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Rhode Island College
2010-2020 Master Plan

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Final Report

November 2010

RHODE ISLAND COLLEGE VISION STATEMENT

"As Rhode Island College continues to fulfill its historic commitment to educational access for all academically qualified students, it will be widely recognized for:

Its excellence as a teaching institution where faculty-scholars, professional staff, and administrators continually inspire students to expand their minds, meet new levels of intellectual challenge, engage in a wide range of student development activities, and thoughtfully prepare for life after college;
Its importance as an intellectual, cultural, social, and economic resource for the State of Rhode Island and Providence Plantations;
its character as an open, caring community in which there is demonstrated value for diversity, civility, and the principles of American democracy and civic engagement; and
Its success in the identification, recruitment, enrollment, and degree completion of both traditional and non-traditional students."

Source: www.ric.edu

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Ivy Locke, In Memorium, Vice President Administration & Finance
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CONSULTANT PLANNING TEAM

Saratoga Associates Landscape Architects, Architects, Engineers, and Planners, PC
Rickes Associates, Inc.
PARE Corporation
Landscape Elements, LLC
Engineering Design Services, Inc.

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1.1 Introduction

In the fall of 2009, Saratoga Associates was selected by Rhode Island College (RIC) to prepare a Comprehensive Facilities Master Plan that would serve as a "framework" for planning for the period from 2010 - 2020.

The college's objective was to develop a comprehensive master plan that covers selective aspects of site and facility planning for the period of 2010 - 2020.

The plan supports the following:

- Board approval and fundraising
- A guide for future site development
- Facililties assessment, utilization, scheduling and priority setting

RIC is located on a 180-acre campus in the Mount Pleasant section of Providence. It is the oldest of the three public institutions of higher education that operate under the aegis of the Board of Governors for Higher Education.

The college serves a population of approximately 9,000 students. Academic offerings are provided in five schools: the Faculty of Arts and Sciences; the Feinstein School of Education and Human Development; the School of Management; the School of Nursing; and, the School of Social Work.

The college relocated to its current suburban location from downtown Providence in 1958. The college has grown in a clear land use pattern over the last fifty years.

Significant to RIC is the number of academic and support buildings that were built in the 1960s - 1970s time frame. A large number of these buildings are in "poor" condition and do not fulfill learning environment needs for 21st century higher education. The aging and outdated building inventory requires significant investment in order for RIC to remain competitive with peer institutions.

A second factor affecting the college is the aged and deteriorating infrastructure. This involves electrical, water, plumbing and mechanical systems. Replacement of failing infrastructure is critical to the day-to-day operations of the campus. PARE Engineering was selected to evaluate the infrastructure of the campus concurrent with the master plan. These studies will provide the college with a clear understanding of needs and priorities in this critical area of facility operations.

Project Understanding

The RIC Master Plan was developed to generate ideas and enthusiasm for the future based on the following:

- The plan was developed for a ten-year time frame for the period 2010 - 2020.
- The plan supports RIC's vision statement, core values, goals, objectives, mission statement and strategic plan.
- Energy and sustainability were a significant focus of the planning effort. State-of-the-art thinking on sustainability issues and concepts for the campus were developed.
- The plan provides a "vision" that clearly defines the identity of RIC and "sense of place."
- A comprehensive process for gathering and integrating information from the college community utilized an on-site master planning "charrette."
- Web-based information related to the master plan process played an important role in the communication of ideas to the college community.
- The plan recommendations and concepts were linked to the 2012 - 2016 Capital Improvements Plan (CIP).
- The master plan concepts for landscape and architecture create a harmonious campus environment.
- The facilities assessment involved 30 buildings. Information was developed at a master plan level to determine order of magnitude costs related to site infrastructure and building systems.
- The plan was coordinated with ongoing college projects for the Dining Center, Recreation Center and Art Center.

Project Approach

The primary goals of the planning approach were to develop a comprehensive master plan for RIC that would fulfill the needs for specific site and facility planning for the next ten years. The plan needed to be flexible to accommodate future needs, take full advantage of opportunities for change and be integrated with the college's vision and strategic plan.

Several key planning challenges were as follows:

- Recognize the uniqueness of the college
- Enhance the campus environment, open space, landscaping, and wayfinding
- Link enrollment profile goals to the planning of facilities and infrastructure
- Promote 21st century sustainability concepts
- Understand regional community growth and coordinate with local government planning and the surrounding neighborhoods.

Planning Process

The Saratoga Associates planning team worked collaboratively with the college to ensure that an inclusive planning process would produce a compelling vision, a clear road map of how to get there, and a flexible project implementation plan.

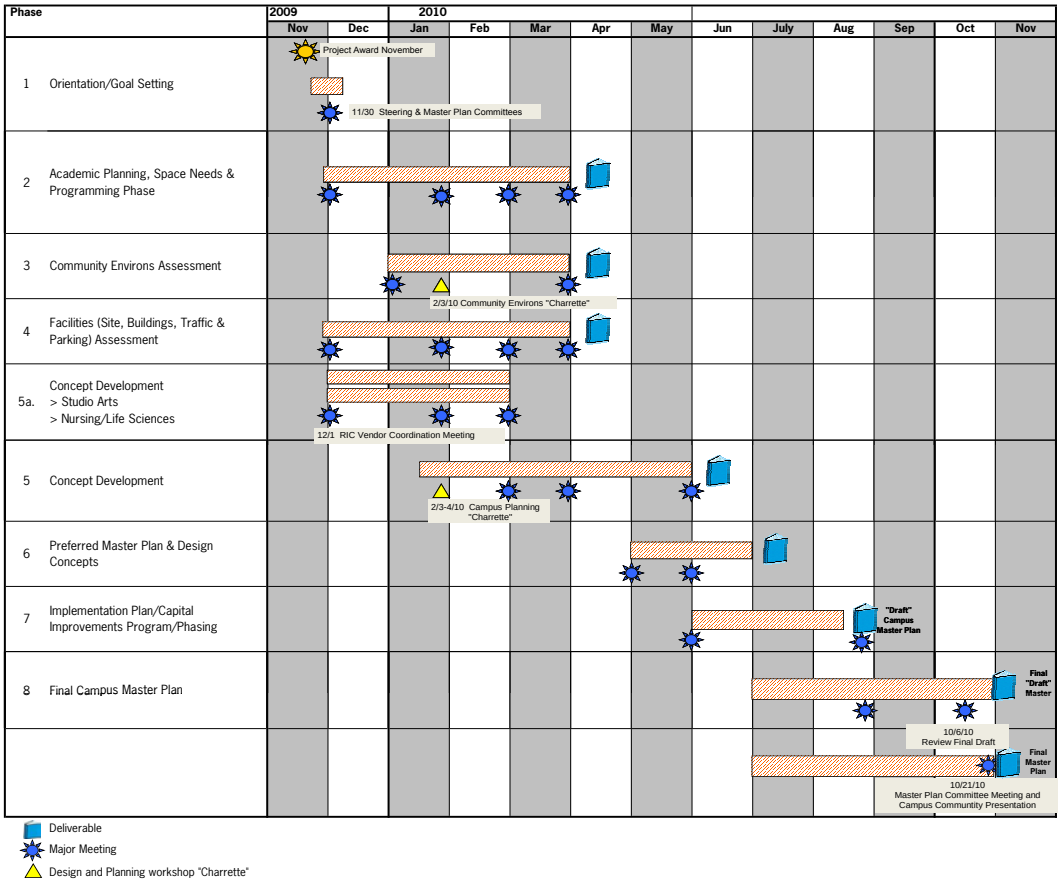
- Collaboration was gained through a variety of formats including committee meetings, focus meetings, campus-wide planning "charrette," interviews, and questionnaires and suggestions sent via the President's electronic suggestion box.
- Extensive use of the college's website to post information and receive feedback ensured that stakeholders had input throughout the planning process.

