>
<td>30</td>
<td>67%</td>
<td>804</td>
<td>276</td>
<td>34.3%</td>
</tr>
<tr>
<td>Stockade 106</td>
<td>35</td>
<td>15.1</td>
<td>30</td>
<td>67%</td>
<td>704</td>
<td>394</td>
<td>56.0%</td>
</tr>
<tr>
<td>Stockade 204</td>
<td>40</td>
<td>17.3</td>
<td>30</td>
<td>67%</td>
<td>804</td>
<td>609</td>
<td>75.7%</td>
</tr>
<tr>
<td>Stockade 206</td>
<td>40</td>
<td>17.3</td>
<td>30</td>
<td>67%</td>
<td>804</td>
<td>748</td>
<td>93.0%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4,904</td>
<td>3,364</td>
<td>68.6%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>New Classrooms</th>
<th>Number of Stations</th>
<th>NASF per Station</th>
<th>Hourly Target</th>
<th>Seat Fill Target</th>
<th>WSCH Capacity</th>
<th>WSCH Utilized</th>
<th>Percent Utilized</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elston Hall</td>
<td>20</td>
<td>35</td>
<td>30</td>
<td>67%</td>
<td>402</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Elston Hall</td>
<td>20</td>
<td>35</td>
<td>30</td>
<td>67%</td>
<td>402</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Elston Hall</td>
<td>24</td>
<td>25</td>
<td>30</td>
<td>67%</td>
<td>482</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Elston Hall</td>
<td>24</td>
<td>25</td>
<td>30</td>
<td>67%</td>
<td>482</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Elston Hall</td>
<td>24</td>
<td>25</td>
<td>30</td>
<td>67%</td>
<td>482</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Elston Hall</td>
<td>24</td>
<td>25</td>
<td>30</td>
<td>67%</td>
<td>603</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3,337</td>
<td>0</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Impact on Classrooms

Utilization of Science Labs
Master Plan Recommendations

Introduction

Since the 2013 master plan, a significant investment has been made in SCCC’s facilities. Projects have been completed in the Begley Building, Center for Science and Technology, and Elston Hall. An additional investment is required to implement projects that will enable the College to increase enrollment, improve retention, and meet the needs of faculty, staff, and students.

This section includes detailed descriptions of master plan recommendations and proposed capital projects. When existing facilities are renovated, special attention should be given to increasing wireless connectivity, improving instructional technology, and creating informal learning spaces throughout campus.

Project Descriptions

The master plan projects identified in this section are organized by building. Priority projects can be completed individually or in conjunction with more comprehensive building renovations. Each project description includes a list of facilities maintenance projects, required swing space, estimates of probable cost, space programs, and diagrammatic floor plans.

Facilities Maintenance Projects

Facilities maintenance projects were identified as part of the 2013 Facilities Master Plan and are included in Appendix A. These projects are recommended to improve building conditions, maintain existing infrastructure, and bring the campus into compliance with current building code and accessibility requirements. Many of these maintenance projects have been combined with master plan recommendations to create comprehensive capital projects, as shown herein.

Swing Space

In order to transform existing space, it may be necessary to temporarily relocate building occupants during renovations. Space used to facilitate renovation and construction projects is commonly referred to as “swing space.” Every effort has been made to phase projects so that occupants only move once (from their current space to their proposed space), thereby eliminating the need for swing space. Several projects, however, will require the use of swing space.

Estimates of Probable Cost

Due to the volatility of the construction market, it is difficult to accurately predict costs several years into the future. Master Plan level cost estimates were developed based on square footage using information from existing floor plans and the physical space inventory provided by the College. Each estimate includes an allowance for soft costs and escalation to 2019. Soft costs include contingencies, professional fees, furnishings, equipment, and other items not included in construction costs. Cost estimates do not include construction management fees, insurance, legal fees, or moving expenses.

Escalation was calculated at a rate of 3.5 percent per year and should be adjusted for any projects completed after 2019. All cost estimates should be reviewed prior to obtaining funding for any project.

Space Programs and Floor Plans

Major master plan projects are accompanied by space programs and diagrammatic floor plans. Space programs were developed based on information obtained during campus interviews and subsequent meetings with the Steering Committee. Newly created spaces are shown in yellow highlighting. While the space programs are an accurate reflection of current space needs, they should be verified again when projects are implemented.
Begley Building

Master Plan Projects

**Learning Commons**
Renovations to the first floor will include the Learning Center, Tutoring Center, Center for Excellence in Teaching, and other shared spaces. All library functions will be consolidated on the second floor. To enable the renovations, swing space will be required for some of the functions currently located in the building.

**Auditorium Upgrades**
Upgrades to the Carl B. Taylor Community Auditorium will include refinishing the stage floor, replacing interior finishes, lighting and accessibility upgrades, and extending the fire protection system for full building coverage.

**Basement Upgrades**
The concrete floor in the basement adjacent to the overhead doors is deteriorating and in poor condition. As part of this project, the floor will be repaired and rusted metal doors will be replaced.

**Toilet Rooms Upgrades**
Once the library and auditorium are renovated, the toilet rooms in the lobby should also be upgraded with new finishes and plumbing fixtures.

**Facilities Maintenance Projects**
- Replace Windows
- Replace Exterior Sealant
- Replace Interior Finishes
- Replace HVAC System and Upgrade Controls
- Refinish Stage in Auditorium
- Upgrade Lighting in Auditorium
- Extend Fire Protection System to Auditorium
- Replace Plumbing Fixtures in Toilet Rooms
- Accessibility Upgrades

**Estimate of Probable Cost**

<table>
<thead>
<tr>
<th>Project</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Learning Commons</td>
<td>$8,713,000</td>
</tr>
<tr>
<td>Auditorium Upgrades</td>
<td>$386,000</td>
</tr>
<tr>
<td>Basement Upgrades (Allowance)</td>
<td>$50,000</td>
</tr>
<tr>
<td>Toilet Room Upgrades</td>
<td>$94,000</td>
</tr>
<tr>
<td><strong>Building Total</strong></td>
<td><strong>$9,243,000</strong></td>
</tr>
</tbody>
</table>

Learning Commons - Proposed Floor Plans

![Begley Building First Floor](image1)

![Begley Building Second Floor](image2)
## Learning Commons - Proposed Space Program

<table>
<thead>
<tr>
<th>Library</th>
<th>Existing Location</th>
<th>Number Stations</th>
<th>Station Size</th>
<th>Proposed NASF</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Circulation Desk</td>
<td>Begley 126</td>
<td>N/A</td>
<td>N/A</td>
<td>480</td>
<td>Includes Circulation Office</td>
</tr>
<tr>
<td>Director's Office</td>
<td>Begley 118</td>
<td>1</td>
<td>180</td>
<td>180</td>
<td>Library Director</td>
</tr>
<tr>
<td>Staff Offices</td>
<td>Begley Building</td>
<td>5</td>
<td>120</td>
<td>600</td>
<td>4 FT Staff; PT Staff (share an office)</td>
</tr>
<tr>
<td>Reference Office</td>
<td>Begley 115</td>
<td>N/A</td>
<td>N/A</td>
<td>240</td>
<td></td>
</tr>
<tr>
<td>Technical Processing Office</td>
<td>Begley Building</td>
<td>N/A</td>
<td>N/A</td>
<td>1,000</td>
<td></td>
</tr>
<tr>
<td>Staff Workroom</td>
<td>Begley 123</td>
<td>N/A</td>
<td>N/A</td>
<td>400</td>
<td></td>
</tr>
<tr>
<td>Computer Area</td>
<td>Begley Building</td>
<td>N/A</td>
<td>N/A</td>
<td>2,400</td>
<td></td>
</tr>
<tr>
<td>Reading Area</td>
<td>Begley Building</td>
<td>N/A</td>
<td>N/A</td>
<td>2,400</td>
<td></td>
</tr>
<tr>
<td>Stack Area</td>
<td>Begley Building</td>
<td>N/A</td>
<td>N/A</td>
<td>6,500</td>
<td></td>
</tr>
<tr>
<td>Quiet Study</td>
<td>New</td>
<td>N/A</td>
<td>N/A</td>
<td>600</td>
<td>Also used as Multimedia Viewing Room</td>
</tr>
<tr>
<td>Group Study</td>
<td>New</td>
<td>4</td>
<td>20</td>
<td>80</td>
<td>Seating for 4; Also used as Multimedia Viewing Room</td>
</tr>
<tr>
<td>Group Study</td>
<td>New</td>
<td>4</td>
<td>20</td>
<td>80</td>
<td>Seating for 4; Also used as Multimedia Viewing Room</td>
</tr>
<tr>
<td>Group Study</td>
<td>Begley 225</td>
<td>8</td>
<td>20</td>
<td>160</td>
<td>Seating for 8</td>
</tr>
<tr>
<td>Group Study</td>
<td>Begley 226</td>
<td>8</td>
<td>20</td>
<td>160</td>
<td>Seating for 8</td>
</tr>
<tr>
<td>Storage</td>
<td>Begley Building</td>
<td>N/A</td>
<td>N/A</td>
<td>400</td>
<td></td>
</tr>
<tr>
<td><strong>Library Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>15,680</strong></td>
<td></td>
</tr>
</tbody>
</table>

## Learning Center

<table>
<thead>
<tr>
<th>Learning Center</th>
<th>Proposed</th>
<th>Cost per</th>
<th>Construction</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Director's Office</td>
<td>New</td>
<td>1</td>
<td>180</td>
<td>Learning Center Director</td>
</tr>
<tr>
<td>Coordinator's Office</td>
<td>Begley 210</td>
<td>1</td>
<td>120</td>
<td>Tutoring Center Coordinator</td>
</tr>
<tr>
<td>Staff Office</td>
<td>New</td>
<td>1</td>
<td>120</td>
<td>PT Staff</td>
</tr>
<tr>
<td>Writing Lab</td>
<td>Elston 523 &amp; 525</td>
<td>44</td>
<td>Varies</td>
<td>20 Computers; 24 Workstations</td>
</tr>
<tr>
<td>Math Lab</td>
<td>Elston 518</td>
<td>32</td>
<td>Varies</td>
<td>10 Computers; 24 Workstations</td>
</tr>
<tr>
<td>Accounting Lab</td>
<td>Elston 330</td>
<td>20</td>
<td>35</td>
<td>20 Computers</td>
</tr>
<tr>
<td>Tutoring Center</td>
<td>Begley 203</td>
<td>N/A</td>
<td>N/A</td>
<td>1,200</td>
</tr>
<tr>
<td><strong>Learning Center Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>4,570</strong></td>
</tr>
</tbody>
</table>

## Shared Space

<table>
<thead>
<tr>
<th>Shared Space</th>
<th>Proposed</th>
<th>Cost per</th>
<th>Construction</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Center for Excellence in Teaching</td>
<td>New</td>
<td>32</td>
<td>Varies</td>
<td>24 Computers; Conference Table for 8</td>
</tr>
<tr>
<td>Café</td>
<td>New</td>
<td>N/A</td>
<td>N/A</td>
<td>600</td>
</tr>
<tr>
<td>IT Help Desk</td>
<td>New</td>
<td>N/A</td>
<td>N/A</td>
<td>80</td>
</tr>
<tr>
<td>Maker Space</td>
<td>New</td>
<td>N/A</td>
<td>N/A</td>
<td>800</td>
</tr>
<tr>
<td>Conference Room</td>
<td>Begley 104</td>
<td>20</td>
<td>30</td>
<td>Conference Table for 20</td>
</tr>
<tr>
<td>Presentation Room</td>
<td>Begley 224</td>
<td>8</td>
<td>Varies</td>
<td>Conference Table for 8; Computer Workstation</td>
</tr>
<tr>
<td>Presentation Room</td>
<td>New</td>
<td>8</td>
<td>Varies</td>
<td>Conference Table for 8; Computer Workstation</td>
</tr>
<tr>
<td><strong>Shared Space Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>3,640</strong></td>
</tr>
</tbody>
</table>

## Learning Commons - Estimate of Probable Cost

<table>
<thead>
<tr>
<th>Proposed GSF</th>
<th>Cost per GSF</th>
<th>Construction Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Library</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Computer/Reading/Stack Area</td>
<td>12,195</td>
<td>$200</td>
<td>$2,439,000</td>
</tr>
<tr>
<td>Library Support</td>
<td>5,470</td>
<td>$155</td>
<td>$848,000</td>
</tr>
<tr>
<td>Learning Center</td>
<td>5,155</td>
<td>$180</td>
<td>$928,000</td>
</tr>
<tr>
<td>Maker Space</td>
<td>865</td>
<td>$180</td>
<td>$156,000</td>
</tr>
<tr>
<td>Center for Excellence in Teaching</td>
<td>1,150</td>
<td>$180</td>
<td>$207,000</td>
</tr>
<tr>
<td>Café</td>
<td>565</td>
<td>$220</td>
<td>$125,000</td>
</tr>
<tr>
<td>Toilet Rooms</td>
<td>1,025</td>
<td>$275</td>
<td>$282,000</td>
</tr>
<tr>
<td>Circulation</td>
<td>4,330</td>
<td>$90</td>
<td>$390,000</td>
</tr>
<tr>
<td>Replace Windows</td>
<td>2,960</td>
<td>$70</td>
<td>$208,000</td>
</tr>
<tr>
<td>Replace Exterior Sealant</td>
<td></td>
<td></td>
<td>$50,000</td>
</tr>
<tr>
<td>Hazardous Materials</td>
<td>30,755</td>
<td>$12</td>
<td>$370,000</td>
</tr>
<tr>
<td><strong>Escalation to 2019</strong></td>
<td></td>
<td></td>
<td>$451,000</td>
</tr>
<tr>
<td><strong>Construction Total</strong></td>
<td></td>
<td></td>
<td><strong>$4,454,000</strong></td>
</tr>
<tr>
<td><strong>Soft Costs (35%)</strong></td>
<td></td>
<td></td>
<td><strong>$2,259,000</strong></td>
</tr>
<tr>
<td><strong>Project Total</strong></td>
<td></td>
<td></td>
<td><strong>$6,713,000</strong></td>
</tr>
</tbody>
</table>
Stockade Building

Master Plan Projects

Student Services Center

Academic Advising, Bursar, Financial Aid, and Registrar are currently located on the second floor of Elston Hall. These services will be consolidated on the first and second floors of the Stockade Building to improve student access, retention, and completion.

The first floor of the new Student Services Center will include a large waiting area and reception area with cross-trained staff to answer questions and self-help kiosks to process transactions. Students that need additional assistance will be directed to offices for Academic Advising, Bursar, Financial Aid, or Registrar located within the center.

A shared conference room, break room, and storage room will be available to staff and students. The adjacent lecture halls will be utilized for large group sessions.

Replace Carpet in Lecture Hall

Carpet in the lecture halls is in fair condition and will be replaced as part of the renovations.

Mechanical Equipment Upgrades

The mechanical equipment upgrades identified in the 2013 Facilities Master Plan include replacing existing natural draft hot water boilers, primary and secondary water pumps, and automatic flush valves. Existing systems controls will be upgraded when the equipment is replaced.

Facilities Maintenance Projects

- Replace Interior Finishes
- Replace Boilers
- Replace Water Pumps
- Upgrade Systems Controls

Estimate of Probable Cost

<table>
<thead>
<tr>
<th>Project</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Student Services Center</td>
<td>$935,000</td>
</tr>
<tr>
<td>Replace Carpet in Lecture Halls</td>
<td>$24,000</td>
</tr>
<tr>
<td>Mechanical Equipment Upgrades</td>
<td>$163,000</td>
</tr>
<tr>
<td><strong>Building Total</strong></td>
<td><strong>$1,122,000</strong></td>
</tr>
</tbody>
</table>

Student Services Center - Proposed Floor Plans

![Student Services Center Floor Plans](image-url)
### Student Services Center - Proposed Space Program

<table>
<thead>
<tr>
<th>Existing Location</th>
<th>Number Stations</th>
<th>Station Size</th>
<th>Proposed NASF</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception Area</td>
<td>New</td>
<td>8</td>
<td>80</td>
<td>640</td>
</tr>
<tr>
<td>Waiting Area</td>
<td>New</td>
<td>N/A</td>
<td>N/A</td>
<td>400</td>
</tr>
<tr>
<td>Self-Help Kiosk</td>
<td>New</td>
<td>6</td>
<td>35</td>
<td>210</td>
</tr>
<tr>
<td>Academic Advising</td>
<td>Elston 222</td>
<td>9</td>
<td>VARIES</td>
<td>760</td>
</tr>
<tr>
<td>Bursar</td>
<td>Elston 219A</td>
<td>1</td>
<td>120</td>
<td>120</td>
</tr>
<tr>
<td>Financial Aid</td>
<td>Elston 221</td>
<td>4</td>
<td>120</td>
<td>480</td>
</tr>
<tr>
<td>Registrar</td>
<td>Elston 215</td>
<td>2</td>
<td>120</td>
<td>240</td>
</tr>
<tr>
<td>Conference Room</td>
<td>New</td>
<td>8</td>
<td>30</td>
<td>240</td>
</tr>
<tr>
<td>Break Room</td>
<td>New</td>
<td>N/A</td>
<td>N/A</td>
<td>240</td>
</tr>
<tr>
<td>Storage</td>
<td>New</td>
<td>N/A</td>
<td>N/A</td>
<td>120</td>
</tr>
</tbody>
</table>

**Student Service Center Total**: 3,450

### Student Services Center - Estimate of Probable Cost

<table>
<thead>
<tr>
<th>Proposed GSF</th>
<th>Cost per GSF</th>
<th>Construction Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic Advising</td>
<td>900</td>
<td>$155</td>
<td>$140,000</td>
</tr>
<tr>
<td>Bursar/Financial Aid/Registrar</td>
<td>3,240</td>
<td>$155</td>
<td>$503,000</td>
</tr>
</tbody>
</table>

**Construction Total**: $692,000

Escalation to 2019: $49,000

Soft Costs (35%): $243,000

**Project Total**: $935,000
Center for Science & Technology

Master Plan Projects

Science and Technology Labs

The results of the instructional space utilization study indicated that only one science lab exceeded available capacity during the Fall 2016 semester. No additional labs will be required to support current enrollment. However, the existing labs in the Center for Science & Technology will be renovated.