The planning process involved the following eight phases:

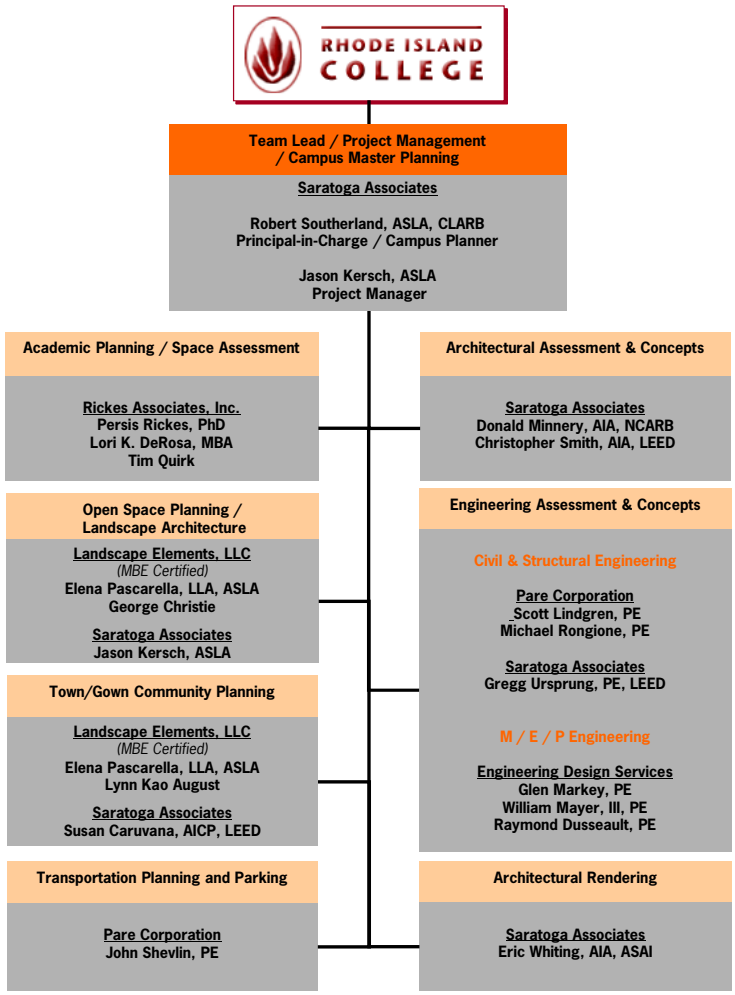
Phase 1: Orientation/Goal Setting
Phase 2: Academic Planning, Space Needs & Programming Phase
Phase 3: Community Environs Assessment
Phase 4: Facilities Assessment
Phase 5: Concept Development
Phase 6: Preferred Master Plan & Design Concepts
Phase 7: Implementation Plan/Capital Improvements Phasing
Phase 8: Final Campus Master Plan

Project Schedule

The project was initiated in November of 2009 and the final plan was completed in November 2010.



Project Organization



1.2 Key Findings

The following findings represent the primary issues and needs resulting from Academic Space Planning and Program Analysis, Community Environs Assessment, Facilities Assessment and Implementation Planning.

Academic Space Planning and Program Needs

- There is a significant need to renovate academic space to improve the quality of space and the quantity of space to enhance learning opportunities. The buildings with the largest percentage of classrooms are in the buildings evaluated in “poor” condition.
- The campus should consider block scheduling concepts to improve utilization that will be necessary during renovation.
- RIC projects a need for 403 additional on-campus beds for student housing by the year 2018 and need of 1,750 in the long-term.
- New and renovated spaces at 21st century standards are needed for Nursing, Life Sciences, the Arts, and other academic/support spaces.
- There is a need for additional Student Life space and the renovation and expansion of the Student Union.

- The current calculated space need for year 2009 is 826,839 net assignable square feet (NASF). Projected space needs for 2019 are 855,086 NASF.

Community Environs Assessment

- The campus is surrounded by stable neighborhoods that are an asset to the college environment.
- Traffic and outdoor lighting are the primary concerns of the neighborhood residents.
- The college has worked successfully with the community to provide venues for public programs and activities such as the on-campus Farmer's Market.
- Pedestrian and bicycle linkages should be coordinated between the college and neighborhoods as part of "green" initiatives.
- On-going dialogue between the college and the community should be promoted to create an awarness of planning activities.

Facilities Assessment

- A significant percentage (38%) of the existing building inventory has been evaluated to be in "poor" condition. This problem will require a significant investment in the 2010 - 2020 planning period to fulfill deferred maintenance needs and renovate facilities to 21st century higher education standards.
- The following is a summary of the condition of the buildings that were assessed:

Good Condition

- The Murray Center
- David E. Sweet Residence Hall
- Fred J. Donovan Dining Center
- John Nazarian Center for the Performing Arts
- Yellow Cottage

Fair Condition

- Roberts Hall - Administration
- Fogarty Life Science
- Horace Mann Hall
- Mary Tucker Thorp Residence Hall
- The Sylvan R. Forman Center - Undergraduate Admissions
- Adams Library
- President's House

Poor Condition

- Craig-Lee Hall
- Gaige Hall
- Building #2 - Offices
- Outreach Programs
- Clarke Science
- Brown Residence Hall
- Willard Residence Hall
- Weber Residence Hall
- Barnard Laboratory School
- Whipple Hall
- Faculty Center
- Cooperative Preschool
- Fruit Hill Avenue Building
- RI Adult Education Professional Development Center
- Hennessey Building
- Student Athlete Learning Center

- The existing infrastructure system requires major repair and replacement in order to adequately maintain college operations. The infrastructure study prepared by PARE Engineering addresses infrastructure needs.
- The existing vehicular system is confusing, and it creates significant pedestrian/vehicular conflicts.
- There is sufficient parking capacity on campus, but a parking management plan is needed to improve parking utilization and enforcement.
- An upgrade of the campus signage system is needed to enhance RIC's image and improve wayfinding.

Implementation

- The master plan has been integrated with the RIC CIP Plan for 2012 - 2016.
- Implementation of the master plan has been phased into short-term 2010 - 2016; mid-term 2017 - 2020; and long-term 2021+ planning periods.
- Short-term capital improvement needs for the master plan projects requires $124,340,419.
- Mid-term capital improvement needs for the master plan requires $163,236,668.
- Long-term needs are estimated to be $28,640,565.

Notes:
1. Yearly totals are in 2010 dollars.
2. Additional long-term projects to be identified in the 2021-2031 planning period.

1.3 Academic Space Planning Summary

Overview & Process

RIC engaged in a Master Plan to revisit and understand campus initiatives and direction in the ten years since the previous study was completed. The approach to RIC's Master Plan is to "build it from the inside of the institution outward." The master planning team conducted interviews with a cross section of faculty and staff to understand the needs of the campus and attended regularly-scheduled meetings with the Master Plan Committee in order to participate and engage in the process.

The components of the Master Plan study process included:

- Reviewing fall 2009 schedule data;
- Conducting interviews and focus group meetings with key personnel;
- Analyzing current use of general-purpose classrooms and specialized instructional spaces,
- Evaluating efficiency and sufficiency of the existing instructional space; and
- Providing quantitative and qualitative recommendations for the campus.

Interviews

Upwards of 80 interviews were conducted over four days in January 2010 by several members of the Master Plan team. Several common themes emerged during the interviews, including the need for student gathering space, maintenance issues, a perceived need for additional/improved classrooms, and parking and traffic flow concerns.

Academic department fragmentation across buildings was discussed, particularly related to Art and Education. A desire to physically connect Biology and Physical Sciences was expressed.

Specific space needs and requests were also captured, including improvements to the greenhouse, an additional dance studio, and a computer testing room to be shared by multiple departments.

Classroom Utilization Analysis

An analysis of the 108 general-purpose classrooms was conducted to understand the utilization of these spaces. The three standard guideline measures of a utilization analysis are:

- Seat or station size: the average square feet available per student seat or station in a given classroom.
- Room hour utilization: the number of hours a classroom is in use for regularly scheduled courses.
- Seat utilization: the average percentage of seats filled when a classroom is in use.

Additional analyses were performed to further understand the use of instructional spaces in relation to the conditions of the buildings on campus. Several buildings that house

a large portion of the classrooms on campus were categorized as “poor,” specifically Craig-Lee and Gaige.

In a separate analysis, a review of the existing 60 “scheduling patterns” revealed a myriad of possible day and time combinations, resulting in significant overlap and conflict throughout the week. “Standardized time blocks” with concrete day and time options were proposed in an effort to minimize conflict and maximize scheduling efficiency.

Transitioning to a more rigid block schedule with standardized time blocks involves changes in policy that affect students, faculty, and staff. The classroom utilization analysis was conducted under the assumption that RIC would adopt a more rigid block schedule to maximize scheduling efficiency. An “optimal” number of classrooms was proposed for the campus.

The optimal recommended number of classrooms is inherently linked to the implementation of a rigid block schedule. The results of the classroom utilization analysis are shown using “optimal” scheduling conditions. The reality is that RIC must plan for new scheduling policies, which will evolve over time. It should be noted that the optimal recommended number of classrooms may not be immediately attainable given the policy changes required to meet this target recommendation.

The following table summarizes the findings of the classroom utilization analysis, along with recommendations.

Specialized Instructional Space Utilization Analysis

Figure 1.1
Actual and Recommended Target Measures,
Based on Current Enrollment

Target Measure	***Fall 2009 Day Actual***	***“Optimal” Recommended***
Assignable square feet/Seat	23.5 asf	22.0 asf
Weekly Room Hour Utilization Rate	51%	67%
Seat Occupancy Rate	76%	67%

A similar analysis was conducted for specialized instructional (SI) spaces. SI spaces are a subset of the instructional spaces on campus that house special functions such as science laboratories, art studios, and computer labs. An overall increase in the number of SI spaces and stations is recommended, along with a significant increase in asf. In most cases, the number of labs in each discipline remained the same.

While a specific utilization analysis was conducted for SI spaces, RIC should use these recommendations as a guideline when planning space. Enrollment is anticipated to remain steady over the next decade, though academic initiatives may change and require new types of spaces. These recommendations serve as a guideline and starting point for more detailed programming.

While the overall Room Hour Utilization Rate for SI spaces is below the target 50%, specific rooms are above that goal. In particular, art studios, biology labs and nursing labs are all well above 50% utilization (as high as 114% in Nursing). In some cases, course offerings may be restricted because of physical space constraints.

The following table summarizes the findings of the SI space utilization analysis, along with recommendations.

Figure 1.2
Actual and Proposed Target Measures for SI Spaces
Based on Current Enrollment

Target Measure	Actual Fall 2009	Proposed Target
Weekly Room Hour Utilization Rate	32%	50%
Seat Occupancy Rate	69%	80%
Number of Stations	1,304	1,454
Number of SI Spaces	54	55
Assignable Square Footage (asf), Total	57,573 asf	81,320 asf

Order-of-Magnitude Space Needs

Order-of-magnitude space needs were calculated using information gathered at RIC throughout the master planning process, findings from the instructional space utilization analysis, and generally-accepted space planning multipliers.

A number of strategic drivers influence the current and future need for space. RIC anticipates steady enrollment and minimal change to personnel over the next decade. Currently, RIC enrolls 9,260 headcount students and 7,262 FTE.

During the spring of 2010, RIC engaged in discussions with the state of Rhode Island to develop a joint Nursing building in downtown Providence with University of Rhode Island (URI). This proposal is being moved forward by the Rhode Island Board of Governors for Higher Education.

The following table summarizes the proposed current and projected space needs for RIC.

Figure 1.3
Space Needs
(Assignable Square Feet)

Space Type	Current Space Needs: 2009	Projected Space Needs: 2019
Classroom	73,172	73,172
Laboratory	146,157	167,477
Office	137,440	138,120
Study	135,583	135,598
Special Use	65,976	65,976
General Use	201,513	201,513
Support	63,419	69,651
Health Care	3,579	3,579
TOTAL	**826,839**	**855,086**

The current space need is 826,839 assignable square feet for the campus. With stable enrollment over the next decade, space needs remain relatively stable as well. There is an anticipated need for additional space to accommodate very modest personnel growth and to support projected growth in the downtown Nursing program with labs and associated spaces.

This plan presents findings, conclusions, and recommendations that are meant to inform the ongoing planning process. It suggests and quantifies the space required to promote and support an interactive community of learners. With this information, as well as the campus commitment to strive continuously for excellence, RIC can move confidently toward the future.

1.4 Community Environs Assessment Summary

The Community Environs Assessment has evaluated the RIC campus from the perspective of Historical Context, Community Context and Environmental Context.

The Historical Context addressed the development of the college and the campus through significant historical projects, site features, land acquisitions, construction development projects and other external factors.

RIC is Rhode Island's oldest institution of higher education. It was established in 1854 as the Rhode Island State Normal School providing a two and one-half year course of study towards a teaching certificate. In 1920 the name was changed to the Rhode Island College of Education (RICE). This change enabled the institution to expand to a four-year college degree program. At the time, RICE was located in downtown Providence. In 1958-59, the college moved to its current location to meet increasing enrollment demands. It was renamed Rhode Island College to reflect a broader purpose as a comprehensive institution of higher education.

RIC's current 180-acre campus has been a process of acquisition and design since 1953. The oldest part of the current campus is the East Campus which RIC assumed in 1978. The East Campus was originally the site of the 1800's Chapin Homestead which the state acquired in the late 1800's for the State Home and School for Children. The State Home and School's various buildings housed Rhode Island's state orphanage, one of the first such institutions in the nation. RIC's "Central Campus" is comprised of the original 1958-59 six core buildings that were designed in 1954 by Howe, Prout & Ekman Architects.

Rhode Island College of Education located in downtown Providence from 1898 to 1957

The Community Context evaluated and analyzed the social and political factors that influence and affect RIC.

RIC is situated in the communities of Providence and North Providence, Rhode Island. Providence is the Capital City of Rhode Island with a population of 626,000. North Providence is a small suburban town with a population of 32,400. Currently the surrounding neighborhoods are comprised of largely single-family homes on ¼-acre to ½-acre sized lots.

Existing campus 2010

A campus and neighborhood "charrette" workshop was held to obtain insight about the RIC campus from college staff, faculty, students and surrounding neighborhood residents. Members of the design team were available on campus for two days and one evening to answer questions and assist in completing questionnaires and marking maps. The workshop information provided the design team with insights as to how the campus is used as well as providing information about campus challenges, assets and future improvements. Mapping exercises requested information on a variety of topics including the standard routes to and from campus, walking routes between classes and RIC's relationship as a neighbor to the surrounding communities.

Seeking Input from residents from the surrounding neighborhoods

The Environmental Context evaluated and analyzed Land Use, Zoning and Environmental Conditions that influence and impact the campus.

Land Use and Zoning

The City of Providence Land Use map for the Mount Pleasant Neighborhood shows the areas abutting RIC to be largely single-family residential. Institutional land use includes St. Augustine Catholic Church and School (designated as church land use) and Mount Pleasant High School (designated as municipal land use). The largest abutting land parcel is Triggs Memorial Golf Course to the southwest of the campus which is an 18-hole public golf course designated as municipal land. RIC leases a small piece of golf course property near the Residence Halls.

Environmental Conditions

RIC was built on former farmland acreage. The main portion of campus is set on a plateau that slopes dramatically to both the east and west. The eastern end of campus is largely forested with many of the oldest trees on campus dating back to the 1800's. There is a ridgeline along the East Campus for which field reconnaissance reveals a large expanse of bedrock outcropping. Aerial photographs of the campus reveal a wetland at the base of this rocky slope towards the northeast corner of the campus.

The rock outcrops and wetlands in this area present constraints to future building and infrastructure development.

Environmental Issues and Opportunities

About 80% of RIC's current 180 acres have been developed. There are a minimal number of remaining open areas on campus that provide viable locations for the construction of new buildings, additional parking or new infrastructure and roadways. Because almost 50% of the college's students are commuters, parking and traffic circulation are key issues with respect to future campus initiatives. Because the land use surrounding the college is largely single-family residential, campus expansion and development must be mindful of maintaining adequate privacy buffers to abutting neighborhoods.

There is an existing arboretum on the RIC campus. A variety of tree species are identified with numbered tags. Additional campus landscaping could enhance the current number of tree species and also provide shade and aesthetic enhancements to parking areas and campus roadways. There is an arboretum guide available in printed format. Having this guide available online would be both a campus and neighborhood asset.

COMMUNITY CONTEXT / NEIGHBORHOODS

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

SA PROJECT # 09068.10

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1.5 Facilities Assessment Summary

Process

The assessment team evaluated the existing condition of thirty-one buildings on the Rhode Island College (RIC) campus in January 2010. The Facilities Assessment section of the Master Plan reflects the findings during that evaluation period only. The college has continued to make improvements on various buildings throughout the campus since that time, principally during the 2010 summer break. Those improvements are not accounted for within this report. The buildings evaluated comprised approximately 80% of the total square feet of space on the campus. Data was gathered from a variety of sources, including:

- On-site building assessment
- Review of previous Master Plan
- Interviews with the campus personnel
- Historical records
- Review of past capital improvement projects

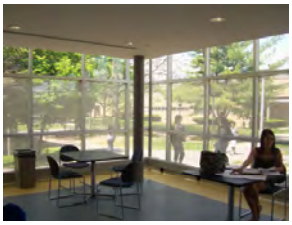
Once all of the data was compiled, the buildings were evaluated using the following criteria.