The General Chemistry Lab, Organic Chemistry Lab, Physics Lab, Information Technology Lab (formerly the Alternative Energy Lab), and Networking Lab are in fair condition and will be updated as part of this master plan. Renovations will include new windows, interior finishes, casework, furnishings, and equipment. Building systems will be updated to reflect the proposed use and configuration.

In order to renovate the building while maintaining operations, swing space must be provided. The cost for swing space may be reduced by temporarily utilizing the Earth Science Lab during the renovations.

Office and Support Space

Additional work in the building will include updating office space, support space, and toilet rooms.

Exterior Improvements

In addition to interior renovations, the exterior of the building will be refreshed. The work will include repairing exterior concrete walls, replacing deteriorated soffits, and installing additional site lighting.

Science and Technology Labs - Proposed Floor Plans

Facilities Maintenance Projects

- Patch and Refinish Exterior Concrete Walls
- Replace Windows
- Replace Soffits
- Replace Interior Finishes
- Replace HVAC System
- Upgrade Systems Controls
- Upgrade Lighting
- Replace Plumbing Fixtures in Toilet Rooms
- Accessibility Upgrades

Estimate of Probable Cost

<table>
<thead>
<tr>
<th>Project</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Science and Technology Labs</td>
<td>$3,544,000</td>
</tr>
<tr>
<td>Office and Support Space</td>
<td>$2,144,000</td>
</tr>
<tr>
<td>Exterior Improvements (Allowance)</td>
<td>$150,000</td>
</tr>
<tr>
<td><strong>Building Total</strong></td>
<td><strong>$5,838,000</strong></td>
</tr>
</tbody>
</table>
### Science and Technology Labs - Proposed Renovations

<table>
<thead>
<tr>
<th>Science and Technology Labs - Proposed Renovations</th>
<th>Existing Location</th>
<th>Number Stations</th>
<th>Station Size</th>
<th>Proposed NASF</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Biology</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anatomy &amp; Physiology</td>
<td>Elston 340</td>
<td>24</td>
<td>43.0</td>
<td>1,033</td>
</tr>
<tr>
<td>Service</td>
<td>Elston 338</td>
<td>N/A</td>
<td>N/A</td>
<td>135</td>
</tr>
<tr>
<td>Biology</td>
<td>Elston 609</td>
<td>18</td>
<td>42.5</td>
<td>765</td>
</tr>
<tr>
<td>Biology</td>
<td>Elston 611</td>
<td>18</td>
<td>40.3</td>
<td>725</td>
</tr>
<tr>
<td>Microbiology</td>
<td>Elston 336</td>
<td>24</td>
<td>42.7</td>
<td>1,025</td>
</tr>
<tr>
<td>Service</td>
<td>Elston 338</td>
<td>N/A</td>
<td>N/A</td>
<td>135</td>
</tr>
<tr>
<td><strong>Chemistry</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Chemistry</td>
<td>CST 202</td>
<td>24</td>
<td>43.8</td>
<td>1,050</td>
</tr>
<tr>
<td>Service</td>
<td>CST 202A</td>
<td>N/A</td>
<td>N/A</td>
<td>120</td>
</tr>
<tr>
<td>Organic Chemistry</td>
<td>CST 104</td>
<td>28</td>
<td>31.2</td>
<td>874</td>
</tr>
<tr>
<td>Service</td>
<td>CST 103</td>
<td>N/A</td>
<td>N/A</td>
<td>575</td>
</tr>
<tr>
<td>Earth and Planetary Sciences</td>
<td>Elston 332</td>
<td>24</td>
<td>37.2</td>
<td>892</td>
</tr>
<tr>
<td><strong>Physics</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Physics</td>
<td>CST 215</td>
<td>24</td>
<td>46.9</td>
<td>1,126</td>
</tr>
<tr>
<td>Service</td>
<td>CST 215A&amp;B</td>
<td>N/A</td>
<td>N/A</td>
<td>200</td>
</tr>
<tr>
<td><strong>Science Labs Total</strong></td>
<td></td>
<td></td>
<td></td>
<td>8,655</td>
</tr>
</tbody>
</table>

### Science and Technology Labs - Estimate of Probable Cost

<table>
<thead>
<tr>
<th>Science and Technology Labs - Estimate of Probable Cost</th>
<th>Proposed GSF</th>
<th>Cost per GSF</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Science Labs</td>
<td>4,235</td>
<td>$350</td>
<td>$1,483,000</td>
</tr>
<tr>
<td>Technology Labs</td>
<td>1,875</td>
<td>$180</td>
<td>$338,000</td>
</tr>
<tr>
<td>Swing Space (Lab Trailers)</td>
<td></td>
<td></td>
<td>$500,000</td>
</tr>
<tr>
<td>Replace Windows</td>
<td>656</td>
<td>$70</td>
<td>$46,000</td>
</tr>
<tr>
<td>Hazardous Materials</td>
<td>6,110</td>
<td>$12</td>
<td>$74,000</td>
</tr>
<tr>
<td>Escalation to 2019</td>
<td></td>
<td></td>
<td>$184,000</td>
</tr>
<tr>
<td>Construction Total</td>
<td></td>
<td></td>
<td>$2,625,000</td>
</tr>
<tr>
<td>Soft Costs (35%)</td>
<td></td>
<td></td>
<td>$919,000</td>
</tr>
<tr>
<td>Science Lab Total</td>
<td></td>
<td></td>
<td>$3,544,000</td>
</tr>
<tr>
<td><strong>Office and Support Space - Estimate of Probable Cost</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office and Support Space</td>
<td>3,600</td>
<td>$155</td>
<td>$558,000</td>
</tr>
<tr>
<td>Toilet Rooms</td>
<td>400</td>
<td>$275</td>
<td>$110,000</td>
</tr>
<tr>
<td>Circulation</td>
<td>7,000</td>
<td>$90</td>
<td>$630,000</td>
</tr>
<tr>
<td>Replace Windows</td>
<td>656</td>
<td>$70</td>
<td>$46,000</td>
</tr>
<tr>
<td>Hazardous Materials</td>
<td>11,000</td>
<td>$12</td>
<td>$132,000</td>
</tr>
<tr>
<td>Escalation to 2019</td>
<td></td>
<td></td>
<td>$112,000</td>
</tr>
<tr>
<td>Construction Total</td>
<td></td>
<td></td>
<td>$1,588,000</td>
</tr>
<tr>
<td>Soft Costs (35%)</td>
<td></td>
<td></td>
<td>$556,000</td>
</tr>
<tr>
<td>Building Total</td>
<td></td>
<td></td>
<td>$2,144,000</td>
</tr>
</tbody>
</table>
Elston Hall

Master Plan Projects

Admissions/Welcome Center

Faculty, staff, and students feel that the main entrance from the parking lot does not provide a good first impression. As part of this master plan, Campus Safety will be relocated to the third floor and the security desk will be converted to a Welcome Center. Students stationed at the reception desk will provide information to potential students and campus visitors.

Removing barriers and streamlining the admissions process is extremely important for recruitment and retention. To improve student access, Admissions will be relocated to the ground floor of Elston Hall and a new Student Services Center will be created on the first and second floors of the Stockade Building (as previously described). Once both projects are complete, these essential services will be in accessible locations at the front of campus. The large meeting space adjacent to Admissions will be utilized for orientation and other student events.

Exterior Improvements

The relationship between an institution and the community it serves is extremely important, particularly for community colleges. Exterior improvements included in this master plan will improve the appearance of Elston Hall - the College’s “face” to the surrounding community. These improvements include replacing windows; repairing exterior masonry walls; and refinishing exterior ceilings, lintels, and soffits. Since the building is on the National Register of Historic Places, all improvements must be carefully considered and approved by the appropriate government agencies.

Student Gathering Space

When students remain on campus between classes, it builds a strong sense of community and improves student retention. Once Academic Advising, Bursar, Financial Aid, and Registrar move to the new Student Services Center in the Stockade Building, a large portion of the second floor of Elston Hall will be converted to student lounge space. This space will include areas for individual study, group activities, and student clubs.

Additional student lounge space, study rooms, and a meditation room will be created on the fifth floor.

Consolidate Student Affairs

Space will be allocated for Athletics, Counseling, Liberty Partnerships, Smart Scholars, Student Activities, Student Affairs, Student Government Association, Veterans Affairs, and Wellness and Support Services adjacent to the large student lounge on the second floor. The Educational Opportunity Program (EOP) will be relocated from the second floor of the Begley Library to the third floor of Elston Hall adjacent to TRIO. This move will consolidate student support services and enable the creation of the new Learning Commons.

Expand Testing Center

The Testing Center is currently located in 950 SF on the fourth floor of Elston Hall. The current location does not provide adequate space for a reception area, office area, or disability testing. It will be relocated to 1,430 SF on the second floor of the building.

Consolidate Data Center

The Data Center will be relocated to the fourth floor of Elston Hall to consolidate resources and improve efficiency. The new Data Center will expand into the space currently occupied by the Testing Center once it moves to the new learning commons in Begley.

Classrooms/Computer Labs

To offset classroom space that will be repurposed as part of this master plan, additional classroom space will be created on the fourth and fifth floors. This new space will be equipped with integrated technology and configured to support project-based learning, which is currently in high demand from both faculty and students.

Reconfigure Faculty Offices

As existing programs grow, new programs are developed, and additional faculty are hired, these faculty are typically assigned to offices based on availability rather than location. As a result, faculty offices become fragmented and must be periodically relocated.

The need to create a sense of community among faculty and an identity for each academic division prompted the recommendation to create faculty office suites on the second, third, and fourth floors of Elston Hall. These suites will include faculty offices, adjunct faculty offices, and collaborative space for each division.

Main Lobby/Community Rooms

The main lobby of the Van Curler Hotel, Van Curler Room, and Lally Mohawk Room will be restored with new finishes and fixtures that accentuate the historic character of the building. A donor recognition wall and alumni hall of fame will be created to highlight the history and success of SCCC graduates.

Mechanical Equipment Upgrades

The mechanical equipment upgrades identified in the 2013 Facilities Master Plan include replacing existing air-handling units, exhaust fans, hot water storage tanks, chillers, cooling towers, piping, and isolation valves. Existing systems controls will be upgraded when equipment is replaced.
# Facilities Maintenance Projects
- Repair Roof
- Repair Masonry Walls/Repoint Mortar Joints
- Replace Windows
- Replace Exterior Sealant
- Scraper, Clean, and Paint Lintels and Sofits
- Replace Interior Finishes
- Replace Interior Doors and Frames
- Replace Air-Handling Units
- Replace Rooftop Exhaust Fans
- Replace Chillers and Cooling Towers
- Replace Piping and Isolation Valves
- Replace Hot Water Storage Tanks
- Upgrade Lighting
- Extend Fire Protection System (Renovated Areas)
- Upgrade Systems Controls
- Accessibility Upgrades

### Estimate of Probable Cost

<table>
<thead>
<tr>
<th>Project</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Admissions/Welcome Center</td>
<td>$584,000</td>
</tr>
<tr>
<td>Campus Safety</td>
<td>$142,000</td>
</tr>
<tr>
<td>Exterior Improvements (Allowance)</td>
<td>$1,100,000</td>
</tr>
<tr>
<td>Student Gathering Space</td>
<td>$2,080,000</td>
</tr>
<tr>
<td>Consolidate Student Affairs</td>
<td>$967,000</td>
</tr>
<tr>
<td>Expand Testing Center</td>
<td>$400,000</td>
</tr>
<tr>
<td>Consolidate Data Center</td>
<td>$998,000</td>
</tr>
<tr>
<td>Classrooms/Computer Labs</td>
<td>$1,299,000</td>
</tr>
<tr>
<td>Reconfigure Faculty Offices</td>
<td>$829,000</td>
</tr>
<tr>
<td>Main Lobby/Community Rooms</td>
<td>$840,000</td>
</tr>
<tr>
<td>Mechanical Equipment Upgrades</td>
<td>$1,043,000</td>
</tr>
<tr>
<td>Misc Classroom Upgrades (Allowance)</td>
<td>$500,000</td>
</tr>
<tr>
<td><strong>Building Total</strong></td>
<td><strong>$10,782,000</strong></td>
</tr>
</tbody>
</table>

### Admissions/Welcome Center - Proposed Space Program

<table>
<thead>
<tr>
<th>Existing Location</th>
<th>Number Stations</th>
<th>Station Size</th>
<th>Proposed NASF</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Welcome Center</td>
<td>New</td>
<td>N/A</td>
<td>N/A</td>
<td>240</td>
</tr>
<tr>
<td>Reception</td>
<td>Stockade 120</td>
<td>N/A</td>
<td>N/A</td>
<td>400</td>
</tr>
<tr>
<td>Directors Office</td>
<td>Stockade 114</td>
<td>1</td>
<td>180</td>
<td>180</td>
</tr>
<tr>
<td>Staff Offices</td>
<td>Stockade Bldg</td>
<td>2</td>
<td>120</td>
<td>240</td>
</tr>
<tr>
<td>Staff Workstations</td>
<td>Stockade 120</td>
<td>5</td>
<td>80</td>
<td>400</td>
</tr>
<tr>
<td>Conference Room</td>
<td>Stockade 116</td>
<td>8</td>
<td>30</td>
<td>240</td>
</tr>
<tr>
<td>Work Room</td>
<td>New</td>
<td>N/A</td>
<td>N/A</td>
<td>120</td>
</tr>
<tr>
<td>Storage</td>
<td>Stockade Bldg</td>
<td>N/A</td>
<td>N/A</td>
<td>200</td>
</tr>
<tr>
<td><strong>Admissions Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>2,020</strong></td>
</tr>
</tbody>
</table>

### Testing Center - Proposed Space Program

<table>
<thead>
<tr>
<th>Existing Location</th>
<th>Number Stations</th>
<th>Station Size</th>
<th>Proposed NASF</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception</td>
<td>New</td>
<td>N/A</td>
<td>N/A</td>
<td>80</td>
</tr>
<tr>
<td>Testing Center</td>
<td>Elston 427</td>
<td>20</td>
<td>35</td>
<td>700</td>
</tr>
<tr>
<td>Disability Testing</td>
<td>Elston 429</td>
<td>10</td>
<td>45</td>
<td>450</td>
</tr>
<tr>
<td>FTOffice</td>
<td>New</td>
<td>1</td>
<td>120</td>
<td>120</td>
</tr>
<tr>
<td>PTOffice</td>
<td>New</td>
<td>1</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td><strong>Testing Center Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>1,430</strong></td>
</tr>
</tbody>
</table>

### Data Center - Proposed Space Program

<table>
<thead>
<tr>
<th>Existing Location</th>
<th>Number Stations</th>
<th>Station Size</th>
<th>Proposed NASF</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Data Center</td>
<td>Elston Hall</td>
<td>N/A</td>
<td>N/A</td>
<td>1,400</td>
</tr>
<tr>
<td>FTOffices</td>
<td>Elston Hall</td>
<td>2</td>
<td>120</td>
<td>240</td>
</tr>
<tr>
<td>FWorkstations</td>
<td>Elston Hall</td>
<td>8</td>
<td>80</td>
<td>640</td>
</tr>
<tr>
<td>ITHelp Desk</td>
<td>New</td>
<td>1</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>Conference Room</td>
<td>New</td>
<td>8</td>
<td>30</td>
<td>240</td>
</tr>
<tr>
<td>Work Room</td>
<td>Elston Hall</td>
<td>N/A</td>
<td>N/A</td>
<td>400</td>
</tr>
<tr>
<td>Storage</td>
<td>Elston Hall</td>
<td>N/A</td>
<td>N/A</td>
<td>400</td>
</tr>
<tr>
<td><strong>Data Center Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>3,400</strong></td>
</tr>
</tbody>
</table>
Other Master Plan Projects

Master Plan Projects

Gateway Building Roof Repairs
The roof of the Gateway Building will be inspected and, if necessary, sealant joints and the roof membrane will be replaced.

Pedestrian Bridge Upgrades
The pedestrian bridge that connects the third floor of Elston Hall to the Center for Science and Technology does not have adequate ventilation and becomes very hot during summer months. As a result, floor and wall finishes have started to warp and crack. This project will include new mechanical equipment, new interior finishes, and a new glazing system to reduce the amount of solar heat gain and allow views to State Street below. Renovations to the bridge also present a signage and branding opportunity for the College. Approvals from the State Department of Transportation may be required.

Create Outdoor Gathering Spaces
The creation of outdoor gathering spaces will enrich the campus environment and provide an opportunity for students to enjoy the campus during warm weather. An allowance has been included to construct pedestrian plazas, seating areas, and green spaces throughout campus.

Upgrade Storm Drainage System
The majority of the campus is in the 100-year flood zone. To alleviate flooding in the parking lots, a new backflow preventer will be installed at the existing storm line; the flood pumps at the parking lots will be replaced; and the storm system will be flushed.

Emergency Generator
An emergency generator will provide emergency power to essential campus services, such as life safety systems, servers, and phones. As part of the project, the existing power transformers will be relocated out of the flood zone.

Upgrade Fire Alarm System
The fire alarm system will be upgraded and a public address system will be installed to notify faculty, staff, and students of emergency situations.

Campus-wide Signage Projects
A project to replace signage is underway. The new signage will improve wayfinding and establish a consistent style throughout campus.

Parking Lot Improvements
Parking lots are in various stages of disrepair. This master plan includes an allowance to repair the parking lots, upgrade lighting, and install additional blue light emergency phones. As part of the project, SCCC will be able to create additional parking for visiting faculty and special events, and to add more striped fire lanes.

Facilities Maintenance Projects
- Gateway Building Roof Repairs
- Provide Heating and Cooling System for Bridge
- Install Backflow Preventer (Storm Line)
- Replace Flood Pumps (Parking Lots)
- Provide Emergency Generator
- Relocate Primary Power Transformers
- Repair Parking Lots
- Upgrade Parking Lot Lighting
- Install Additional Blue Light Phones in Parking Lots
- Signage Upgrades

Estimate of Probable Cost

<table>
<thead>
<tr>
<th>Project</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gateway Building Roof Repairs</td>
<td>$74,000</td>
</tr>
<tr>
<td>Pedestrian Bridge Upgrades (Allowance)</td>
<td>$500,000</td>
</tr>
<tr>
<td>Outdoor Gathering Spaces (Allowance)</td>
<td>$300,000</td>
</tr>
<tr>
<td>Upgrade Storm Drainage System</td>
<td>$30,000</td>
</tr>
<tr>
<td>Emergency Generator</td>
<td>$1,537,000</td>
</tr>
<tr>
<td>Upgrade Fire Alarm System (Allowance)</td>
<td>$400,000</td>
</tr>
<tr>
<td>Campus-wide Signage Project</td>
<td>$177,000</td>
</tr>
<tr>
<td>Parking Lot Improvements (Allowance)</td>
<td>$450,000</td>
</tr>
<tr>
<td>- Main Parking Lot</td>
<td>$450,000</td>
</tr>
<tr>
<td>- Overflow Parking Lot</td>
<td>$300,000</td>
</tr>
<tr>
<td>- Music Parking Lot</td>
<td>$50,000</td>
</tr>
<tr>
<td>- CST Parking Lot</td>
<td>$50,000</td>
</tr>
<tr>
<td>Building Total</td>
<td>$3,868,000</td>
</tr>
</tbody>
</table>
Implementation Plan

The phasing timeline on the following page is based on priorities identified by the College and the detailed phasing plans included in Appendix D. Projects were phased to minimize the amount of swing space required, avoid stranding investment, and distribute the cost of the master plan over a ten-year period. The sequence of projects may be adjusted as priorities shift or funding becomes available for a particular project.

The first phase represents the work necessary to maintain existing facilities in good condition and the projects identified as strategic priorities, such as the new Learning Commons. The cost for parking lot improvements, exterior improvements, and classroom upgrades have been evenly distributed over the master plan time period.

Estimate of Probable Cost

The total estimated cost of all projects identified in this master plan, escalated to 2019, is $30,853,000. Much of this investment will be in the Begley Building and Elston Hall, as shown in the chart on the right. This master plan update should be treated like a living document. Just as the College measures its progress on the strategic plan and academic plan, this master plan should be periodically reviewed and adjusted to reflect the evolving facilities needs of the institution.
### Phasing Timeline

<table>
<thead>
<tr>
<th>Project</th>
<th>Location</th>
<th>Area No.</th>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
<th>Phase 4</th>
<th>Phase 5</th>
<th>Phase 6</th>
<th>Phase 7</th>
<th>Phase 8</th>
<th>Phase 9</th>
<th>Phase 10</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repair Roof</td>
<td>Gymn. Bld.</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$174,000</td>
</tr>
<tr>
<td>Repair Roof</td>
<td>Gymn. Bld.</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$100,000</td>
</tr>
<tr>
<td>Mechanical Systems Upgrade</td>
<td>Gymn. Bld.</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,043,000</td>
</tr>
<tr>
<td>Upgrade Storm Drainage System</td>
<td>Campus</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$30,000</td>
</tr>
<tr>
<td>Emergency Generator</td>
<td>Campus</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,537,000</td>
</tr>
<tr>
<td>Upgrade Fire Alarm System</td>
<td>Campus</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$400,000</td>
</tr>
<tr>
<td>Campus Wide Signage Project</td>
<td>Campus</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$177,000</td>
</tr>
<tr>
<td>Educational Opportunity Program (EOP)</td>
<td>Gymn. Bld.</td>
<td>500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$145,000</td>
</tr>
<tr>
<td>Learning Comms</td>
<td>Gymn. Bld.</td>
<td>30,755</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$8,713,000</td>
</tr>
<tr>
<td>Classroom/Study Rooms/Student Lounge</td>
<td>Gymn. Bld.</td>
<td>2,220</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$188,000</td>
</tr>
<tr>
<td>Auditorium Upgrades</td>
<td>Gymn. Bld.</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$386,000</td>
</tr>
<tr>
<td>Theatre Room Upgrades</td>
<td>Gymn. Bld.</td>
<td>240</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$94,000</td>
</tr>
<tr>
<td>Campus Safety</td>
<td>Gymn. Bld.</td>
<td>580</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$142,000</td>
</tr>
<tr>
<td>Administration/Welcome Center</td>
<td>Gymn. Bld.</td>
<td>2,400</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$584,000</td>
</tr>
<tr>
<td>Student Service Center</td>
<td>Stockade Building</td>
<td>4,140</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$935,000</td>
</tr>
<tr>
<td>Conference/Study Rooms/Student Lounge</td>
<td>Gymn. Bld.</td>
<td>10,445</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$2,530,000</td>
</tr>
<tr>
<td>Main Lobby/Community Rooms</td>
<td>Gymn. Bld.</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$840,000</td>
</tr>
<tr>
<td>Reception Center in Lecture Halls</td>
<td>Stockade Building</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$24,000</td>
</tr>
<tr>
<td>Science and Technology Labs</td>
<td>CIT</td>
<td>8,110</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$3,044,000</td>
</tr>
<tr>
<td>Office and Support Spaces</td>
<td>CIT</td>
<td>10,620</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,984,000</td>
</tr>
<tr>
<td>Theatre Room Upgrades</td>
<td>CIT</td>
<td>410</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$160,000</td>
</tr>
<tr>
<td>Digital Improvements</td>
<td>CIT</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$50,000</td>
</tr>
<tr>
<td>Pedestrian Bridge Upgrades</td>
<td>Campus</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$500,000</td>
</tr>
<tr>
<td>Create Outdoor Gathering Spaces</td>
<td>Campus</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$300,000</td>
</tr>
<tr>
<td>Expand Testing Center</td>
<td>Gymn. Bld.</td>
<td>1,430</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$400,000</td>
</tr>
<tr>
<td>Conference Desk Center</td>
<td>Gymn. Bld.</td>
<td>4,110</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$998,000</td>
</tr>
<tr>
<td>Classroom/Study Rooms/Student Lounge</td>
<td>Gymn. Bld.</td>
<td>4,810</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,153,000</td>
</tr>
<tr>
<td>Boardroom Upgrades</td>
<td>Gymn. Bld.</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$60,000</td>
</tr>
<tr>
<td>Recreation Pkwy Offices</td>
<td>Gymn. Bld.</td>
<td>19,020</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$829,000</td>
</tr>
<tr>
<td>Parking Lot Improvements</td>
<td>Campus</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$465,000</td>
</tr>
<tr>
<td>Digital Improvements</td>
<td>Gymn. Bld.</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$50,000</td>
</tr>
<tr>
<td>Misc. Classroom Upgrades</td>
<td>Gymn. Bld.</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$50,000</td>
</tr>
</tbody>
</table>

**Note:** Unknown costs are marked as N/A. The total costs are calculated by summing up the costs for each phase. The chart includes a summary at the bottom showing the total costs for each phase as follows: Total Phase 1: $4,168,000; Total Phase 2: $9,485,000; Total Phase 3: $1,574,000; Total Phase 4: $1,790,000; Total Phase 5: $2,680,000; Total Phase 6: $6,538,000; Total Phase 7: $1,150,000; Total Phase 8: $1,148,000; Total Phase 9: $1,353,000; Total Phase 10: $1,029,000.
Appendix A

Assessment of Conditions
Facilities Conditions Assessment

As part of the master planning process, the planning team conducted a thorough analysis of the campus to better understand major site, infrastructure, and building issues. This included reviewing data provided by the College, interviewing facilities personnel, and visiting the campus to review the suitability and condition of major site and building components.

The building assessment included a review of exterior components, interior components, building systems, and compliance with the Building Code of New York State (NYS) and Americans with Disabilities Act (ADA). Since their age and condition varies, the four portions of Elston Hall (Original Building, B-Wing Addition, North Addition, and Casola Addition) were reviewed independently.

In general, the campus is well-maintained and in good condition. The College continues to invest in its facilities and has completed renovations in several academic buildings, including a café and convenience store on the ground floor of Elston Hall. The 3,000 square foot café offers specialty coffees and signature sandwiches that students can enjoy in the soft seating area or on the outdoor patio. The convenience store also provides essentials (milk, bread, toiletries) for students living in the new student housing across Washington Avenue.

To meet the needs of academic programs, SCCC has also completed several new construction projects. The School of Music is the most recent addition to campus. The new facility provides additional instructional and administrative space for the Music department.

Despite the fact that the College has been a good steward of its facilities, some buildings were constructed before 1960 and are showing signs of their age. Interior finishes and building systems in the Center for Science and Technology, for example, are in fair to poor condition.
Site Analysis

Site conditions and factors were assessed under four headings: constraints to expansion and development, vehicular circulation and parking, pedestrian circulation and green space, and urban context. The site assessment included a review of existing conditions, quality of materials (pavements, site furnishings, and landscaping), sufficiency of outdoor use areas (parking, recreation space, and gathering space), and patterns/conflicts with the movement of people. The major factor limiting future expansion is the flood zone of the Mohawk River, which covers the majority of campus.

The arrangement of drive aisles in the main parking lot and condition of major pedestrian/vehicular intersections were issues identified during the assessment. Sufficient outdoor gathering space and areas for informal recreation are lacking on campus. In addition, the active recreation facilities are in poor condition due to flooding. Finally, the College exists in an urban environment, but the layout of some of the site features is not taking full advantage of the opportunities that this presents, such as the park across Washington Avenue. A detailed listing of factors assessed within the four headings is provided as follows:

Constraining Conditions
See Drawing 1 at the end of this section.

Flood Zone
• The majority of the site is in the 100-year flood zone. Elevation 232’ represents the highest water level and is the elevation to build above.
• A small portion of the east end (Elston Hall and CST) is in the zone between the 100-year and 500-year flood zone.
• A small portion of the far east end of campus (Elston Hall and CST) is above the flood zone.
• The parking areas flood to various degrees during heavy rain events. Due to the elevation of the storm drainage lines, elevation of the inlets and outlets, lack of back flow preventers, and inconsistent pump equipment, water is slow to drain making parking areas and driveways inaccessible during and after flood events.

Drainage Easement and Highway Rights-of-Ways
Storm Drainage System
• The College reported that the system functions poorly during major storm events and floods due to ice jams.
• The system is often full of water due to the lack of a back flow preventer and unreliability of the pumps.

Topography
• Changes in topography affect access around campus.

Vehicular Circulation & Parking
See Drawing 2 at the end of this section.

Limited access points and lack of sense of arrival
Vehicular circulation patterns create “speedways”

Parking
• The current parking lot arrangement creates remote parking areas.
• There is a shortage of dedicated parking for visiting faculty.
• There is a lack of designated parking for special events.
• Vehicular pavement is in fair condition, with some small areas in poor condition.

Service Access
• There is a lack of good service access to the athletic facilities.
• The loading area at the Begley Building is in poor condition.

Emergency Access
• There is a lack of access to the north side of the Stockade Building.
• There is no access to the east side of the Stockade Building or the west side of Elston Hall adjacent to the smoking patio. Access to the north side of Elston Hall from State Street is blocked by a fence.
• The need for striped fire lanes was identified in the prior master plan.

Lighting at Parking Areas
• The need for improved lighting at the Center for Science and Technology and west end of the main parking lot was identified in the previous master plan.

Vehicular Signage
• Exterior signage is inconsistent and varied in materials, color, etc.
• There is no directory sign for parking lot designations.

**Pedestrian Circulation & Green Spaces**
*See Drawing 3 at the end of this section.*

Pedestrian Circulation Patterns
• Pedestrian circulation overlaps with vehicles at the parking lot and drop-off areas.
• A path is worn in the lawn slope between the parking lot and door at the west side of the Begley Building.
• The pedestrian crosswalk from the west parking lot near the main entry drive is in poor condition and difficult for pedestrians to use during times of heavy traffic.
• There is a lack of pedestrian connections at the street level on the north side of the Stockade Building.

Universal Accessibility
• Some building exits, including from the auditorium, lack the required accessible paved area outside the egress doors.

Outdoor Gathering Spaces
• Outdoor gathering and informal recreation areas are insufficient.
• There is no pedestrian connection from the designated smoking area to the north. There is a worn path in this area.
• The plaza between the Gateway and Begley Buildings includes pavers and benches in fair condition.
Formal Recreation Spaces/Athletic Facilities
• The softball field, baseball field, and track are in very poor condition.

Pedestrian Signage
• Pedestrian signage is inconsistent and varied. There is a need for better accessibility and wayfinding signage.

Urban Context
See Drawing 4 at the end of this section.

Physical Connections and Surrounding Uses
• There are on-going safety concerns with pedestrians crossing Washington Avenue from the new student housing. Enhancements are planned to address these concerns.
• The planned renovation and expansion of Liberty Park is an opportunity for student use.
• Connection to the Center for Science and Technology at the street level is through the parking lot.
• The pedestrian route between the bus stop on State Street and Elston Hall (the closest building to the bus stop) is not universally accessible. An accessible route, although longer, is available to the door at the east side of the Casola Dining Room through the parking/service area.
• There is fencing along State Street and a high volume of vehicular traffic at Washington Avenue and State Street, both of which deter crossing by pedestrians.
• The Mohawk-Hudson Bike Trail/NYS Canalway Trail is located on the east end of the campus. The close proximity of this active trail (used by bikers, walkers, and runners) is a benefit to SCCC and the surrounding community. Students and faculty have access to an alternative transportation route and enjoyable recreational feature. The community benefits from a convenient access point and parking accommodations for the trail system.
• In addition to Liberty Park, located directly across the street from the campus, Riverfront Park in the Stockade District is within walking distance of the campus and an asset to the campus community. Riverfront Park has active recreation amenities including tennis and basketball courts, picnic areas, and a playground. Encouraging the use of parks outside the campus property will allow the campus community access to facilities not currently available on site.

Visual Connections, Edge Treatments and Gateways
• The image of the campus from State Street is a “back of building” look and is unwelcoming.
• The chain link fence along State Street, most likely installed due to safety concerns, is institutional and contributes to the unwelcoming appearance. A more attractive fence is currently being installed by the College.
• The unkempt plantings and campus identification signage along Washington Avenue are unattractive.
Security Concerns
• The ability to monitor the parking areas is important to maintaining a sense of safety.
• Observable, well-lit areas will help improve campus safety.

Occasional Users
• It is difficult for special event users to find where to park and where to go for the event.

Campus Systems
• Relocate primary power transformers from vault to above-grade transformer. Although the transformers are the property of National Grid, they are precariously located in the flood zone.
• Provide campus-wide emergency generator. This project would provide campus operation if primary power is lost. Less costly alternate options include providing a smaller generator just for main computer and IT loads in Elston Hall to just keep internet (and SCCC website) operational in a loss of main power.
• Provide more parking lot lighting and more efficient fixtures.
• Upgrade existing phone systems to expand existing VOIP in the School of Music to all other buildings on campus.