- Condition of the building envelope (roof, windows, structure and façade).
- Effect of past renovations that had occurred on the building.
- Identification of any persistent problems with the building.
- General condition of the interior finishes throughout the building (walls, floors and ceilings).
- The condition of the mechanical systems (heating, ventilation, cooling and controls).
- The condition of the plumbing systems (water, sanitary, fire suppression and storm water).
- The condition of the electrical systems (service/distribution, emergency power/lighting, fire alarm, lighting, telephone/data and specialty systems).

Evaluation

- Using the evaluation criteria, Excellent, Good, Fair and Poor condition designations were assigned to the surveyed buildings.

Examples of the building condition designations



Excellent - Alger Hall

Good - Donovan Dining Center

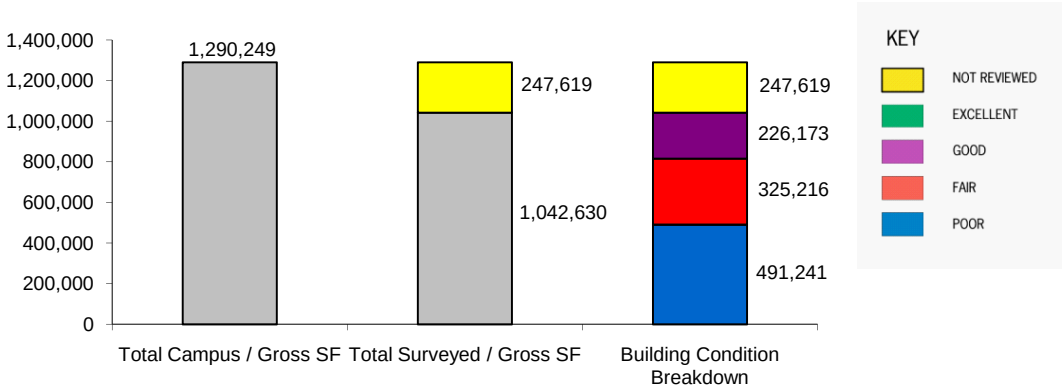
Fair - Horace Mann Hall

Poor - Craig-Lee Hall

Building Conditions Survey Summary

Approximately 1,042,630 sf of campus buildings was surveyed. Figure 1.4 illustrates the square footage by condition category.

Figure 1.4
Building Conditions Survey



Prioritization

Four priority levels were utilized to provide a means by which decisions could be made for renovations. These were as follows:

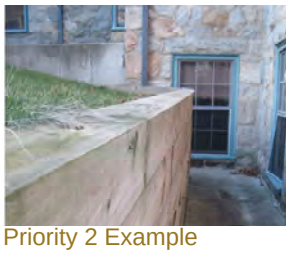
Priority 1 – Life Safety and Code Compliance
Highest priority need

Priority 2 – Asset Preservation
Short-term need to preserve value of a larger system (1-3 years)

Priority 3 – Asset Preservation
Mid-term need to preserve value of a larger system (3-7 years)

Priority 4 – Building Function or Quality of Life need (timed as budget allows)

Priority 1 Example
Replace deteriorated handicap ramp

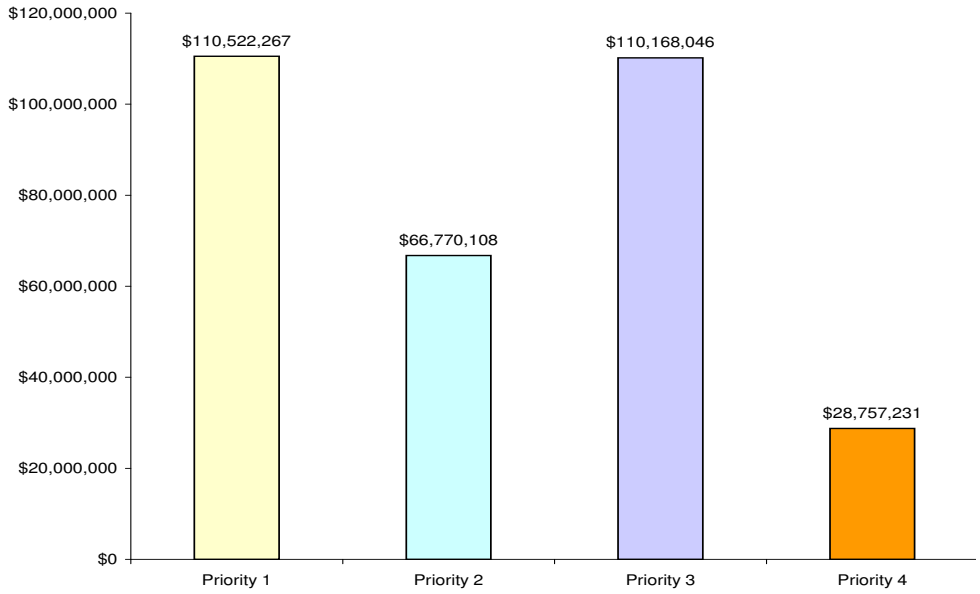


Priority 2 Example
Repair retaining wall

Priority 3 Example
Correct ponding issues on roof

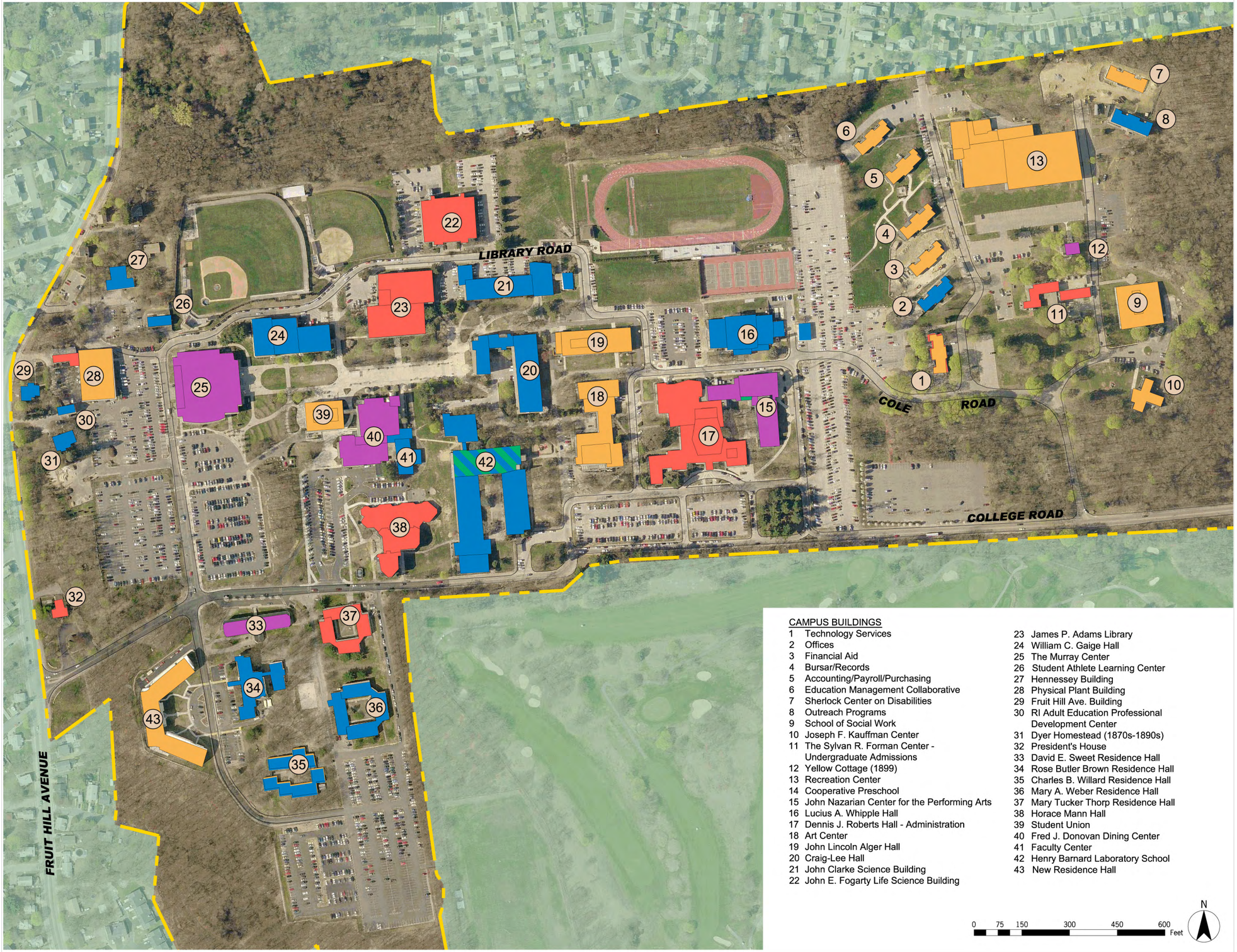
Priority 4 Example
Replace worn interior finishes