Site Condition Assessment
Schenectady County Community College Facilities Master Plan

<table>
<thead>
<tr>
<th>Site Component</th>
<th>Condition (%)</th>
<th>Site Component</th>
<th>Condition (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>E  G  F  P</td>
<td></td>
<td>E  G  F  P</td>
</tr>
<tr>
<td>Central Systems/Site Utilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sanitary System</td>
<td>100</td>
<td>Signage</td>
<td>90 10</td>
</tr>
<tr>
<td>Storm Water System</td>
<td>75 25</td>
<td>Site Lighting</td>
<td>90 10</td>
</tr>
<tr>
<td>Domestic Water System</td>
<td>95 5</td>
<td>Traffic Controls</td>
<td>100</td>
</tr>
<tr>
<td>Fire Hydrants</td>
<td>100</td>
<td>Fencing (site only)</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Site Furnishings</td>
<td>5 55 40</td>
</tr>
<tr>
<td>Civil Site</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hardscape</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roadways</td>
<td>80 20</td>
<td>Baseball</td>
<td>100</td>
</tr>
<tr>
<td>Parking Lots</td>
<td>80 20</td>
<td>Softball</td>
<td>100</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>5 80 15</td>
<td>Track</td>
<td>100</td>
</tr>
<tr>
<td>Plazas</td>
<td>100</td>
<td>Bike Trail</td>
<td>100</td>
</tr>
<tr>
<td>Exterior Stairs</td>
<td>80 20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Athletic</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

E - Excellent Conditions generally at a 'like new' level. Exemplary maintenance and appropriate funding required to maintain this level.
G - Good Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
F - Fair Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
P - Poor Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
VAULTS WITH PUMPS FOR STORMWATER

NYS ROUTE 5/STATE STREET (DIVIDED HIGHWAY)
WASHINGTON AVENUE (DIVIDED HIGHWAY)
MOHAWK RIVER
STORM OUTLET
STORM CULVERT
STORM INLETS IN PARKING LOT OFTEN FILL WITH WATER AND FLOOD

LEGEND:
- College Ownership
- Storm Easement
- Storm Line
- 100 Year Flood Zone
- Storm Pump Vault
- Storm Inlet

CAMPUS DIRECTORY:
1 Gateway Building
2 School of Music
3 Begley Building
4 Carl B. Taylor Auditorium
5 Stockade Building
6 Center for Science and Technology
7 Elston Hall
8 Casola Dining Room
9 New Student Housing

GRAPHIC SCALE
1 inch = 200 feet

NORTH
Building History and Use

The Begley Building was constructed in 1978. Renovations to the auditorium were completed in 1996 and the fire alarm system was upgraded in 2009. The building contains the Begley Library and Carl B. Taylor Community Auditorium, as well as classrooms and practice rooms for the music program. A portion of the building was renovated in 2012 as part of the new School of Music.

Functional Analysis

- The concept of library has changed since the Begley Building was originally constructed. The “modern” library is a flexible space that is able to accommodate several different uses (such as quiet study rooms and group work areas), provide technological assistance, and provide access to various types of information resources.
- The College reported that the Library Conference Room is heavily scheduled and often not available for library functions.
- There are general use classrooms on the second floor of the Begley Library. The use of these classrooms results in traffic on both floors of the library and makes quiet study difficult for students.
- The auditorium does not have the support spaces necessary for large productions, such as a scene shop and adequate dressing rooms.

Previously Identified Projects

Although the College has been proactive in implementing many of the projects identified in the 2007 Master Plan Update, the following projects have not yet been completed:

- Scope No. 5: Purchase the drama program equipment required to achieve accreditation.
- Scope No. 35: Recaulk windows and doors. Replace weatherstripping on exterior doors.
- Scope No. 36: Provide interior wall partitions and new door assemblies to separate the group study areas from the individual office space.
- Scope No. 37: Replace floor, wall, and ceiling finishes. Replace nonaccessible door hardware with fully accessible hardware.
- Scope No. 38: Update the security systems for the library and musical instruments storage.
- Scope No. 39: Repair and/or replace existing stage lighting. Provide additional lighting for the drama program.
- Scope No. 40: Install isolation valves on interior water lines.
- Scope No. 83: Increase the number of outlets in the library for additional computers and audio-visual equipment.
- Scope No. 84: Replace plumbing equipment and fixtures.
### Building Condition Assessment
Schenectady County Community College Facilities Master Plan

**Building Name:** Begley Building  
**Floors Above/Below:** 2/1  
**Construction Year:** 1978  
**NASF (from PSI):** 64,924  
**Occupancy Group:** A-1 - Assembly, B - Business

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
<th>Building Component</th>
<th>Condition (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>E</td>
<td>G</td>
<td>F</td>
</tr>
<tr>
<td><strong>Building Exterior</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Foundations</td>
<td>75</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>70</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Building Framing</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows/Louvers</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>50</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Roof</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td><strong>Building Interior</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floors</td>
<td>25</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Walls</td>
<td>75</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Ceilings</td>
<td>50</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>90</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Built-In Furnishings</td>
<td>25</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td>Stairs</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elevators/Escalators</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specialty Systems</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Mechanical</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HVAC Distribution &amp; Controls</td>
<td>75</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>AHU/Controls</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chiller/Controls</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boiler/Heat Exchanger/Controls</td>
<td>75</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Pumps/Motors/Compressors</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire Sprinkler/Standpipe Systems</td>
<td>80</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>Plumbing Systems/Fixtures</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specialty Systems</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Compliance                          |    |    |    |    |
|-------------------------------------| C  | PC | NC |

E - Excellent  
Conditions generally at a “like new” level. Exemplary maintenance and appropriate funding required to maintain this level.

G - Good  
Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.

F - Fair  
Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.

P - Poor  
Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.

C - Compliant  
Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).

PC - Partially Compliant  
Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.

NC - Non-Compliant  
Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).
Building Condition

The adjacent chart summarizes the condition of the Begley Building based on the observations of the planning team and information received from the College. The largest percentage of building components in fair to poor condition fall under building mechanical. Although the HVAC system was recently updated and is in excellent condition, the summary reflects the condition of the mechanical equipment that was not replaced as part of the project. It also reflects the condition of the plumbing fixtures in the toilet rooms and the need to extend the fire protection system to the Carl B. Taylor Auditorium for full building coverage.

Exterior

• The concrete floor in the basement and adjacent to the overhead doors is deteriorating and, in some areas, steel reinforcement is exposed. The floor should be patched to prevent further deterioration.
• There are missing nosings and spalling concrete at the loading dock and adjacent stairs. The nosings should be replaced and the concrete should be patched to prevent further deterioration.
• Exterior caulk at vertical expansion joints is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
• Sealant from underneath the metal fascia on the west side of the building is dripping down the face of the wall. The sealant should be removed and the wall should be cleaned.
• The solar film on many of the windows has degraded.
• The locks on many of the windows are not operable.
• Exterior caulk around windows is deteriorating or missing. The joints should be raked and recaulked as part of a campus-wide project.
• Exterior caulk around doors is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
• Several exterior doors are beginning to deteriorate and are in fair condition.
• Sealant is failing at the top-of-wall flashing and around louvers on the roof. It should be replaced as part of a campus-wide project.
• The College is in the process of replacing the membrane roof above the auditorium, which has become detached from the substrate below.

Interior

• The terrazzo floor adjacent to the main entrance is cracking. It should be monitored and, if it becomes a tripping hazard, repaired.
• Carpet in the library and auditorium is worn, stained, and torn. It should be replaced.
• The stage wood floor in the auditorium should be refinished.
• The metal conduit that protrudes through the carpet on the second floor of the library presents a tripping hazard and should be removed.
• Holes from the door handles in the corridor walls outside Chorus Room 131 should be repaired and door stops should be installed.
• Several hollow metal frames in the basement are severely damaged and should be replaced.
• The bottom of several doors in the basement are rusted and in poor condition. They should be replaced.
• Interior finishes and plumbing fixtures in the toilet rooms are in fair to poor condition.
• Due to the age of the building, a hazardous material survey should be conducted prior to any renovation projects.

Mechanical

• Replace hot water boilers to reheat system. The boilers are over 30 years old and new boilers would be more energy efficient.
• Replace ventilation energy recovery unit and correct insufficient clearance to main electrical switchgear. The unit was originally installed too close to the main switchgear, which is a violation of safety codes.
• Extend fire protection to the Carl B. Taylor Auditorium for full building coverage. The fire protection system work in the auditorium was designed and bid as an alternate in the recent fire protection project to provide coverage to the library, but the alternate for the work in the auditorium was not accepted by the County. This work should be included in an overall auditorium upgrade project.

Electrical

• Upgrade Carl B. Taylor Auditorium lighting and provide re-lamping strategy for fixtures. This work should be included in an overall auditorium upgrade project.

NYS/ADA Issues

The following items do not conform with the 2010 Building Code of New York State or 2010 ADA Standards for Accessible Design. While the building is not required to be updated at this time, these issues should be addressed when the building is renovated.

• Accessible hardware has been installed at some interior doors. The College should continue to replace non-accessible hardware throughout the building.
• The ceiling height as you enter the auditorium from the main lobby is less than the code-required 7’-6” in some areas. Although the code does not require the ceiling height to be adjusted when the building is renovated, it should be addressed to provide a more gracious entrance to the auditorium.
• Handrails at some of the stairs do not have the required extensions. They should be replaced with fully-compliant handrails.
• Some of the fireproofing required to maintain the fire rating at the elevator shaft is missing. The missing fireproofing should be installed.
• Some toilet rooms have been updated, but all require additional modifications to bring them into full compliance with current ADA guidelines.
• The College has installed some accessible drinking fountains in the building, including one with a bottle-filling station in the main lobby. All other drinking fountains should be replaced with fully-accessible units when the building is renovated.
• Some signage in the building does not comply with current ADA guidelines. It should be replaced as part of a campus-wide signage project.
• The guardrails in the auditorium do not meet current ADA guidelines. They should be replaced with fully-compliant guardrails.
• All of the accessible seating areas are in the front of the auditorium. The ADA requires both horizontal and vertical dispersion. Additional accessible seating areas should be created in the back of the auditorium.
• The ticket counter is not at an accessible height. A portion of the counter should be lowered to no more than 36 inches above the floor.
Building History and Use

Schenectady County Community College opened the $3.9 million School of Music in 2012. This new addition to the Begley Building includes specialized music classrooms, teaching studios, practice rooms, faculty offices, and a recording studio. The main entrance opens up to a large two-story student lounge with soft seating and lockers for students to store their musical instruments. Eight practice rooms were created on the west side of the Begley Building as part of this project.

Functional Analysis

- The School of Music provides additional space for the music program, as well as informal gathering space for students.
- The new addition provides a departmental identity for the School of Music. This is important for all academic divisions, but especially for programs that hope to recruit students from outside the area.
- The location of the new addition and bold signage on the main facade gives the College a long-needed presence on State Street, particularly for visitors approaching the campus from the west.

Building Condition

The adjacent chart summarizes the condition of the School of Music based on the observations of the planning team and information received from the College. Since the building was constructed in 2012, all components are in excellent condition.
## Building Condition Assessment

### Schenectady County Community College Facilities Master Plan Update

**Building Name:** Begely Building: School of Music  
**Floors Above/Below:** 2/0  
**Construction Year:** 2012  
**NASF (from PSI):** 10,811  
**Occupancy Group:** B - Business

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
<th>Building Component</th>
<th>Condition (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Exterior</strong></td>
<td></td>
<td><strong>Building Electrical</strong></td>
<td></td>
</tr>
<tr>
<td>Foundations</td>
<td>100</td>
<td>Fire Alarm System</td>
<td>100</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>100</td>
<td>Emergency Power/Lighting Systems</td>
<td>100</td>
</tr>
<tr>
<td>Building Framing</td>
<td>100</td>
<td>Lighting Systems</td>
<td>100</td>
</tr>
<tr>
<td>Windows/Louvers</td>
<td>100</td>
<td>Electrical Distribution</td>
<td>100</td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>100</td>
<td>Power Wiring</td>
<td>100</td>
</tr>
<tr>
<td>Roof</td>
<td>100</td>
<td>Tel/Data Systems</td>
<td>100</td>
</tr>
<tr>
<td>Special Systems</td>
<td></td>
<td>Specialty Systems</td>
<td></td>
</tr>
<tr>
<td><strong>Building Interior</strong></td>
<td></td>
<td><strong>Building Mechanical</strong></td>
<td></td>
</tr>
<tr>
<td>Floors</td>
<td>100</td>
<td>Vertical Circulation (Stairs)</td>
<td>X</td>
</tr>
<tr>
<td>Walls</td>
<td>100</td>
<td>Vertical Circulation (Elevators)</td>
<td>X</td>
</tr>
<tr>
<td>Ceilings</td>
<td>100</td>
<td>Toilet Rooms</td>
<td>X</td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>100</td>
<td>Locker Rooms</td>
<td></td>
</tr>
<tr>
<td>Built-In Furnishings</td>
<td>100</td>
<td>Drinking Fountains</td>
<td>X</td>
</tr>
<tr>
<td>Stairs</td>
<td>100</td>
<td>Signage</td>
<td></td>
</tr>
<tr>
<td>Elevators/Escalators</td>
<td>100</td>
<td>Horizontal Circulation (Corridors)</td>
<td>X</td>
</tr>
<tr>
<td>Specialty Systems</td>
<td>100</td>
<td>Horizontal Circulation (Ramps)</td>
<td>X</td>
</tr>
<tr>
<td><strong>Building Mechanical</strong></td>
<td></td>
<td><strong>Building Interior</strong></td>
<td></td>
</tr>
<tr>
<td>HVAC Distribution &amp; Controls</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AHU/Controls</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chiller/Controls</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boiler/Heat Exchanger/Controls</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pumps/Motors/Compressors</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire Sprinkler/Standpipe Systems</td>
<td>100</td>
<td>Assembly Areas</td>
<td></td>
</tr>
<tr>
<td>Plumbing Systems/Fixtures</td>
<td>100</td>
<td>Sales and Service Areas</td>
<td></td>
</tr>
<tr>
<td>Specialty Systems</td>
<td></td>
<td>Dining Areas</td>
<td></td>
</tr>
</tbody>
</table>

### Building Condition Assessment Notes
- **E** - Excellent: Conditions generally at a ‘like new’ level. Exemplary maintenance and appropriate funding required to maintain this level.
- **G** - Good: Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- **F** - Fair: Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
- **P** - Poor: Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
- **C** - Compliant: Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).
- **PC** - Partially Compliant: Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
- **NC** - Non-Compliant: Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).
Building History and Use

The Center for Science and Technology was originally constructed in 1930 as a television studio. It was purchased by the County in 1987 and renovated as laboratory and office space for the Chemistry, Physics, Circuits, Electronics, Vacuum Science, and Computer Networking Programs. The laboratories were renovated again in 1999 and 2006. The boilers were replaced in 2005 and the fire alarm system was upgraded in 2009.

Functional Analysis

• The Center for Science and Technology is separated from the main campus by State Street, but is connected with an enclosed, elevated walkway from Elston Hall.
• The laboratories are in good condition, but the building was not originally designed for classrooms and laboratories. This is most evident on the second floor, where there is a long single-loaded corridor connecting one of the laboratories to the pedestrian bridge and adjacent faculty offices.
• The existing building is not large enough to accommodate additional science laboratories or support space without a substantial addition or major renovation.

Previously Identified Projects

Although the College has been proactive in implementing many of the projects identified in the 2007 Master Plan Update, the following projects have not yet been completed:
• Scope No. 87: Renovate Classrooms 102 and 215.
• Scope No. 88: Install additional light fixtures in the parking area and at exterior stairs.
• Scope No. 89: Investigate building settlement.
• Scope No. 90: Replace floor, wall, and ceiling finishes. Replace nonaccessible door hardware with fully accessible hardware.
• Scope No. 91: Remove abandoned wheelchair lift.
• Scope No. 92: Replace light fixtures, replace electrical panels, and increase the number of outlets in offices, classrooms and labs for additional computers.
• Scope No. 94: Install security cameras at the pedestrian bridge and parking area.
• Scope No. 95: Renovate existing restrooms.
• Scope No. 96: Install an energy management system.
• Scope No. 97: Repair and/or replace ventilation system equipment.
• Scope No. 98: Install additional signage.
# Building Condition Assessment

Schenectady County Community College Facilities Master Plan Update

**Building Name:** Center for Science and Technology  
**Floors Above/Below:** 3/0  
**Construction Year:** 1930  
**NASF (from PSI):** 13,141  
**Occupancy Group:** B - Business

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
<th>Building Component</th>
<th>Condition (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Exterior</strong></td>
<td></td>
<td><strong>Building Electrical</strong></td>
<td></td>
</tr>
<tr>
<td>Foundations</td>
<td>75 G 25 P</td>
<td>Fire Alarm System</td>
<td>100</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>25 G 25 P</td>
<td>Emergency Power/Lighting Systems</td>
<td>100</td>
</tr>
<tr>
<td>Building Framing</td>
<td>100</td>
<td>Lighting Systems</td>
<td>100</td>
</tr>
<tr>
<td>Windows/Louvers</td>
<td>50 G 50 P</td>
<td>Electrical Distribution</td>
<td>50 G 50 P</td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>50 G 50 P</td>
<td>Power Wiring</td>
<td>50 G 50 P</td>
</tr>
<tr>
<td>Roof</td>
<td>100</td>
<td>Tel/Data Systems</td>
<td>50 G 50 P</td>
</tr>
<tr>
<td><strong>Building Interior</strong></td>
<td></td>
<td>Specialty Systems</td>
<td></td>
</tr>
<tr>
<td>Floors</td>
<td>25 G 25 P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td>50 G 25 P</td>
<td>Exterior Doors</td>
<td>X</td>
</tr>
<tr>
<td>Ceilings</td>
<td>25 G 25 P</td>
<td>Interior Doors</td>
<td>X</td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>100</td>
<td>Horizontal Circulation (Corridors)</td>
<td>X</td>
</tr>
<tr>
<td>Built-In Furnishings</td>
<td>100</td>
<td>Horizontal Circulation (Ramps)</td>
<td></td>
</tr>
<tr>
<td>Stairs</td>
<td>50 G 50 P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elevators/Escalators</td>
<td>100</td>
<td>Vertical Circulation (Stairs)</td>
<td>X</td>
</tr>
<tr>
<td>Specialty Systems</td>
<td>100</td>
<td>Vertical Circulation (Elevators)</td>
<td>X</td>
</tr>
<tr>
<td><strong>Building Mechanical</strong></td>
<td></td>
<td>Toilet Rooms</td>
<td>X</td>
</tr>
<tr>
<td>HVAC Distribution &amp; Controls</td>
<td>25 G 75</td>
<td>Locker Rooms</td>
<td></td>
</tr>
<tr>
<td>AHU/Controls</td>
<td>100</td>
<td>Drinking Fountains</td>
<td>X</td>
</tr>
<tr>
<td>Chiller/Controls</td>
<td>100</td>
<td>Signage</td>
<td>X</td>
</tr>
<tr>
<td>Boiler/Heat Exchanger/Controls</td>
<td>100</td>
<td>Assembly Areas</td>
<td></td>
</tr>
<tr>
<td>Pumps/Motors/Compressors</td>
<td>100</td>
<td>Sales and Service Areas</td>
<td></td>
</tr>
<tr>
<td>Fire Sprinkler/Standpipe Systems</td>
<td>50 G 50 P</td>
<td>Dining Areas</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Compliance</th>
<th>C</th>
<th>PC</th>
<th>NC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specialty Systems</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Not applicable

- **E** - Excellent: Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
- **G** - Good: Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- **F** - Fair: Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
- **P** - Poor: Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.

- **C** - Compliant: Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).
- **PC** - Partially Compliant: Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
- **NC** - Non-Compliant: Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).
Building Condition

The adjacent chart summarizes the condition of the Center for Science and Technology based on the observations of the planning team and information received from the College. When compared to all other buildings on campus, this building is in the worst condition. The largest percentage of building components in fair to poor condition fall under building mechanical. A complete replacement of all HVAC systems is required to bring the building into good condition. There are also components of the building exterior (foundations, walls) and interior (floors, walls, ceilings, stairs) that are in poor condition.

Exterior

• Several cracks in the exterior walls indicate that building settlement may be an issue. Investigation may be required to obtain information about subsurface and hidden conditions that may be causing the building settlement.
• Exterior concrete walls are deteriorating and, in some areas, steel reinforcement is exposed. The walls should be patched and refinished to prevent further deterioration.
• The plywood soffit along the east side of the building is in poor condition. It should be replaced with an alternate material that is more durable and suitable for exterior applications.
• The cornice around the building is deteriorating with large openings and peeling paint. It should be scraped, repaired, and repainted.
• Some exterior windows and doors are in fair condition.

Interior

• Resilient floor tile throughout the building is in fair to poor condition and should be replaced.
• The vinyl wall covering in the second floor corridors is peeling and in fair to poor condition.
• Some of the ceiling tiles are stained and in poor condition. They should be replaced.
• Water infiltration has severely damaged the finishes in Office 110. The occupant has moved to the first floor and the office remains vacant.
• Interior finishes and plumbing fixtures in the toilet rooms are in fair to poor condition.
• Interior finishes in the stairs are in fair to poor condition.
• The accessible lift is no longer in operation and should be removed.
• Due to the age of the building, a hazardous material survey should be conducted prior to any renovation projects.

Mechanical

• Completely replace all HVAC systems in the Center for Science and Technology. This includes boilers, chillers, air handling units, boiler piping, and DDC controls. The systems in CST are original to the building renovation converting it from a studio to a science building. The system controls are not supported and much of the system is operating uncontrolled or bypassed.
• Provide supplementary heat for security desk area in entrance.
Plumbing
• Evaluate sanitary and chemical waste piping and replace as required.

Electrical
• Upgrade lighting, power and life safety systems when building is renovated.

NYS/ADA Issues
The following items do not conform with the 2010 Building Code of New York State or 2010 ADA Standards for Accessible Design. While the building is not required to be updated at this time, these issues should be addressed when the building is renovated.

• The Building Code of New York State requires 60 percent of public entrances to be accessible. While the main entrance is accessible, the entrance from the parking area is not.
• Accessible hardware has been installed at some interior doors. The College should continue to replace non-accessible hardware throughout the building.
• Automatic door operators have been installed at the toilet rooms on the ground floor, but the bottom of the operator is 6’-3” above the floor. The building code requires door openings to be at least 6’-8” high. The operators should be moved or replaced.
• One of the stairs does not have the code-required landing at the top and bottom of the stair run.
• Guardrails at the stairs exceed the maximum baluster spacing permitted by the Building Code of New York. They should be replaced with fully-compliant guardrails.
• Handrails at some of the stairs do not have the required extensions. They should be replaced with fully-compliant handrails.
• The toilet rooms on the ground floor are fully accessible. The toilet rooms on the first floor have been updated with grab bars, but require additional modifications to be in full compliance with current ADA requirements.
• The College has installed some accessible drinking fountains in the building. All other drinking fountains should be replaced with fully-accessible units when the building is renovated.
• Some signage in the building does not comply with current ADA requirements. It should be replaced as part of a campus-wide signage project.
Building History and Use

Originally the Van Curler Hotel, Elston Hall was purchased by the County in 1968 and transformed into an academic building. The building has been renovated numerous times over the last 45 years. Renovations included the reconfiguration of interior space, window restoration, mechanical equipment replacement, and fire alarm upgrades. The building currently houses classrooms, laboratories, meeting rooms, and offices for academic and non-academic faculty and staff. The two largest event spaces on campus, Van Curler Room and Lally Mohawk Room, are adjacent to the main lobby.

Functional Analysis

- Since the building is on the National Register of Historic Places, any renovations must be carefully considered and approved by the appropriate governmental agencies.
- Some faculty and staff offices are too large, too small, or not in an appropriate location as a result of the original building layout.
- Wide corridors on the upper floors present an opportunity for small, informal gathering spaces.

Previously Identified Projects

Although the College has been proactive in implementing many of the projects identified in the 2007 Master Plan Update, the following projects have not yet been completed:
- Scope No. 44: Improve HVAC in the Van Curler Room, Mohawk Room, and Presidents Office (partially complete).
- Scope No. 48: Convert the building to DDC control and install an energy management system (partially complete).
- Scope No. 52: Improve ventilation in the basement food storage rooms.
- Scope No. 57: Replace roof system and reconstruct roof framing.
- Scope No. 58: Replace older signage and provide new directional, room, and special event signage.
- Scope No. 60, 61, 62: Recondition Elevators - Phases 1, 2, 3
- Scope No. 63: Investigate building settlement.
- Scope No. 65: Reconfigure Admissions/Financial Aid/Registration Services
- Scope No. 66, 104, 105: Asbestos Abatement - Phases 1, 2, 3, 4 (partially complete)
- Scope No. 67: Replace single-glazed windows.
- Scope No. 69: Renovate the main lobby.
- Scope No. 102: Provide an isolation valve on the east water line.
- Scope No. 103: Replace floor, wall, and ceiling finishes.
## Building Condition Assessment

### Schenectady County Community College Facilities Master Plan

**Building Name:** Elston Hall - Original Building  
**Construction Year:** 1924  
**Occupancy Group:** A-2 - Assembly; B - Business  
**Floors Above/Below:** 7/0  
**NASF (from PSI):** 144,696 (entire building)

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
<th>Building Component</th>
<th>Condition (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Exterior</strong></td>
<td></td>
<td><strong>Building Electrical</strong></td>
<td></td>
</tr>
<tr>
<td>Foundations</td>
<td>E: 75, G: 25</td>
<td>Fire Alarm System</td>
<td>100</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>E: 70, G: 15, F: 15</td>
<td>Emergency Power/Lighting Systems</td>
<td>100</td>
</tr>
<tr>
<td>Building Framing</td>
<td>100</td>
<td>Lighting Systems</td>
<td>50, 50</td>
</tr>
<tr>
<td>Windows/Louvers</td>
<td>E: 50, G: 50</td>
<td>Electrical Distribution</td>
<td>100</td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>E: 75, G: 25</td>
<td>Power Wiring</td>
<td>100</td>
</tr>
<tr>
<td>Roof</td>
<td>E: 75, G: 25</td>
<td>Tel/Data Systems</td>
<td>50, 50</td>
</tr>
<tr>
<td><strong>Building Interior</strong></td>
<td></td>
<td>Specialty Systems</td>
<td></td>
</tr>
<tr>
<td>Floors</td>
<td>E: 25, G: 50, F: 25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td>E: 50, G: 25, F: 25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ceilings</td>
<td>E: 50, G: 25, F: 25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>E: 90, G: 10</td>
<td>NYS/ADA</td>
<td></td>
</tr>
<tr>
<td>Built-In Furnishings</td>
<td>100</td>
<td>Exterior Doors</td>
<td>X</td>
</tr>
<tr>
<td>Stairs</td>
<td>E: 25, G: 50, F: 25</td>
<td>Interior Doors</td>
<td>X</td>
</tr>
<tr>
<td>Elevators/Escalators</td>
<td>100</td>
<td>Horizontal Circulation (Corridors)</td>
<td>X</td>
</tr>
<tr>
<td>Specialty Systems</td>
<td>100</td>
<td>Horizontal Circulation (Ramps)</td>
<td></td>
</tr>
<tr>
<td><strong>Building Mechanical</strong></td>
<td></td>
<td>Vertical Circulation (Stairs)</td>
<td>X</td>
</tr>
<tr>
<td>HVAC Distribution &amp; Controls</td>
<td>E: 75, G: 25</td>
<td>Vertical Circulation (Elevators)</td>
<td>X</td>
</tr>
<tr>
<td>AHU/Controls</td>
<td>E: 25, G: 75, F: 75</td>
<td>Toilet Rooms</td>
<td>X</td>
</tr>
<tr>
<td>Chiller/Controls</td>
<td>E: 25, G: 75, F: 75</td>
<td>Locker Rooms</td>
<td></td>
</tr>
<tr>
<td>Boiler/Heat Exchanger/Controls</td>
<td>100</td>
<td>Drinking Fountains</td>
<td>X</td>
</tr>
<tr>
<td>Pumps/Motors/Compressors</td>
<td>E: 75, G: 25</td>
<td>Signage</td>
<td>X</td>
</tr>
<tr>
<td>Fire Sprinkler/Standpipe Systems</td>
<td>E: 75, G: 25</td>
<td>Assembly Areas</td>
<td>X</td>
</tr>
<tr>
<td>Plumbing Systems/Fixtures</td>
<td>E: 25, G: 75</td>
<td>Sales and Service Areas</td>
<td>X</td>
</tr>
<tr>
<td>Specialty Systems</td>
<td>E: 25, G: 75, F: 75</td>
<td>Dining Areas</td>
<td></td>
</tr>
</tbody>
</table>

- **E** - Excellent: Conditions generally at a ‘like new’ level. Exemplary maintenance and appropriate funding required to maintain this level.
- **G** - Good: Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- **F** - Fair: Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
- **P** - Poor: Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
- **C** - Compliant: Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).
- **PC** - Partially Compliant: Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
- **NC** - Non-Compliant: Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).

---

JMZ Architects and Planners  
Schenectady County Community College  
Appendix A  
Facilities Master Plan Update
Building Condition

The adjacent chart summarizes the condition of Elston Hall based on the observations of the planning team and information received from the College. The largest percentage of building components in fair to poor condition fall under building interior and mechanical. The building was originally renovated for SCCC in 1968 and is well-maintained by the College. Many of the original building components, however, are showing signs of age. Building settlement has also significantly impacted the condition of exterior walls, interior walls, and floors throughout the building. Interior finishes in toilet rooms and stairs are in fair to poor condition and should be replaced.

**Exterior**

- Severe cracking at exterior and interior walls, upheaval of concrete floors on the ground floor, and cracking of ground floor finishes indicate that building settlement is an issue. Investigation may be required to obtain information about subsurface and hidden conditions that may be causing the building settlement.
- The soffit to the south of the main entrance has become detached from the masonry and there is evidence of water infiltration. The College has installed metal screening to prevent the masonry from becoming detached and falling. The source of the water should be addressed and the soffit should be repaired.
- Exterior caulk at vertical expansion joints is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
- Lintels and soffits should be scraped, cleaned, and repainted.
- There is water damage at the head of third, fourth, and fifth floor corridor windows. The source of the water should be addressed and the finishes around the windows should be replaced.
- Many of the wood, single-glazed windows on the east side of the building are in poor condition and not energy efficient. They should be replaced with double-glazed, thermally-broken window units as part of a campus-wide energy efficiency project.
- Exterior caulk around windows is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
- The ground floor doors along Washington Avenue are in poor condition. They should be replaced as part of a campus-wide energy efficiency project.
- Major water damage to interior finishes on the sixth floor indicates past roof leaks. All roof sealant joints should be inspected and, if necessary, replaced as part of a campus-wide project.
- Some of the shingles are missing from the roof above the south wing. All missing shingles should be replaced to prevent future roof leaks.
- Mortar joints at the chimney should be repointed.

**Interior**

- Resilient floor tile on the ground floor is cracking, possibly due to building settlement. It should be replaced once building settlement has been addressed.
- Resilient floor tile and vinyl wall base is in fair condition throughout the building and should be replaced when the building is renovated.
- Gypsum wallboard in some areas of the ground floor is in poor condition and should be replaced.
Wall tile in the toilet rooms was removed to install the new HVAC equipment. It should be reinstalled or replaced with new tile.

Ceiling tiles throughout the building are stained and in fair condition. They should be replaced when the building is renovated.

Ceilings in the corridor adjacent to Academic Advising have been damaged by water. The source of the water should be addressed and the ceilings should be replaced.

Several doors in the building are rusted and in poor condition. They should be replaced.

Interior finishes and plumbing fixtures in the toilet rooms are in fair to poor condition.

Interior finishes in the stairs are in fair to poor condition.

Interior finishes in the elevators are in fair condition.

Due to the age of the building, a hazardous material survey should be conducted prior to any renovation projects.

**Mechanical**

- Replace original hotel kitchen exhaust system and fans. Ductwork is difficult to clean and is severely deteriorated. Fans are over 50 years old and in serious need of replacement.
- Replace air handling units serving Van Curler Room (S-6, S-7). Units are original to the hotel and over 50 years old. New controls and new hot water coil have allowed them to function better but they are in need of replacement.

**Plumbing**

- Numerous toilet rooms are in need of renovation. New fixtures should be water conserving type. Plumbing renovations would be included in finishes upgrade.
- Replace existing 500 gallon domestic hot water storage tank. Domestic hot water tank is very old and starting to leak. This tank feeds culinary spaces and is critical to the function of the kitchens.
- Evaluate fire protection system and extend for full coverage. Renovations have not always been coordinated with sprinkler coverage. A thorough overview of system should be completed to assure full coverage in all spaces including basement and storage rooms.

**Electrical**

- Upgrade elevators. This is a pending project to increase reliability of elevators.
- Upgrade lighting to higher efficiency fixtures where required. Some areas have relatively new lighting and some have older style fixtures. A comprehensive lighting project would increase lighting quality and decrease energy use.

**NYS/ADA Issues**

The following items do not conform with the 2010 Building Code of New York State or 2010 ADA Standards for Accessible Design. While the building is not required to be updated at this time, these issues should be addressed when the building is renovated.

- Accessible hardware has been installed at some interior doors. The College should continue to replace non-accessible hardware throughout the building, particularly at doors that are part of the accessible means of egress.
- Some of the interior doors appear to require more than the maximum five pounds of force to operate. The closers should be adjusted or, if necessary, the doors should be replaced.
- The door to Student Activities Office 223A is only 24 inches wide. The door should be widened or the office should be moved to an accessible location.
• The ceiling height in the ground floor service corridor, stairs, and some of the second floor offices is less than the code-required 7'-6". Although the code does not require the ceiling height to be adjusted when the building is renovated, the ceilings should be raised, if possible, when the they are replaced.
• The floor adjacent to the southeast stair tower and single elevator is not level. A self-leveling cementitious underlayment should be used to create a level floor area adjacent to the stair/elevator doors.
• One of the stairs does not have the code-required landings at the top and bottom of the stair run. In addition, kick plates should be installed at stair landings to prevent objects from falling on people below.
• One of the stairs does not have non-slip strips at the nosings of the stairs. They should be installed.
• Guardrails at the stairs exceed the maximum baluster spacing permitted by the Building Code of New York. They should be replaced with fully compliant guardrails.
• Handrails at the stairs do not have the required extensions and should be replaced with fully-compliant handrails.
• The College should verify that the exterior window into the elevator shaft is a rated assembly and, if not, replace the window with a fire-rated unit to maintain the required rating at the elevator shaft.
• The toilet rooms have been updated, but require additional modifications to bring them into full compliance with current ADA requirements.
• The College has installed some accessible drinking fountains in the building, including one with a bottle-filling station on the fourth floor. All other drinking fountains should be replaced with fully-accessible units when the building is renovated.
• Some signage in the building does not comply with current ADA requirements. It should be replaced as part of a campus-wide signage project.
• The counter in Financial Aid 221 is not at an accessible height. A portion of the counter should be lowered to no more than 36 inches above the floor.
Building History and Use

The B-Wing Addition was constructed in 1954 to increase the number of available rooms in the Van Curler Hotel. Fourteen years later, in 1968, Schenectady County purchased the building for SCCC. It contains maintenance and storage space on the ground floor, space for Culinary Arts on the first floor, and offices for faculty, staff, and students on the upper floors. The College is in the process of creating an Honors Lounge on the fourth floor, adjacent to several faculty offices.