Figure 1.5
Building Renovations by Priority Level



Facility Evaluation

- Architectural category contains square foot cost for renovation (includes all other systems)
- Total estimated cost for all priority levels = $316,217,652



EXISTING BUILDING CONDITIONS

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- NOT ASSESSED
- EXCELLENT
- GOOD
- FAIR
- POOR

CAMPUS BUILDINGS

1 Technology Services
2 Offices
3 Financial Aid
4 Bursar/Records
5 Accounting/Payroll/Purchasing
6 Education Management Collaborative
7 Sherlock Center on Disabilities
8 Outreach Programs
9 School of Social Work
10 Joseph F. Kauffman Center
11 The Sylvan R. Forman Center - Undergraduate Admissions
12 Yellow Cottage (1899)
13 Recreation Center
14 Cooperative Preschool
15 John Nazarian Center for the Performing Arts
16 Lucius A. Whipple Hall
17 Dennis J. Roberts Hall - Administration
18 Art Center
19 John Lincoln Alger Hall
20 Craig-Lee Hall
21 John Clarke Science Building
22 John E. Fogarty Life Science Building
23 James P. Adams Library
24 William C. Gaige Hall
25 The Murray Center
26 Student Athlete Learning Center
27 Hennessey Building
28 Physical Plant Building
29 Fruit Hill Ave. Building
30 RI Adult Education Professional Development Center
31 Dyer Homestead (1870s-1890s)
32 President's House
33 David E. Sweet Residence Hall
34 Rose Butler Brown Residence Hall
35 Charles B. Willard Residence Hall
36 Mary A. Weber Residence Hall
37 Mary Tucker Thorp Residence Hall
38 Horace Mann Hall
39 Student Union
40 Fred J. Donovan Dining Center
41 Faculty Center
42 Henry Barnard Laboratory School
43 New Residence Hall

0 75 150 300 450 600 Feet

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SA PROJECT # 09068.10

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1.6 Master Plan Concepts

Short-Term 2011-2016

Major Building Renovation

- Craig Lee Hall
- Gaige Hall
- Athletic / Academic Support Center
- Yellow Cottage

New Building

- Art Center

Site Projects

- Relocate bus stop to 3rd Avenue
- Convert College Hill Road to two-way and relocate on-street parking. Incorporate traffic calming and realign College Hill Road to the south of the Barnard School turn around.
- Develop additional turning lane at the intersection of College Hill Road and Fruit Hill Avenue.
- Define Cole Road within Lot “B” and develop pedestrian walkways.
- Improve College Road pedestrian crossing zone to the north of Thorp Residence Hall.
- Remove through traffic connecting Lot “Y” to Library Road.
- Define roadway on the south side of the Recreation Center.
- Develop a pedestrian spine to connect Lots “A” and “B” to the campus core.
- Develop a pedestrian way to connect the east and central campus through Lot “B.”
- Implement exterior signage and way-finding.

Mid-Term 2017-2020

Major Building Renovation

- Clark Science
- Horace Mann
- Henry Barnard School
- Roberts Hall
- Mary Tucker Thorpe Residence Hall

Minor Building Renovation

- Adams Lilbrary
- Fogarty Life Science

New Building

- Life Sciences Building
- New Residence Hall

Site Projects

- Develop east campus loop road system.
- Develop defined road north/south in Lot “B.”
- Convert all of Library Road to two-way traffic.
- Convert road to the east of Thorpe and Weber Residence Halls to service/ emergency access only.
- Enhance campus mall.

Long-Term 2021+

Major Building Renovation

- David Sweet Residence Hall
- Rose Butler Brown Residence Hall
- Other - to be determined in the next master plan.

Site Projects

- Develop two-way traffic loop road to connect Lot “B” roadway with Library Road.
- Convert section of Library Road from Fogarty Life Science Building to Alger Hall to emergency/service traffic only.
- Analyze potential to extend campus loop road to the north of the baseball and softball fields.
- Enhance open space in the residential precinct.
- Enhance the open space between Clarke Science Building and Adams Library.
- Enhance the open space between Adams Library and Gaige Hall.

CAMPUS BUILDINGS

1 Technology Services
2 Offices
3 Financial Aid
4 Bursar/Records
5 Accounting/Payroll/Purchasing
6 Education Management Collaborative
7 Sherlock Center on Disabilities
8 Outreach Programs
9 School of Social Work
10 Joseph F. Kauffman Center
11 The Sylvan R. Forman Center - Undergraduate Admissions
12 Yellow Cottage (1899)
13 Recreation Center
14 Cooperative Preschool
15 John Nazarian Center for the Performing Arts
16 Lucius A. Whipple Hall
17 Dennis J. Roberts Hall - Administration
18 Art Center
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23 James P. Adams Library
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25 The Murray Center
26 Student Athlete Learning Center
27 Hennessey Building
28 Physical Plant Building
29 Fruit Hill Ave. Building
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36 Mary A. Weber Residence Hall
37 Mary Tucker Thorp Residence Hall
38 Horace Mann Hall
39 Student Union
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41 Faculty Center
42 Henry Barnard Laboratory School
43 New Residence Hall

0 100 200 400 600 800 Feet

N

FACILITIES MASTER PLAN
SHORT-TERM 2010-2016

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- EXISTING BUILDING
- MAJOR BUILDING RENOVATION
- NEW BUILDING
- FEASIBILITY STUDY TO DETERMINE EXPANSION/RENOVATION
- PRIMARY OPEN SPACE
- PROPOSED OPEN SPACE/ PEDESTRIAN WALKWAY IMPROVEMENTS
- PARKING EXPANSION
- EXISTING VEHICULAR CIRCULATION
- PROPOSED VEHICULAR CIRCULATION
- POTENTIAL PROPERTY RE-USE
- POTENTIAL PROPERTY ACQUISITION

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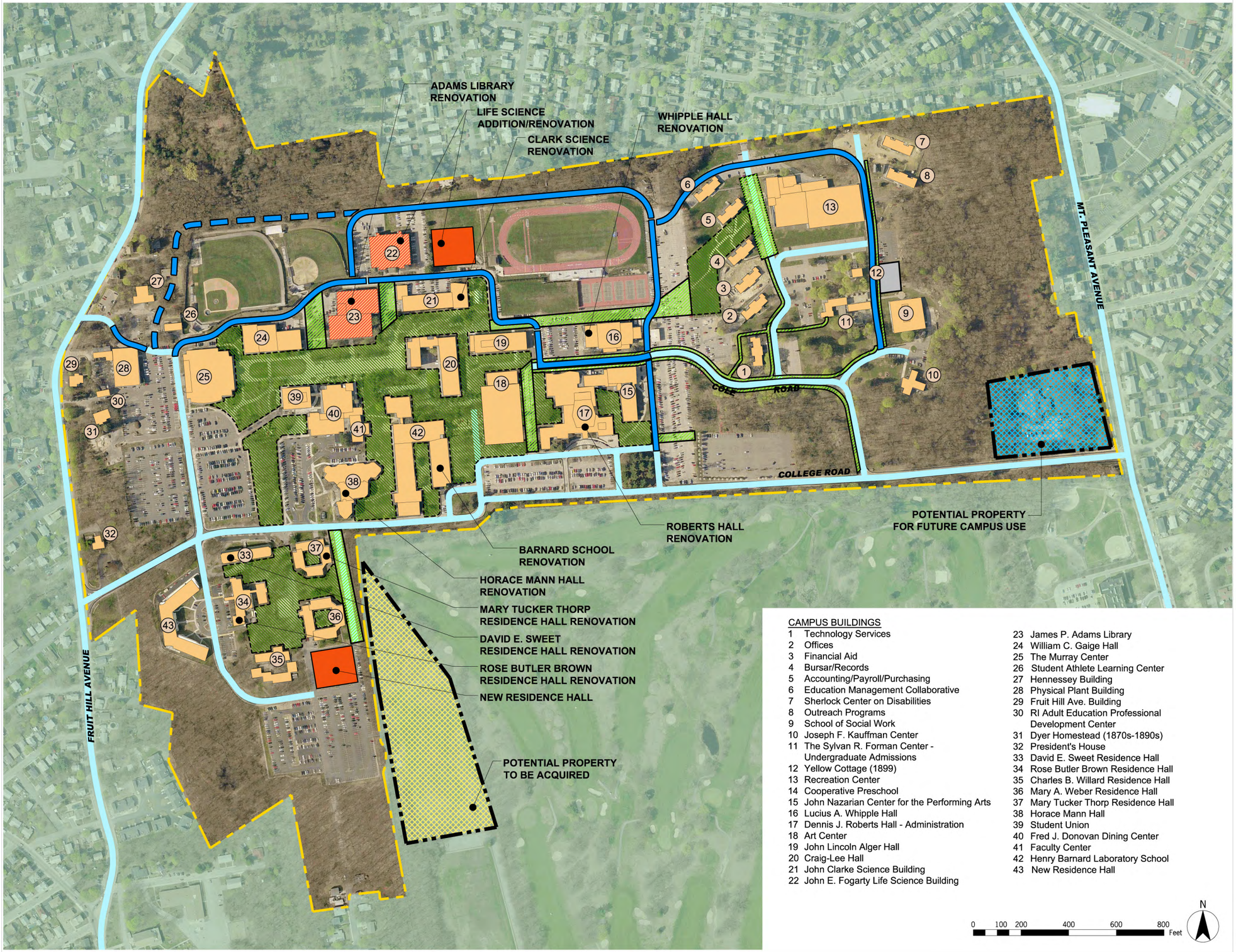

FACILITIES MASTER PLAN
MID/LONG-TERM 2016-2020+

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- EXISTING BUILDING
- MINOR BUILDING RENOVATION
- MAJOR BUILDING RENOVATION
- NEW BUILDING
- FEASIBILITY STUDY TO DETERMINE EXPANSION/RENOVATION
- PRIMARY OPEN SPACE
- PROPOSED OPEN SPACE/ PEDESTRIAN WALKWAY IMPROVEMENTS
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CAMPUS BUILDINGS

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1.7 Implementation Summary

The Implementation Plan divides individual projects into related 'Groups' and then schedules them in a sequential manner based on priorities, funding and dependency on previous projects. The Implementation Plan is divided into three phases. Short-term (2010-2016), Mid-term (2017-2010) and Long-term (2021+). Annual capital construction expenditures are needed to properly maintain the college's aging facilities and to make appropriate modifications to house new and changing instructional program requirements.

Project Budget Basis

Project costs consist of 'hard' (probable construction costs) plus Contingency (Cont) at 25% of hard costs, Furniture, soft costs (approvals, surveys, testing & design) at 15%; plus Fixtures and Equipment (FF&E) at 10%. Project Budgets are estimated based on mid-year 2010 construction costs.

Figure 1.6
Project Building Budgets Per Square Foot Basis

Level of Work	'Hard Cost' $/GSF	Cont.	'Soft Cost' $/GSF	FF&E $/GSF	Project Budget $/GSF
New Construction	$300	$75	$56	$37	$468
High Intensity Renovation	$195	$49	$37	$24	$305
Medium Intensity Renovation	$165	$41	$31	$21	$258
Low Intensity Renovation	$130	$32	$24	$16	$202

Capital Planning and Project Costs

Annual Inflation

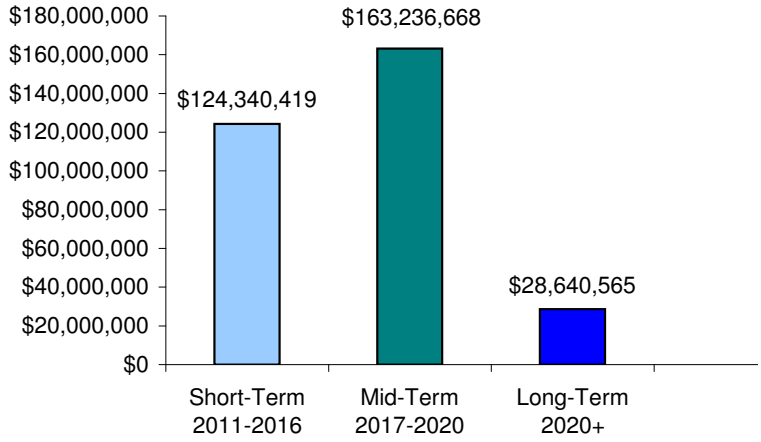
Annual inflation, which has been averaging 3% a year for the last three years, is not factored in the above numbers. Please refer to the Implementation Plan tables following this summary for projected escalation costs. The per square foot cost ranges used in the Implementation Plan for various levels of work are noted in the above table.

Implementation Plan

Annual capital construction expenditures are needed to properly maintain the college's aging facilities and to make appropriate modifications to house new and changing instructional program requirements. The implementation plan identifies 22 projects spread over the three planning phases.

A detailed breakdown of the individual projects and related budgets are shown on the following pages. It is anticipated that these budgets will be updated on an annual basis.

Figure 1.7
Project Summary by Phase



Summary

Short-term	2011 - 2016	$ 124,340,419
Mid-term	2017-2020	$ 163,236,668
Long-term	2020+.	$ 28,640,565[1]
	TOTAL	$ 316,217,652[2]

Notes:
1 - Additional Long-term projects to be identified in the 2021 - 2031 planning period.
2 - Yearly totals in 2010 $.

Rhode Island College 2010-2020 Master Plan

FINAL REPORT			2012-2016 CIP Plan					
November 2010 PROJECT GROUP /NAME	GSF	2011	2012	2013	2014	2015	2016	2011-2016 TOTAL
SHORT-TERM 2011-2016								
FEDERAL STABILIZATION FUNDS-FIRE SAFETY	80,352							
A-1 Feasibility Study		$150,000[1]						
A-2 A&E/Professional Fee		$404,290						
A-3 Renovation		$7,365,228	$1,748,807					
BUILDING #20 CRAIG-LEE HALL	80,352							
B-1 Feasibility Study		$75,000[1]						
B-2 A&E/Professional Fee			$2,287,018					
B-3 Renovation				$21,385,912				
BUILDING #24 GAIGE HALL	62,952							
C-1 Feasibility Study		$75,000[1]						
C-2 A&E/Professional Fee				$1,791,713				
C-3 Renovation					$16,785,357			
RENOVATION/ADDITION LIFE SCIENCES BUILDING	55,924							
D-1 Feasibility Study		$75,000[1]						
MODERNIZATION/RENOVATION - RESIDENCE HALLS								
E-1 Feasibility Study		$175,000[1]						
BUILDING #16 WHIPPLE HALL	37,960							
F-1 Feasibility Study/Building Assessment							$75,000[1]	
BUILDING #21 CLARKE SCIENCE BUILDING	43,126							
G-1 Feasibility Study					$75,000[1]			
STUDENT UNION [6]								
H-1 Feasibility Study		$125,000[1]						
H-2 A&E/Professional Fee			TBD [6,7]					
H-3 New Construction	TBD			TBD [6,7]				
ART CENTER								
I-1 A&E/Professional Fee		$1,800,000						
I-2 New Construction & Renovation			$17,000,000					
DONOVAN DINING CENTER [6]								
J-1 Feasibility Study			$75,000[1]					
RECREATION CENTER MODERNIZATION [8]								
K-1 A&E/Professional Fee	TBD	$238,613						
K-2 Renovation	TBD	$11,511,269						
YELLOW COTTAGE [8]								
L-1 Renovation	TBD							
SITE INFRASTRUCTURE [3]								
M-1 TBD				$1,000,000	$5,000,000	$5,000,000	$5,000,000	
ALTERNATIVE ENTRANCE/MASTER PLAN IMPROVEMENTS [4,9]								
N-1 Feasibility Study		$20,000						
N-2 Land Acquisition		$600,000						
N-3 Vehicular Circulation & Parking Improvements					$8,525,000[9]			
ASSET PROTECTION								
O-1 Annual Allocation		$2,337,800	$2,561,160	$2,625,000	$2,693,250	$2,763,548	$2,846,454	
NEW RESIDENCE HALL [6]	TBD							
P-1 Feasibility Study						$75,000		
BUILDING #38 HORACE MANN HALL	46,023							
Q-1 Feasibility Study						$75,000[1]		
YEARLY TOTALS IN 2010 $[5]		**$24,952,200**	**$23,671,985**	**$26,802,625**	**$33,078,607**	**$7,913,548**	**$7,921,454**	**$124,340,419**
YEARLY TOTALS ESCALATED $ @ 3% YEARLY		103.00%	106.09%	109.27%	112.55%	115.93%	119.41%	
TOTAL SHORT-TERM ESCALATED $=		$25,700,766	$25,113,609	$29,287,952	$37,230,264	$9,173,971	$9,458,630	$135,965,192

NOTES:

1. Fee for feasibility study, based on RIC's previous experience
2. Cost of roof replacement ($450,000) Not included
3. Provided from Pare infrastructure study
4. Vehicular circulation, parking, pedestrian circulation, landscape and signage
5. Yearly totals include: 25% contingency, 15% soft costs, 10% FFE
6. Auxiliary Services
7. To be determined by Feasibility Study
8. Not in 2012-2016 CIP Plan
9. Site Improvements for Vehicular Circulation and Parking to be coordinated with Infrastructure Study Improvements.