Functional Analysis

- The configuration of the office areas is limited by the type of construction and structural layout of the building.
- Faculty offices for each department are not grouped together and, in some cases, are located on different floors. When the building is renovated, the College should create office suites to consolidate academic departments.
- The individual toilet rooms in the offices are original to the building and should be removed.

Previously Identified Projects

Although the College has been proactive in implementing many of the projects identified in the 2007 Master Plan Update, the following projects have not yet been completed:
- Scope No. 42.2: Reconfigure existing culinary arts labs (partially complete).
- Scope No. 48: Convert the building to DDC control and install an energy management system (partially complete).
- Scope No. 51: Replace the chiller and cooling tower.
- Scope No. 52: Improve ventilation in the basement food storage rooms.
- Scope No. 56: Replace domestic water system.
- Scope No. 58: Replace older signage and provide new directional, room, and special event signage.
- Scope No. 60, 61, 62: Recondition Elevators - Phases 1, 2, 3
- Scope No. 63: Investigate building settlement.
- Scope No. 66, 104, 105: Asbestos Abatement - Phases 1, 2, 3, 4 (partially complete)
- Scope No. 67: Replace single-glazed windows.
- Scope No. 79: Install additional security cameras at Student Accounts, Bookstore, and food service registers.
- Scope No. 103: Replace floor, wall, and ceiling finishes.
### Building Condition Assessment
Schenectady County Community College Facilities Master Plan

Building Name: Elston Hall - B-Wing Addition
Construction Year: 1954
Occupancy Group: B - Business
Floors Above/Below: 6/0
NASF (from PSI): 144,696 (entire building)

#### Building Exterior

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
<th>Building Component</th>
<th>Condition (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundations</td>
<td>75 25</td>
<td>Fire Alarm System</td>
<td>100</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>70 15 15</td>
<td>Emergency Power/Lighting Systems</td>
<td>100</td>
</tr>
<tr>
<td>Building Framing</td>
<td>100</td>
<td>Lighting Systems</td>
<td>50 50</td>
</tr>
<tr>
<td>Windows/Louvers</td>
<td>50 50</td>
<td>Electrical Distribution</td>
<td>100</td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>75 25</td>
<td>Power Wiring</td>
<td>100</td>
</tr>
<tr>
<td>Roof</td>
<td>50 50</td>
<td>Tel/Data Systems</td>
<td>50 50</td>
</tr>
</tbody>
</table>

#### Building Interior

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floors</td>
<td>25 50 25</td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td>90 10</td>
<td></td>
</tr>
<tr>
<td>Ceilings</td>
<td>75 25</td>
<td></td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Built-In Furnishings</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Stairs</td>
<td>25 50 25</td>
<td></td>
</tr>
<tr>
<td>Elevators/Escalators</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specialty Systems</td>
<td>100</td>
<td></td>
</tr>
</tbody>
</table>

#### Building Mechanical

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC Distribution &amp; Controls</td>
<td>50 50</td>
<td></td>
</tr>
<tr>
<td>AHU/Controls</td>
<td>10 90</td>
<td></td>
</tr>
<tr>
<td>Chiller/Controls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boiler/Heat Exchanger/Controls</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Pumps/Motors/Compressors</td>
<td>100 50</td>
<td></td>
</tr>
<tr>
<td>Fire Sprinkler/Standpipe Systems</td>
<td>75 25</td>
<td></td>
</tr>
<tr>
<td>Plumbing Systems/Fixtures</td>
<td>75 25</td>
<td></td>
</tr>
<tr>
<td>Specialty Systems</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Building Electrical

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specialty Systems</td>
<td></td>
</tr>
</tbody>
</table>

#### Building Compliance

- **E** - Excellent: Conditions generally at a ‘like new’ level. Exemplary maintenance and appropriate funding required to maintain this level.
- **G** - Good: Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- **F** - Fair: Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
- **P** - Poor: Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
- **C** - Compliant: Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).
- **PC** - Partially Compliant: Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
- **NC** - Non-Compliant: Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).

---

**Building Condition Assessment Details**

- **E** - Excellent
- **G** - Good
- **F** - Fair
- **P** - Poor
- **C** - Compliant
- **PC** - Partially Compliant
- **NC** - Non-Compliant

**Schenectady County Community College Facilities Master Plan Update**

**JMZ Architects and Planners**

**Appendix A**
Building Condition

The adjacent chart summarizes the condition of the B-Wing Addition based on the observations of the planning team and information received from the College. The largest percentage of building components in fair to poor condition fall under building interior and mechanical. Although the building has been renovated and is well-maintained by the College, many of the original building components are showing signs of age. Building settlement has also significantly impacted the condition of interior walls and floors throughout the building. Interior finishes in stairs are in fair to poor condition and should be replaced.

Exterior

• Severe cracking at interior walls, upheaval of concrete floors, and cracking of floor finishes indicate that building settlement may be an issue. Investigation may be required to obtain information about subsurface and hidden conditions that may be causing the building settlement.
• Holes in masonry walls where window grates have been removed should be sealed to prevent water infiltration and potential damage to walls.
• Exterior caulk at vertical expansion joints is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
• The ceiling finish above the loading dock is deteriorating and should be repaired.
• Lintels and soffits should be scraped, cleaned, and repainted.
• Sealant should be installed between the exterior wall and adjacent sidewalk as part of a campus-wide project.
• Many of the wood, single-glazed windows on the east side of the building are in poor condition and not energy efficient. They should be replaced with double-glazed, thermally-broken window units as part of a campus-wide energy efficiency project.
• Exterior caulk around windows is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
• The ground floor door on the east side of the building is in poor condition and should be replaced as part of the campus-wide energy efficiency project.
• Exterior caulk around doors is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
• There are some areas of alligator cracking and bubbling of the roof membrane. The membrane should be inspected and, if necessary, replaced.
• Some sealant joints on the roof are beginning to deteriorate. All sealant joints should be inspected and, if necessary, replaced as part of a campus-wide project.

Interior

• Resilient floor tile on the ground floor is cracking, possibly due to building settlement. It should be replaced once building settlement has been addressed.
• Resilient floor tile and vinyl base is in fair condition throughout the building and should be replaced when the building is renovated.
• The outside corners of the stone wall panels in the first floor main corridor are chipped. They should be repaired or replaced to improve the appearance of the corridor.
• Ceiling tiles throughout the building are stained and in fair condition. They should be replaced when the building is renovated.
• Interior finishes in the stairs are in fair to poor condition.
• Due to the age of the building, a hazardous material survey should be conducted prior to any renovation projects.

**Mechanical**

• Replace all dual temperature pipe risers and run outs to fan coil units. A recent project replaced fan coil units and controls. The piping in the walls is original, covered in asbestos, and in places almost plugged. All distribution piping needs to be replaced.
• Insulate vertical condenser water piping in chase.

**Plumbing**

• Remove all old hotel bathrooms in offices and re-capture space. This work should be included in office area renovations.
• Replace all domestic hot and cold water lines. Much of the plumbing lines are original to the building and showing signs of deterioration. Leaks are causing damage and indications are that much of the piping needs to be replaced.
• Evaluate fire protection system and extend for full coverage. Changes to program areas and architectural renovations will require adjustments to the sprinkler system.

**Electrical**

• Upgrade office lighting. This work should be included in program changes and any architectural renovations. New fixtures will provide better lighting, as well as reduced energy usage.

**NYS/ADA Issues**

The following items do not conform with the 2010 Building Code of New York State or 2010 ADA Standards for Accessible Design. While the building is not required to be updated at this time, these issues should be addressed when the building is renovated.

• Accessible hardware has been installed at some interior doors. The College should continue to replace non-accessible hardware throughout the building, particularly at doors that are part of the accessible means of egress.
• The dead end corridor on the second floor exceeds the minimum length defined in the 2010 Building Code (20 feet) and 2010 Existing Building Code (35 feet) and will need to be addressed when the building is renovated.
• The ramp from the loading dock to the main corridor does not have the code-required handrails. They should be installed.
• One of the stairs does not have kick plates at the landings to prevent objects from falling on people below.
• Guardrails at the stairs do not meet the minimum requirements of the code and should be modified or replaced.
• Handrails at the stairs do not have the required extensions and should be replaced with fully compliant handrails.
• Drinking fountains should be replaced with fully accessible units when the building is renovated.
• Some signage in the building does not comply with current ADA requirements. It should be replaced as part of a campus-wide signage project.
Building History and Use

The North Addition, constructed in 1992, added a substantial amount of student activity and instructional space on campus. It includes the Student Commons, Student Activities Forum, College Store, and student lounge on the first two floors. The second, third, and fourth floors contain fourteen general classrooms and laboratory space for Anatomy and Physiology, Earth Science, General Biology, and Microbiology. The campus security desk is located at the main entrance near the student lounge. The pedestrian bridge that connects the third floor of Elston Hall to the Center for Science and Technology was also constructed in 1992.

Functional Analysis

- The Student Commons is the primary gathering space for students and appears to be very well-utilized.
- The Academic Advising Office on the second floor above the Mohawk Room is open to the Student Commons below and, therefore, does not have adequate acoustic separation or privacy. In addition, it is below skylights and reportedly becomes very warm in the spring and summer.
- The second floor terrace along the south wall of the Student Commons is currently being used for the storage of EMT equipment. This space should be repurposed for faculty or student use.
- The pedestrian bridge that connects the third floor of Elston Hall to the Center for Science and Technology is in poor condition and does not have adequate ventilation.
- The main security desk is too small, does not have adequate storage space, and does not have a direct line of sight into the adjacent student lounge.

Previously Identified Projects

Although the College has been proactive in implementing many of the projects identified in the 2007 Master Plan Update, the following projects have not yet been completed:
- Scope No. 53: Install fin-tube units in the classrooms below the “Greenhouse” (partially complete).
- Scope No. 54.1: Install a steam cabinet heater above the security desk.
- Scope No. 58: Replace older signage and provide new directional, room, and special event signage.
- Scope No. 99: Repair floor tile and damage caused by canopy leaks in the pedestrian bridge.
- Scope No. 100: Increase natural ventilation in the pedestrian bridge.
# Building Condition Assessment
Schenectady County Community College Facilities Master Plan

**Building Name:** Elston Hall - North Addition  
**Construction Year:** 1992  
**Floors Above/Below:** 4/0  
**NASF (from PSI):** 144,696 (entire building)  
**Occupancy Group:** A-2 - Assembly; B - Business

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
<th>Building Component</th>
<th>Condition (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Exterior</strong></td>
<td></td>
<td><strong>Fire Alarm System</strong></td>
<td>100</td>
</tr>
<tr>
<td>Foundations</td>
<td>100</td>
<td>Emergency Power/Lighting Systems</td>
<td>100</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>90 10</td>
<td>Lighting Systems</td>
<td>50 50</td>
</tr>
<tr>
<td>Building Framing</td>
<td>100</td>
<td>Electrical Distribution</td>
<td>100</td>
</tr>
<tr>
<td>Windows/Louvers</td>
<td>75 25</td>
<td>Power Wiring</td>
<td>100</td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>75 25</td>
<td>Tel/Data Systems</td>
<td>50 50</td>
</tr>
<tr>
<td>Roof</td>
<td>50 25 25</td>
<td>Specialty Systems</td>
<td></td>
</tr>
<tr>
<td><strong>Building Interior</strong></td>
<td></td>
<td><strong>Compliance</strong></td>
<td>C  PC  NC</td>
</tr>
<tr>
<td>Floors</td>
<td>90 10</td>
<td>Exterior Doors</td>
<td>X</td>
</tr>
<tr>
<td>Walls</td>
<td>90 10</td>
<td>Interior Doors</td>
<td>X</td>
</tr>
<tr>
<td>Ceilings</td>
<td>100</td>
<td>Horizontal Circulation (Corridors)</td>
<td>X</td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>100</td>
<td>Horizontal Circulation (Ramps)</td>
<td>X</td>
</tr>
<tr>
<td>Built-In Furnishings</td>
<td>100</td>
<td>General (Stairs)</td>
<td>X</td>
</tr>
<tr>
<td>Stairs</td>
<td>100</td>
<td>Vertical Circulation (Elevators)</td>
<td>X</td>
</tr>
<tr>
<td>Elevators/Escalators</td>
<td>100</td>
<td>Toilet Rooms</td>
<td>X</td>
</tr>
<tr>
<td>Specialty Systems</td>
<td>100</td>
<td>Locker Rooms</td>
<td></td>
</tr>
<tr>
<td><strong>Building Mechanical</strong></td>
<td></td>
<td>Drinking Fountains</td>
<td></td>
</tr>
<tr>
<td>HVAC Distribution &amp; Controls</td>
<td>50 50</td>
<td>Signage</td>
<td>X</td>
</tr>
<tr>
<td>AHU/Controls</td>
<td>100</td>
<td>Assembly Areas</td>
<td></td>
</tr>
<tr>
<td>Chiller/Controls</td>
<td>25 75</td>
<td>Sales and Service Areas</td>
<td>X</td>
</tr>
<tr>
<td>Boiler/Heat Exchanger/Controls</td>
<td>75 25</td>
<td>Dining Areas</td>
<td>X</td>
</tr>
<tr>
<td>Pumps/Motors/Compressors</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire Sprinkler/Standpipe Systems</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plumbing Systems/Fixtures</td>
<td>75 25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specialty Systems</td>
<td>100</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Not applicable

**E - Excellent**  Conditions generally at a 'like new' level. Exemplary maintenance and appropriate funding required to maintain this level.

**G - Good**  Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.

**F - Fair**  Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.

**P - Poor**  Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.

**C - Compliant**  Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).

**PC - Partially Compliant**  Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.

**NC - Non-Compliant**  Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).
**Building Condition**

The adjacent chart summarizes the condition of the North Addition based on the observations of the planning team and information received from the College. The largest percentage of building components in fair to poor condition fall under building mechanical. This reflects the need to replace the HVAC system in the pedestrian bridge and the poor condition of several pieces of mechanical equipment including chillers, cooling towers, air-handling units, and rooftop exhaust fans. Other mechanical issues that need to be addressed include providing emergency showers in the third floor science labs and replacing sanitary waste piping from the kitchen.

![Building Condition Chart]

**Exterior**

- The ceiling finish above the main entrance is deteriorating and should be repaired.
- Failed seals at some of the double-glazed windows and skylights have resulted in condensation inside the units. The glass should be replaced.
- Exterior caulk around the skylights in the Student Commons is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
- There is water damage at the head of the third floor corridor windows. The source of the water should be addressed and the finishes around the windows should be replaced.
- The bottoms of the main entrance doors are in poor condition, possibly due to the use of de-icing chemicals in the winter. They should be replaced as part of a campus-wide energy efficiency project.
- There are some areas of alligator cracking of the roof membrane. The membrane should be inspected and, if necessary, replaced.
- Sealant at some of the head joints of the parapet wall cap are deteriorating. They should be raked and resealed as part of a campus-wide project.
- The joint between the pedestrian bridge and the building is leaking and should be repaired before interior finishes are damaged.

**Interior**

- Resilient floor tile in the pedestrian bridge is cracking and warping due to past leaks and extreme temperature swings. The tile should be replaced when the bridge is renovated.
- Gypsum wallboard in the pedestrian bridge is cracking and should be replaced when the bridge is renovated.

**Mechanical**

- Replace Carrier (racked) chillers and BAC cooling tower. Chillers are old, inefficient, and require excessive maintenance. The cooling tower is old and has been cleaned to extend its life for a few years, but is in need of replacement.
- Replace two main rooftop air handling units. Furnaces have completely failed. Units are inefficient, unreliable, and in need of replacement.
- Replace rooftop exhaust fans. Many fans are over 40 years old and in deteriorated condition.
- Replace old air handling units S-1, S-2, AHU100, AHU105 & AHU 108. All air handlers are over 40 years old, well past their listed service lives, and are in need of complete replacement.
• Provide new pipe insulation on chilled water and cold water lines. Lack of insulation is a waste of energy and condensation is rusting pipes.
• Replace leaking hot water piping throughout. Piping is showing signs of both interior clogging and external leaking.
• Provide new heating and air conditioning system for bridge to CST. The bridge is heated with expensive electric resistance heat. There is no air-conditioning and temperatures regularly exceed 100 degrees Fahrenheit in the summer.
• Provide supplementary heat to security desk area in Student Commons entry. Security desk is just inside main entrance doors and is uncomfortable to staff during periods of cold weather and high occupant movement through the doors.

Plumbing

• Provide emergency showers and floor drains in the science labs. Emergency showers should be provided to protect building occupants and floor drains should be installed to protect the building if showers are used or accidently opened.
• Evaluate and substantially replace all sanitary waste piping from kitchens. The extremely heavy use of kitchens and aggressive waste have accelerated deterioration of the main sanitary piping. Piping is failing in many locations.

Electrical

• Replace high bay lighting in Student Commons with LED or provide retractable fixtures. Ceiling light fixtures are extremely difficult to access and, as a result, many burned out lamps cannot be replaced in a timely manner.
• Upgrade lighting to higher efficiency fixtures where required.

NYS/ADA Issues

The following items do not conform with the 2010 Building Code of New York State or 2010 ADA Standards for Accessible Design. While the building is not required to be updated at this time, these issues should be addressed when the building is renovated.