IMPLEMENTATION PLAN
SHORT-TERM 2010-2016

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

NOTES:

1. FEE FOR FEASIBILITY STUDY, BASED ON RIC'S PREVIOUS EXPERIENCE.
2. COST OF ROOF REPLACEMENT ($450,000) NOT INCLUDED.
3. PROVIDED FROM PARE INFRASTRUCTURE STUDY.
4. VEHICULAR CIRCULATION, PARKING, PEDESTRIAN CIRCULATION, LANDSCAPE AND SIGNAGE.
5. YEARLY TOTALS INCLUDE:
6. 25% CONTINGENCY, 15% SOFT COSTS, 10% FFE.
7. AUXILIARY SERVICES.
8. TO BE DETERMINED BY FEASIBILITY STUDY.
9. NOT IN 2012-2016 CIP PLAN.
10. SITE IMPROVEMENTS FOR VEHICULAR CIRCULATION AND PARKING TO BE COORDINATED WITH INFRASTRUCTURE STUDY IMPROVEMENTS.

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Rhode Island 2010-2020 College Master Plan						
FINAL REPORT		**MID-TERM**				
November 2010 **PROJECT GROUP /NAME**	**GSF**	**2017**	**2018**	**2019**	**2020**	**2017 - 2020 TOTAL**
MID-TERM 2017-2020						
BUILDING #21 CLARKE SCIENCE BUILDING	43,126					
G-2 A&E/Professional Fee		$1,332,234				
G-3 Renovation			$11,990,113			
BUILDING #38 HORACE MANN HALL	46,023					
Q-2 A&E/Professional Fee		$1,309,929				
Q-3 Renovation			$11,789,367			
BUILDING #16 WHIPPLE HALL	37,960					
F-2 A&E/Professional Fee			$1,035,436			
F-3 Renovation				$9,318,929[2]		
BUILDING #42 HENRY BARNARD SCHOOL	81,433					
R-1 Feasibility Study		$75,000[1]				
R-2 A&E/Professional Fee			$2,314,375			
R-3 Renovation				$20,829,375		
BUILDING #23 ADAMS LIBRARY	103,178					
S-1 Feasibility Study		$75,000[1]				
S-2 A&E/Professional Fee			$2,284,102			
S-3 Renovation				$20,556,927		
RENOVATION/ADDITION LIFE SCIENCES BUILDING	55,924					
D-2 A&E/Professional Fee		$1,768,596				
D-3 Renovation			$15,917,369			
BUILDING #17 ROBERTS HALL	61,845					
T-1 Feasibility Study		$75,000[1]				
T-2 A&E/Professional Fee				$1,369,093		
T-3 Renovation					$12,321,843	
NEW RESIDENCE HALL [6]						
P-2 A&E/Professional Fee				$3,000,000		
P-3 Construction					$27,000,000	
MARY TUCKER THORP RESIDENCE HALL [6]	32,491					
U-1 A&E/Professional Fee				$950,463		
U-2 Renovation					$8,554,169	
SITE INFRASTRUCTURE		$6,437,500				
SITE IMPROVEMENTS [4]						
ASSET PROTECTION		$2,931,848				
YEARLY TOTALS IN 2010 $ [5]		**$14,005,107**	**$45,330,762**	**$56,024,787**	**$47,876,012**	**$163,236,668**
YEARLY TOTALS ESCALATED $ @ 3% YEARLY		122.99%	126.68%	130.48%	134.39%	
TOTAL MID-TERM ESCALATED $=		$17,224,515	$57,423,653	$73,099,640	$64,341,357	$212,089,165

IMPLEMENTATION PLAN
MID-TERM 2017-2020

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

NOTES:

1. FEE FOR FEASIBILITY STUDY, BASED ON RIC'S PREVIOUS EXPERIENCE.
2. COST OF ROOF REPLACEMENT ($450,000) NOT INCLUDED.
3. PROVIDED FROM PARE INFRASTRUCTURE STUDY.
4. VEHICULAR CIRCULATION, PARKING, PEDESTRIAN CIRCULATION, LANDSCAPE AND SIGNAGE.
5. YEARLY TOTALS INCLUDE:
6. 25% CONTINGENCY, 15% SOFT COSTS, 10% FFE.
7. AUXILIARY SERVICES.
8. TO BE DETERMINED BY FEASIBILITY STUDY.
9. NOT IN 2012-2016 CIP PLAN.
10. SITE IMPROVEMENTS FOR VEHICULAR CIRCULATION AND PARKING TO BE COORDINATED WITH INFRASTRUCTURE STUDY IMPROVEMENTS.

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Rhode Island College Master Plan			
FINAL REPORT		**LONG-TERM**	
November 2010 **PROJECT GROUP /NAME**	**GSF**	**Post 2020**	**Post 2020 TOTAL**
LONG-TERM POST 2020			
DAVID SWEET RESIDENCE HALL [6]	45,553		
W-1 A&E/Professional Fee		$1,332,567	
W-2 Renovation		$11,993,109	
ROSE BUTLER BROWNE RESIDENCE HALL [6]	52,353		
V-1 A&E/Professional Fee		$1,531,488	
V-2 Renovation		$13,783,401	
SITE INFRASTRUCTURE [3]			
SITE IMPROVEMENTS [4]			
ASSET PROTECTION			
		$0	
YEARLY TOTALS IN 2010 $ [5]		**$28,640,565**	**$28,640,565**
YEARLY TOTALS ESCALATED $ @ 3% YEARLY		138.42%	
TOTAL LONG-TERM ESCALATED $=		$40,834,597	$40,834,597

NOTES:

1. Fee for feasibility study, based on RIC's previous experience
2. Cost of roof replacement ($450,000) Not included
3. Provided from Pare infrastructure study
4. Vehicular circulation, parking, pedestrian circulation, landscape and signage
5. Yearly totals include: 25% contingency, 15% soft costs, 10% FFE
6. Auxiliary Services
7. To be determined by Feasibility Study
8. Not in 2012-2016 CIP Plan
9. Site Improvements for Vehicular Circulation and Parking to be coordinated with Infrastructure Study Improvements.

IMPLEMENTATION PLAN
LONG-TERM 2021 +

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

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2. COST OF ROOF REPLACEMENT ($450,000) NOT INCLUDED.
3. PROVIDED FROM PARE INFRASTRUCTURE STUDY.
4. VEHICULAR CIRCULATION, PARKING, PEDESTRIAN CIRCULATION, LANDSCAPE AND SIGNAGE.
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BUILDING RENOVATION PHASING PLAN

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- NO MAJOR RENOVATIONS PLANNED
- SHORT TERM 2010 - 2016
- MID-TERM 2017 - 2020
- LONG-TERM 2020 +

LIBRARY ROAD
COLE ROAD
COLLEGE ROAD
FRUIT HILL AVENUE

CAMPUS BUILDINGS

1 Technology Services
2 Offices
3 Financial Aid
4 Bursar/Records
5 Accounting/Payroll/Purchasing
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0 75 150 300 450 600 Feet