• Handrails at some of the ramps do not have the required extensions. They should be replaced with fully compliant handrails.
• One section of the stairs from the Student Commons to the terrace adjacent to the Mohawk Room have no handrails. They should be installed.
• Some signage in the building does not comply with current ADA requirements. It should be replaced as part of a campus-wide signage project.
• The food service counter in the Student Commons is not at an accessible height. A portion of the counter should be lowered to no more than 36 inches above the floor.
Building History and Use

The Casola Addition, built in 2006, is the most recent addition to Elston Hall. This addition includes new laboratories for the Culinary Arts program and the Casola Dining Room. One of the storage rooms on the ground floor was recently converted into the campus mail room and copy center.

Functional Analysis

- The new addition is well-suited to address the needs of the Culinary Arts program.
- Interior finishes in the Casola Dining Room are in good condition, but the ceiling tiles have an institutional look. Faculty feel that they should be upgraded to provide a more polished, high-end appearance.

Building Condition

The adjacent chart summarizes the condition of the Casola Addition based on the observations of the planning team and information received from the College. Since the addition is only seven years old, most components are in excellent to good condition. The only building components in fair to poor condition fall under building mechanical and electrical.

Mechanical

- Replace Marley cooling tower. The cooling tower has been cleaned but is nearing the end of its useful life.
- Upgrade DDC controls to JCI Metasys and integrate to central JCI graphics system.

NYS/ADA Issues

The following items do not conform with the 2010 Building Code of New York State or 2010 ADA Standards for Accessible Design. While the building is not required to be updated at this time, these issues should be addressed when the building is renovated.

- The counter in Mail Room 002 is not at an accessible height. A portion of the counter should be lowered to no more than 36 inches above the floor.
### Building Name:
Elston Hall - Casola Addition

### Construction Year:
2006

### Floors Above/Below:
2/0

### NASF (from PSI):
144,696 (entire building)

### Occupancy Group:
A-2 - Assembly; B - Business

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
<th>Building Component</th>
<th>Condition (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundations</td>
<td>100</td>
<td>Fire Alarm System</td>
<td>100</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>100</td>
<td>Emergency Power/Lighting Systems</td>
<td>100</td>
</tr>
<tr>
<td>Building Framing</td>
<td>100</td>
<td>Lighting Systems</td>
<td>100</td>
</tr>
<tr>
<td>Windows/Louvers</td>
<td>100</td>
<td>Electrical Distribution</td>
<td>100</td>
</tr>
<tr>
<td>Doors/Frame/Hardware</td>
<td>100</td>
<td>Power Wiring</td>
<td>100</td>
</tr>
<tr>
<td>Roof</td>
<td>100</td>
<td>Tel/Data Systems</td>
<td>50 50</td>
</tr>
</tbody>
</table>

#### Building Exterior

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floors</td>
<td>100</td>
<td>C</td>
</tr>
<tr>
<td>Walls</td>
<td>100</td>
<td>PC</td>
</tr>
<tr>
<td>Ceilings</td>
<td>100</td>
<td>NC</td>
</tr>
<tr>
<td>Doors/Frame/Hardware</td>
<td>100</td>
<td>NYS/ADA</td>
</tr>
<tr>
<td>Built-In Furnishings</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Stairs</td>
<td>100</td>
<td>X</td>
</tr>
<tr>
<td>Elevators/Escalators</td>
<td>100</td>
<td>X</td>
</tr>
<tr>
<td>Specialty Systems</td>
<td>100</td>
<td></td>
</tr>
</tbody>
</table>

#### Building Interior

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC Distribution &amp; Controls</td>
<td>75 25</td>
<td>Vertical Circulation (Stairs)</td>
</tr>
<tr>
<td>AHU/Controls</td>
<td>75 25</td>
<td>Toilet Rooms</td>
</tr>
<tr>
<td>Chiller/Controls</td>
<td>90 10</td>
<td>Locker Rooms</td>
</tr>
<tr>
<td>Boiler/Heat Exchanger/Controls</td>
<td>90 10</td>
<td>Drinking Fountains</td>
</tr>
<tr>
<td>Pumps/Motors/Compressors</td>
<td>100</td>
<td>Signage</td>
</tr>
<tr>
<td>Fire Sprinkler/Standpipe Systems</td>
<td>100</td>
<td>Assembly Areas</td>
</tr>
<tr>
<td>Plumbing Systems/Fixtures</td>
<td>100</td>
<td>Sales and Service Areas</td>
</tr>
<tr>
<td>Specialty Systems</td>
<td>100</td>
<td>Dining Areas</td>
</tr>
</tbody>
</table>

#### Building Mechanical

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chiller/Controls</td>
<td>90 10</td>
<td></td>
</tr>
<tr>
<td>Boiler/Heat Exchanger/Controls</td>
<td>90 10</td>
<td>X</td>
</tr>
<tr>
<td>Pumps/Motors/Compressors</td>
<td>100</td>
<td>X</td>
</tr>
<tr>
<td>Fire Sprinkler/Standpipe Systems</td>
<td>100</td>
<td>X</td>
</tr>
<tr>
<td>Plumbing Systems/Fixtures</td>
<td>100</td>
<td>X</td>
</tr>
<tr>
<td>Specialty Systems</td>
<td>100</td>
<td></td>
</tr>
</tbody>
</table>

#### Building Electrical

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Alarm System</td>
<td>100</td>
</tr>
<tr>
<td>Emergency Power/Lighting Systems</td>
<td>100</td>
</tr>
<tr>
<td>Lighting Systems</td>
<td>100</td>
</tr>
<tr>
<td>Electrical Distribution</td>
<td>100</td>
</tr>
<tr>
<td>Power Wiring</td>
<td>100</td>
</tr>
<tr>
<td>Tel/Data Systems</td>
<td>50 50</td>
</tr>
</tbody>
</table>

#### Specialties Systems

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Doors</td>
<td>X</td>
</tr>
<tr>
<td>Interior Doors</td>
<td>X</td>
</tr>
<tr>
<td>Horizontal Circulation (Corridors)</td>
<td>X</td>
</tr>
<tr>
<td>Horizontal Circulation (Ramps)</td>
<td>X</td>
</tr>
<tr>
<td>Vertical Circulation (Stairs)</td>
<td>X</td>
</tr>
<tr>
<td>Vertical Circulation (Elevators)</td>
<td>X</td>
</tr>
<tr>
<td>Toilet Rooms</td>
<td>X</td>
</tr>
<tr>
<td>Locker Rooms</td>
<td>X</td>
</tr>
<tr>
<td>Drinking Fountains</td>
<td>X</td>
</tr>
<tr>
<td>Signage</td>
<td>X</td>
</tr>
<tr>
<td>Assembly Areas</td>
<td>X</td>
</tr>
<tr>
<td>Sales and Service Areas</td>
<td>X</td>
</tr>
<tr>
<td>Dining Areas</td>
<td>X</td>
</tr>
</tbody>
</table>

- **E - Excellent** Conditions generally at a ‘like new’ level. Exemplary maintenance and appropriate funding required to maintain this level.
- **G - Good** Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- **F - Fair** Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
- **P - Poor** Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
- **C - Compliant** Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).
- **PC - Partially Compliant** Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
- **NC - Non-Compliant** Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).
Building History and Use

The Gateway Building was constructed as a child care center and laboratory for the Early Childhood Education program in 2000. The building contains general classrooms, offices, and the Gateway Montessori Preschool, which is a child-centered learning environment that emphasizes spontaneous activity and hands-on, self-motivated learning. A large, gated playground is located to the east of the building.

Functional Analysis

• The building works well for its current use as a child care, laboratory preschool, and kindergarten facility. The playful layout and colorful finishes are appropriate.

Previously Identified Projects

Although the College has been proactive in implementing many of the projects identified in the 2007 Master Plan Update, the following projects have not yet been completed:
• Scope No. 18: Repair security camera viewing the playground.
• Scope No. 19: Repair playground gate latch.
• Scope No. 20: Install fire-rated glass at interior door assembly per local code agencies directive.
• Scope No. 21: Repair exterior door latch.
• Scope No. 22: Prevent water intrusion at the two windows that have sills pulling away from the walls.
• Scope No. 23: Replace roof.
• Scope No. 101: Construct additional classroom space.
## Building Condition Assessment

**Schenectady County Community College Facilities Master Plan Update**

**Building Name:** Gateway Building  
**Floors Above/Below:** 1/0  
**Construction Year:** 2000  
**NASF (from PSI):** 6,472  
**Occupancy Group:** B - Business

### Building Condition Assessment Table

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
<th>Building Component</th>
<th>Condition (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Exterior</strong></td>
<td>E</td>
<td>G</td>
<td>F</td>
</tr>
<tr>
<td>Foundations</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>90</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Building Framing</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows/Louvers</td>
<td>75</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Interior</strong></td>
<td>E</td>
<td>G</td>
<td>F</td>
</tr>
<tr>
<td>Floors</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td>90</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Ceilings</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>90</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Built-In Furnishings</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stairs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elevators/Escalators</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specialty Systems</td>
<td>90</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>HVAC Distribution &amp; Controls</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AHU/Controls</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chiller/Controls</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boiler/Heat Exchanger/Controls</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>Pumps/Motors/Compressors</td>
<td>25</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td>Fire Sprinkler/Standpipe Systems</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plumbing Systems/Fixtures</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specialty Systems</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Building Condition Descriptions

- **E - Excellent**: Conditions generally at a ‘like new’ level. Exemplary maintenance and appropriate funding required to maintain this level.
- **G - Good**: Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- **F - Fair**: Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
- **P - Poor**: Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
- **C - Compliant**: Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).
- **PC - Partially Compliant**: Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
- **NC - Non-Compliant**: Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).
Building Condition

The adjacent chart summarizes the condition of the Gateway Building based on the observations of the planning team and information received from the College. In general, the building is in good condition. Most building components listed in fair to poor condition can be addressed individually and with a relatively small investment. These include replacing sealant at the main entrance canopy, replacing sealant around exterior windows, painting exterior lintels, and replacing the existing duplex grinder pumps.

Exterior

• Exterior sealant at the entrance canopy is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
• Window lintels should be scraped, cleaned, and repainted.
• Exterior caulk around windows is deteriorating. The joints should be raked and recaulked as part of a campus-wide project.
• Failed seals at some of the skylights has resulted in condensation inside the units. The glass should be replaced.

Interior

• Some gypsum wallboard in the mechanical room was damaged when some of the equipment failed and should be replaced.
• Delamination of interior doors has been a reoccurring issue. Since the doors are still under warranty, they have been replaced at no cost to the College.
• One of the integral blinds in Classroom 103 does not work and should be repaired or replaced.

Mechanical

• Replace natural draft hot water boilers with high efficiency units. Replacing these boilers with high efficiency units would save energy and utility costs.
• Upgrade controls and integrate to central JCI DDC system.

Plumbing

• Replace existing duplex grinder pumps. Sanitary pumps are unreliable and need to be replaced.
**NYS/ADA Issues**

The following items do not conform with the 2010 Building Code of New York State or 2010 ADA Standards for Accessible Design. While the building is not required to be updated at this time, these issues should be addressed when the building is renovated.

- Some signage in the building does not comply with current ADA requirements. It should be replaced as part of a campus-wide signage project.
Building History and Use

Constructed in 2001, the Stockade Building contains lecture halls, general classrooms, computer classrooms, conference rooms, and offices. The building is connected to Elston Hall and the Begley Building by an enclosed walkway.

Functional Analysis

- Admissions, located on the first floor adjacent to the main entrance, is highly-visible and easily-accessible.
- The upper floors of the building are well-suited for classrooms and computer classrooms.
- Admissions and Workforce Development share an office suite on the first floor. As enrollment grows, Admissions may need to expand to accommodate a larger number of incoming students and there is no space to expand in its current location.

Previously Identified Projects

Although the College has been proactive in implementing many of the projects identified in the 2007 Master Plan Update, the following projects have not yet been completed:

- Scope No. 11: Extend rear access roadway for maintenance accessibility.
- Scope No. 12: Prevent water intrusion at the windows in the atrium.
- Scope No. 13: Prevent water intrusion at the windows in the pedestrian walkway to Elston Hall.
- Scope No. 14: Replace carpet in the first floor offices and lecture halls.
- Scope No. 15: Connect area of refuge communication system to the security desk in Elston Hall.
- Scope No. 16: Adjust unit ventilators to eliminate the excessive noise.
- Scope No. 17: Locate and replace the automatic flush valves.
# Building Condition Assessment

## Schenectady County Community College Facilities Master Plan Update

### Building Name:
Stockade Building
### Construction Year:
2001
### Floors Above/Below:
3/0
### NASF (from PSI):
26,248
### Occupancy Group:
B - Business

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Condition (%)</th>
<th>Building Component</th>
<th>Condition (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Exterior</strong></td>
<td></td>
<td><strong>Building Electrical</strong></td>
<td></td>
</tr>
<tr>
<td>Foundations</td>
<td>100</td>
<td>Fire Alarm System</td>
<td>100</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>90 10</td>
<td>Emergency Power/Lighting Systems</td>
<td>100</td>
</tr>
<tr>
<td>Building Framing</td>
<td>100</td>
<td>Lighting Systems</td>
<td>100</td>
</tr>
<tr>
<td>Windows/Louvers</td>
<td>100</td>
<td>Electrical Distribution</td>
<td>100</td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>100</td>
<td>Power Wiring</td>
<td>100</td>
</tr>
<tr>
<td>Roof</td>
<td>100</td>
<td>Tel/Data Systems</td>
<td>50 50</td>
</tr>
<tr>
<td><strong>Building Interior</strong></td>
<td></td>
<td><strong>Compliance</strong></td>
<td></td>
</tr>
<tr>
<td>Floors</td>
<td>75 25</td>
<td>NYS/ADA</td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td>100</td>
<td>Exterior Doors</td>
<td>X</td>
</tr>
<tr>
<td>Ceilings</td>
<td>90 10</td>
<td>Interior Doors</td>
<td>X</td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>100</td>
<td>Horizontal Circulation (Corridors)</td>
<td>X</td>
</tr>
<tr>
<td>Built-In Furnishings</td>
<td>100</td>
<td>Horizontal Circulation (Ramps)</td>
<td>X</td>
</tr>
<tr>
<td>Stairs</td>
<td>100</td>
<td>Vertical Circulation (Stairs)</td>
<td>X</td>
</tr>
<tr>
<td>Elevators/Escalators</td>
<td>100</td>
<td>Vertical Circulation (Elevators)</td>
<td>X</td>
</tr>
<tr>
<td>Specialty Systems</td>
<td>100</td>
<td>Toilet Rooms</td>
<td>X</td>
</tr>
<tr>
<td><strong>Building Mechanical</strong></td>
<td></td>
<td>Locker Rooms</td>
<td></td>
</tr>
<tr>
<td>HVAC Distribution &amp; Controls</td>
<td>80 20</td>
<td>Drinking Fountains</td>
<td>X</td>
</tr>
<tr>
<td>AHU/Controls</td>
<td>90 10</td>
<td>Signage</td>
<td>X</td>
</tr>
<tr>
<td>Chiller/Controls</td>
<td>90 10</td>
<td>Assembly Areas</td>
<td>NO ACCESS</td>
</tr>
<tr>
<td>Boiler/Heat Exchanger/Controls</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pumps/Motors/Compressors</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire Sprinkler/Standpipe Systems</td>
<td>100</td>
<td>Assembly Areas</td>
<td>NO ACCESS</td>
</tr>
<tr>
<td>Plumbing Systems/Fixtures</td>
<td>100</td>
<td>Sales and Service Areas</td>
<td></td>
</tr>
<tr>
<td>Specialty Systems</td>
<td></td>
<td>Dining Areas</td>
<td></td>
</tr>
</tbody>
</table>

- **E - Excellent:** Conditions generally at a ‘like new’ level. Exemplary maintenance and appropriate funding required to maintain this level.
- **G - Good:** Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- **F - Fair:** Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
- **P - Poor:** Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
- **C - Compliant:** Conforms with the most current version of the Building Code of New York State (NYS) and ICC/ANSI A177.1 (ADA).
- **PC - Partially Compliant:** Partially conforms with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
- **NC - Non-Compliant:** Does not conform with the most current version of the Building Code of New York State (NYS) or ICC/ANSI A177.1 (ADA).
**Building Condition**

The adjacent chart summarizes the condition of the Stockade Building based on the observations of the planning team and information received from the College. Since the building was constructed in 2001, most components are in good condition. The largest percentage of building components in fair to poor condition fall under building mechanical. These include replacement of boilers, water pumps, and controls.

![Building Condition Chart]

### Exterior

- Damaged brick at the northwest corner and holes at the northeast corner should be repaired to prevent further deterioration to the exterior wall assembly.
- The roof balustrade should be scraped, cleaned, and repainted.

### Interior

- Some carpet on the first floor is worn and should be replaced.
- Some resilient floor tile on the second and third floors is cracking and in fair condition. It should be replaced when the building is renovated.
- Some of the terrazzo floors are cracking. They should be monitored and, if necessary, repaired.
- Ceiling tiles throughout the building are stained and in fair condition. They should be replaced when the building is renovated.

### Mechanical

- Replace natural draft hot water boilers with high efficiency units. Units are nearing the end of their useful life and new units would be more energy efficient.
- Replace primary and secondary water pumps. Pumps are unreliable and need to be replaced.
- Upgrade DDC panels to NAE and integrate to central JCI DDC graphics system. New network controllers will allow existing control system to be integrated into the central monitoring and control system.
Sustainability and the Environment

Planning an environmentally friendly campus requires taking a holistic approach to ensure long-term sustainability. Cost, long-term payback, organizational culture, building codes, and maintenance capabilities must be carefully examined by the College.

Schenectady County Community College has already implemented a variety of sustainable strategies. The College has recently partnered with the Capital District Transportation Authority (CDTA) to provide a free bus program for students with a valid SCCC ID. This program offers students an alternative means to get to campus, while reducing the carbon footprint of the College. Water bottle filling stations have been installed in several campus buildings. These stations encourage faculty, staff and students to bring refillable containers for water and coffee, thus reducing the number of disposable plastic bottles that end up in landfills.

The Culinary Arts program composts waste material from the kitchen. The College is also planning to sign an initiative that will encourage the purchase of locally grown/produced materials for the program. In addition to reducing the carbon footprint, this initiative will reduce transportation costs, ensure freshness of the materials, and support the local economy.

Many of the other sustainable strategies that the College has implemented are related to facilities. First, most of the buildings use energy-efficient T5 lighting fixtures and occupancy sensors. Second, the buildings are individually metered to improve water use management. Finally, the maintenance department uses environmentally friendly cleaning products.

Additional Strategies

Water Efficiency

- Install a drainage system to collect storm water from roofs and use it for irrigation.
- Install low-flow plumbing fixtures in toilet rooms to help reduce water consumption.

Energy Conservation

- Consider alternative energy sources to heat and cool buildings, such as geothermal heat pumps.

Transportation

- Provide premium parking spaces for faculty and students that carpool and/or drive hybrid vehicles.
- Provide additional options for public transportation.
- Install additional bicycle racks to encourage bicycle use.
- Provide charging stations for electric cars.

Operations and Maintenance

- Replace all college vehicles with energy efficient alternatives, such as electric golf carts.
• Reduce greenhouse gas emissions through the purchase of green energy.
• Charge a per sheet fee in all campus computer labs to discourage paper consumption.

Student Life

• Orient students, faculty, and staff to campus environmental programs and goals. According to a Princeton Survey Research Associates/National Wildlife Federation survey titled “National Report Card on Environmental Performance and Sustainability in Higher Education,” this is the biggest opportunity missed by colleges looking to become more sustainable.

Curriculum

• Incorporate environmental principles into the curriculum for all relevant disciplines. Provide opportunities for students to study campus and local environmental problems as a part of their course work.
• Advance “microscaling efforts” for experiments in science labs to reduce the use and storage of chemicals.

Facilities

• Use high-quality, durable materials that will have a long lifespan.
• Install walk-off mats at building entrances to improve indoor air quality.
• Maximize the use of products with a high recycled content, products that are recyclable, and products that are rapidly renewable.
• Specify materials that are harvested locally and give preference to materials with a low embodied energy content to reduce the energy used to produce and transport materials.
• Eliminate the use of products that pollute or are toxic during manufacture, as well as products that require toxic materials for maintenance.
• Limit construction debris and look for opportunities to reuse resources.
• As HVAC systems are upgraded or replaced, install humidity controls to help eliminate excess moisture in buildings and minimize potential mold growth.
Appendix B

Community Leader Survey Responses
Community Leader Survey

The questions included in the Community Leader Survey and associated responses are included below:

Please describe your relationship and familiarity with SCCC?

- Foundation Board member.
- Serve on Foundation Board and Events Committee.
- Chair of the Foundation Board.
- I have lived in the Schenectady region for a good part of my life. I first heard of this place as a small child when my dad stayed at the original Van Curler Hotel when working with GE; he was impressed with the historic building! Currently, I am a leader in a local business (VP, Human Resources at MVP Health Plan) and am a member of the SCCC Foundation Board. My son was a SCCC student in the 2013-16 time period and subsequently joined in the Air Force and is studying at their Defense Language Institute.

How well does the college address the education and workforce needs of the community/region?

- Very well.
- Not qualified to respond but would like to see more civic engagement.
- Although SCCC is well known for it’s Culinary, Music and Criminal Justice schools is addresses the needs for all of our community for both as a stepping stone to a four-year college and for our workforce needs. I have always been a resident of Albany County a location where SCCC needs a greater identity to compete with HVCC. Over the past few years there has been an effort making inroads to Albany, but this should be a priority.
- SCCC offers a wide range of academic options from Culinary to Music to Science to Gaming to Business, etc. There are program options that support movement from 2-year degree to 4-year school and beyond, programs that result in certification for trades, a wide range of program availability from morning to evening to accommodate student schedules, many financial aid, and scholarship opportunities and a broad array of student services to enable success. The opportunity for SCCC is to continue to make all the options better and better known in the community, to keep enrollments and graduates increasing, resulting in growth and strengthening of the community workforce, transfers to 4-year institutions, and improvement in the lives of our students and their families.

What are the biggest challenges facing SCCC?

- Continuing enrollment strength.
- Space to grow.
- Growing SCCC’s enrollment. Acknowledging the fact that success should not always be measured on graduation as placement in another institution or using SCCC as a stepping stone to new/other disciplines of degrees. For example, my daughter is a graduate of Penn State and decided she wanted medicine. She enrolled in a Community college to take the required science core courses to allow her to gain acceptance in a Masters PA program her outcome was a success but she had no need to graduate. SCCC has developed curricula designed for our region’s needs and this needs to continue this process.
- Prepare for potential of NYS adopting Governor Cuomo’s proposal of free tuition at 2-year and 4-year state schools to all eligible NYS residents; this could result in more community college students but is also likely to result in more students skipping the CC route and going directly to 4-year schools; SCCC needs to be ready for the various outcomes.

What opportunities should SCCC seize in the future?

- Continue to offer course work in new industries in the region.
- Consider a collegiate school model. See State College of Florida – they accommodate grades 6-10 then pass a test and begin college at grade 11.
- Offer 4-year programs.
- Workforce development is an agenda platform for President Trump. SCCC should be seen as a greater opportunity to tool up our workforce. In that regard, there should be a campaign to solicit students who have received a 4-year degree but need to enhance skills or learn skills suitable for our work force needs. Our student housing is a significant asset which presents a great opportunity.
- The situation at GE is also an opportunity both for funding and perhaps land for expansion.
• Continue ongoing efforts to communicate broadly to our community members about the wide variety of short and long term opportunities available at SCCC, especially in addition to the more well-known curricula, e.g., culinary and music
• Continue physical facilities and property enhancements – this is important part of the college’s branding and contributes significantly to first impressions and ensuing actions from students, families, donors/potential donors, i.e., is this place they want to be a part of? The dorm addition in the past few years was a great step! Is there a possibility in the future to reroute the highway exit/entrance that divides the dorms from the campus and create a green space there to further beautify and bring the campus together? Also, the walkway over Erie Boulevard is a great idea for safety and convenience; however, it looks a bit dingy and is one part of the campus that is very visible to all who pass by – is there a simple, inexpensive way to freshen that up?
• Consider prospects arising from being adjacent to Mohawk River, e.g., are there opportunities for waterside businesses, green space activities or related endeavors that could provide opportunities for students, bring $$ in to SCCC, bring community members to campus, bring community and campus people together more, or all of the above?

What is your overall impression of the SCCC campus (site and/or facilities)?

• Very good.
• I love it. Kudos to the facilities staff!!
• Our campus needs new facilities in science and technology to compete with HVCC and ACC. We need to stop looking at the campus through the old hotel entrance and promote our campus which is behind the hotel. Our logo needs to change to reflect this fact.
• There seems to be good positive movement in recent years (see comment about dorms above). There are still observable pockets of what has been redone or refurbished and what still needs work. Location is a challenge, tucked in between busy highways – impacts first impression significantly.
• I’ve often had meetings in Begley library conference room. The library strikes me as a bit dark and old fashioned. This should be a hub that attracts students and, as actual physical books become less and less common, it seems the library should be reflecting that – more open space, strong internet connectivity, significant places for laptop research and studying, more current desk options (stand up, even treadmill??), etc.

What should the college do to improve the campus (site and/or facilities) in the future?

• Continue to maintain and upgrade technology and aging parts of facilities.
• I’m impressed with how extremely well kept it is.
• See above. I believe our site presents opportunities for the community. We have athletic fields which appear to be underutilized. Our fields could be used for craft fairs and farmer’s markets on weekends.
• If more green space could be added and older, more “frayed” looking areas updated, this would add very positively to overall impressions and experience. An example is the very large parking lot and over flow areas; though I am only on campus approx. 2x month so perhaps not aware of actual use, I have never seen overflow lots fully in use – do we really need that additional asphalt? Even in space truly needed, is there a visually more pleasing way to set up the lots, e.g., smaller footprint by using a two-story garage, using islands to break up space, etc.
• In addition, continue working on internal office, shared facilities and classroom spaces to bring them up to date, keep them looking clean and modern, and add to the overall attractiveness of the campus. More open space and light wherever it makes sense and is possible.

Is there anything else you think the facilities master planning team should consider?

• No.
• Not qualified to respond.
• We need to significantly upgrade our meeting and banquet space.
• I am aware all of these initial thoughts are not without cost, but you asked so I shared! Seriously, thank you for the opportunity to provide input.
Appendix C

Open Session Results
Open Session

The results of the open session for faculty, staff, and students are included below. The number of responses, for items that received multiples responses, is indicated in parentheses.

One thing that would improve the SCCC campus is:

- More student activity space
- More seats and space
- Need space for student gathering - study space (4)
- Improve main entrance - more welcoming - makes a statement
- Improve first impression
- Student services should be in one location
- Create space for a fully staffed counseling center
- More meeting space
- Consolidate STEM
- Improve science labs
- Metal detectors with trained security at every entrance
- College store on the first floor
- Integrate academic offices with student services - closer proximity to promote easier collaboration
- Improve CST bridge - branding opportunity
- Outdoor classroom space
- Dedicated space for expanded food pantry
- More natural light in classrooms and hallways
- Individual Mac books
- Improve WiFi (3)
- More informal seating and gathering space
- Faculty offices for each division close to each other
- Get rid of high school chairs
- Larger center for online learning for faculty
- Campus needs a facelift
- Elevator upgrades (6)
- Learning commons
- More recycle bins
- Improve floor to floor access in Elston (2)
- Library and math lab should be open later
- More water fountains (2)
- Better wayfinding
- Hard to navigate campus - signage (2)
- Show off campus sites on campus maps - Center City & YMCA
- Art program (2)
- Film studio
- Science lab expansion for other programs
- Outside gathering space away from traffic
- Welcome space - not just security desk (2)
- TC3 welcome center is nice
- Exterior facelift - macabre
- Interiors, too!
- Address water issues in library

- More tutoring space
- Fix HVAC in CST-ELS walkway
- Redo the floor in stockade - it’s peeling
- Bigger art room
- Better elevators
- School events later in the day
- More restrooms in Elston Hall (2)
- More lockers
- Toilet room improvements - library (4)
- More unisex bathrooms
- Improve food options - Taco Bell
- Better food options
- Bigger café - the main one
- Printers in café - more outlets for laptops
- Student parking closer to campus
- Closer parking for peak class times - trolley from back lot
- More ADA parking
- Better accessibility
- More bike racks
- Kickball
- Intramural sports
- Gaming center
- More activities
- Basketball gym
- Gymnasium & work out space (2)
- Restore the outdoor athletic facilities
The thing I like most about the SCCC campus is:

- Student activities
- Student commons
- Historical roots - important to history of the City
- Central location
- Central City
- All buildings are connected
- Convenient
- Small - easy to get across campus
- Dining program
- Teachers
- Students
- Student diversity (4)
- Students respect the buildings
- Kindl Hall is very nice
- Personality of Elston Hall
- The culinary wing
- Albany is very nice
- New science labs
- More water fountains - improve
- Biotech lab
- Welcoming environment in lobby
- Size of library
- The quiet lounge - need more
- The help around the building
- Free tutoring
- Commitment of the culture
- Elevators
- Security is great
Appendix D

Phasing Plans
Underutilized Classrooms

The following classrooms are utilized for less than 50 percent of available weekly student contact hours:

- Begley Building 212
- Elston Hall 341
- Elston Hall 411
- Elston Hall 420
- Stockade Building 301
Underutilized & Vacant Space

The following spaces are underutilized and/or vacant:

- Begley Building 211
- Begley Building 212
- Begley Building 213
- Begley Building 215
- Begley Building 216
- Begley Building 217
- Begley Building 218
- Begley Building 221
- Begley Building 223
- Begley Building 224
- Begley Building 227
- Begley Building 230
- Begley Building 231
- Elston Hall 220
- Elston Hall 341
- Elston Hall 411
- Elston Hall 420
- Stockade Building 301
Learning Commons - Phase 1

Proposed Scope of Work

- Relocate EOP to permanent space on the third floor of Elston Hall - adjacent to TRIO
- Relocate classes currently scheduled in Begley Building 212 to Stockade Building 301
- Relocate Tutoring Center to temporary space in Elston Hall
Learning Commons - Phase 2

Proposed Scope of Work

- Renovate the second floor of the Begley Building
  - Library Reading Area
  - Library Stack Area
  - Library Offices and Support
  - Group Study Rooms
  - Quiet Study Rooms
  - Replace Windows
  - Replace HVAC System
  - Exterior Improvements
Learning Commons - Phase 3

Proposed Scope of Work

- Relocate the library to permanent space the on second floor of the Begley Building
Learning Commons - Phase 4

Proposed Scope of Work

- Renovate the first floor of the Begley Building
  - Center for Excellence in Teaching
  - Learning Center
  - Tutoring Center
  - Café
  - Student Lounge
  - Computer Area
  - Presentation Practice Rooms
  - Meeting Rooms
  - Maker Space
  - Replace Windows
  - Replace HVAC System
  - Exterior Improvements
Learning Commons - Phase 5

Proposed Scope of Work

• Relocate Accounting Lab to permanent space the on the first floor of the Begley Building
• Relocate Math Lab to permanent space the on the first floor of the Begley Building
• Relocate Writing Lab to permanent space the on the first floor of the Begley Building
• Relocated Tutoring Center to permanent space on the first floor of the Begley Building
Campus Safety

Proposed Scope of Work

- Relocate Campus Safety to permanent space the on the third floor of Elston Hall
Proposed Scope of Work

- Renovate a portion of the ground floor of Elston Hall for Admissions and the Welcome Center
- Optional: Create project-based learning classrooms on the fifth floor of Elston Hall
Student Services - Phase 2

Proposed Scope of Work

- Relocate Admissions to permanent space on the ground floor of Elston Hall
- Relocate classes currently scheduled in Stockade Building 204 and 206 to the fifth floor of Elston Hall
- Relocate Athletic Director to temporary space in Elston Hall
Student Services - Phase 3

Proposed Scope of Work

- Renovate a portion of the first and second floors of the Stockade Building
  - Student Services Center
  - Academic Advising
  - Bursar
  - Financial Aid
  - Registrar
Proposed Scope of Work

- Relocate Academic Advising to permanent space on the second floor of the Stockade Building
- Relocate Bursar to permanent space on the first floor of the Stockade Building
- Relocate Financial Aid to permanent space on the first floor of the Stockade Building
- Relocated Registrar to permanent space on the first floor of the Stockade Building
Student Services - Phase 5

Proposed Scope of Work

- Relocate Student Affairs to temporary space in Elston Hall
Student Services - Phase 6

Proposed Scope of Work

- Renovate a portion of the second floor of Elston Hall
  - Student Affairs
  - Athletics
  - Counseling
  - Liberty Partnerships
  - Smart Scholars
  - Student Activities
  - Student Government Association
  - Veterans Affairs
  - Wellness and Support Services
Proposed Scope of Work

- Relocate Student Affairs to permanent space on the second floor of Elston Hall
Science and Technology Labs

Proposed Scope of Work

- Renovate the Center for Science and Technology
  - General Chemistry Lab
  - Organic Chemistry Lab
  - Physics Lab
  - Information Technology Lab
  - Networking Lab
  - Office and Support Space
  - Replace Windows
  - Replace HVAC System
  - Exterior Improvements
Proposed Scope of Work

- Relocate classes currently scheduled in Elston Hall 239 and 245 to the fourth floor of Elston Hall
Testing Center - Phase 2

Proposed Scope of Work

- Relocate Testing Center to permanent space the on the second floor of Elston Hall
Data Center

Proposed Scope of Work

• Consolidate Data Center of the fourth floor of Elston Hall
General Classroom/Computer Labs

Proposed Scope of Work

- Create project-based learning classrooms on the fifth floor of Elston Hall
- Create computer labs on the third and fifth floors of Elston Hall
Faculty Offices

Proposed Scope of Work

• Create faculty office suites on the second, third, and fourth floors of Elston Hall
Other Master Plan Projects

Proposed Scope of Work
The following master plan projects could be completed at anytime during the master plan process:

Begley Building
- Auditorium Upgrades
- Basement Upgrades
- Toilet Room Upgrades

Stockade Building
- Replace Carpet in Lecture Hall
- Mechanical Equipment Upgrades

Elston Hall
- Repair/Replace Roof
- Upgrade Main Lobby and Community Rooms
- Exterior Improvements
- Mechanical Equipment Upgrades

Gateway Building
- Repair/Replace Roof

Other Master Plan Projects
- Create Outdoor Gathering Spaces
- Pedestrian Bridge Upgrades
- Upgrade Storm Drainage System
- Provide Emergency Generator
- Parking Lot Improvements
- Upgrade Fire Alarm System
- Campus-wide Signage Project