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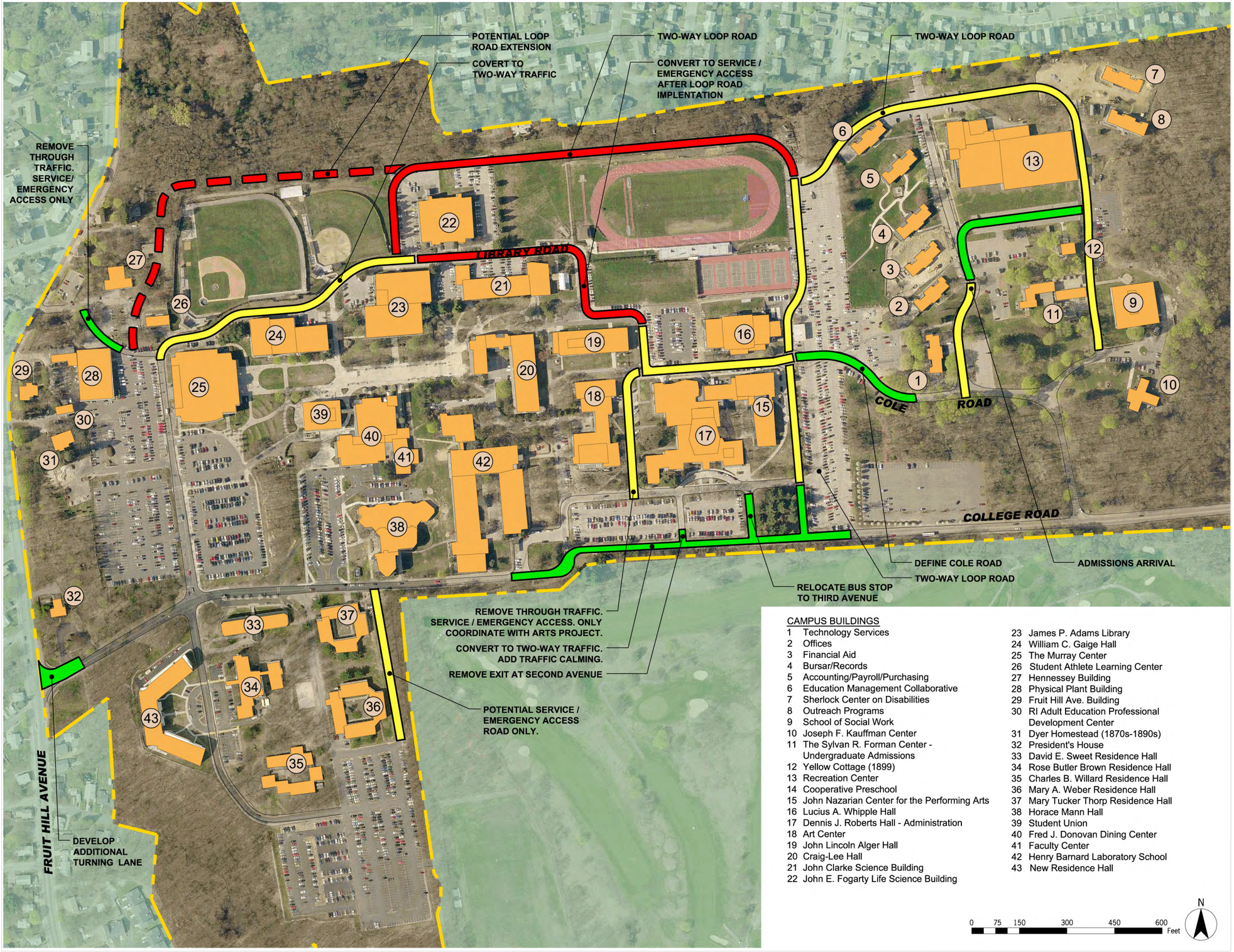

VEHICULAR CIRCULATION PHASING PLAN

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- SHORT TERM 2010 - 2016
- MID-TERM 2017 - 2020
- LONG TERM 2021 +

CAMPUS BUILDINGS

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2.1 Introduction & Overview

Campus Background

Rhode Island College (RIC) was founded in 1854 as the Rhode Island State Normal School with the goal of training teachers. Over the next several decades, the school experienced steady growth and became the Rhode Island College of Education. In 1959, the college moved to its current location in the Mount Pleasant area of Providence and was renamed Rhode Island College, reflecting its new direction as a comprehensive institution of higher education.

RIC now enrolls approximately 9,000 students with 1,252 faculty and staff. The 180-acre Mount Pleasant campus has 42 buildings totaling nearly 1.3 million gross square feet housing its academic, administrative, athletic, and student life functions, as well as several residential buildings.

Programs

RIC awards degrees in over 90 undergraduate and 30 graduate academic programs. Academic programs are also offered through the Office of Continuing Education and Summer Sessions. There are five schools at RIC:

- Faculty of Arts and Sciences
- Feinstein School of Education and Human Development
- School of Social Work
- School of Management
- School of Nursing

Purpose

RIC engaged in a Master Plan to revisit and understand campus initiatives and direction in the ten years since the previous study was completed. RIC's Master Plan process kicked-off in the fall of 2009 with a meeting with the Master Plan Committee. At the outset, RIC presented several topics to be explored. In order to support its academic planning, RIC sought to understand how space allocation would be evaluated and how "major advances in teaching and learning practices…are influencing master planning at academic institutions."

2.2 Process and Methodology

Process

The approach to RIC's Master Plan is to "build it from the inside of the institution outward." The master planning team conducted interviews with a cross section of faculty and staff to understand the needs of the campus and attended regularly-scheduled meetings with the Master Plan Committee in order to participate and engage in the process.

The Master Plan provides data, data analysis, and the context for decision making by RIC. The analysis of several data sets form the foundation for the recommendations and conclusions. These data sets contain both qualitative and quantitative data that are analyzed and converted into information the institution can use to consider options, make decisions, and track conditions.

A Data Request List was provided to RIC detailing the information needed for the Master Plan including:

- Reference Data (course catalog, course scheduling grid with "standard" time blocks, recent utilization reports, and instructional space/use surveys)
- Space Inventory
- Personnel Data
- Detailed Course Data
- Existing Space Guidelines
- Floor Plans and Building Surveys

While a Distribution of Existing Space (DOES) is typically completed during the Master Plan process, RIC does not currently have an electronic space inventory on which to base it. Therefore, the DOES for RIC was not completed.

An existing space inventory would allow identification of the types and sizes of spaces that are/are not working for the individual areas and the campus as a whole. During the interviews, floor plans were used to gather information when possible. A space inventory would also highlight spaces that are somewhat unique and play an important role on the campus, such as RIC's commitment to the performing arts with the Nazarian Center. Understanding details about the existing space would help create more customized space needs.

Study Components

The components of the Master Plan study process included:

- Reviewing fall 2009 schedule data;
- Conducting interviews and focus group meetings with key personnel;
- Analyzing current use of general-purpose classrooms and specialized instructional spaces,
- Evaluating efficiency and sufficiency of the existing instructional space; and,
- Providing quantitative and qualitative recommendations for the campus.

Methodology

Interviews

Interviews were conducted with key faculty and staff. Several members of the Master Plan Team participated in individual interviews in order to speak with representatives of most areas at RIC. The main focus of the interviews was to understand RIC's existing space, i.e., where space is working well and where it is deficient. Interviewees were invited to give their thoughts on the space that they occupied, as well as on the campus as a whole. They were also invited to develop a "wish list" for RIC's campus of the future.

Instructional Space Utilization Analysis

The intent of the instructional space utilization analysis is to apply a standard methodology to identify the "gap" that usually exists between the current and the desired instructional space allocation and room usage patterns. Instructional space includes both general-purpose classrooms and specialized spaces (e.g., laboratories, painting studios, etc.

For general-purpose classroom spaces, specific surpluses and deficits can be identified in terms of the quantity and capacity of these spaces. With specialized instructional spaces, the focus is on "right-sizing" the seating capacity and the station size. Capital and non-capital recommendations are made to align utilization patterns with standard guidelines and parameters, based on fall 2009 enrollment patterns.

2.3 Interviews

Overview

Upwards of 80 interviews were conducted over four days in January 2010 by several members of the Master Plan team including:

Rob Southerland	Saratoga Associates
Jason Kersch	Saratoga Associates
Lori DeRosa	Rickes Associates
Chris Timmerman	Rickes Associates
Elena Pascarella	Landscape Elements

A list of faculty, staff, and administrators was compiled to represent a cross-section of the various departments and units on campus. The goal of each interview was to understand the benefits and constraints of the space currently occupied by each department or unit and to identify anticipated space needs for the future. Additionally, interviewees were asked to discuss their thoughts on the campus as a whole and to provide a "wish list" that would benefit the entire campus community.

Figure 2.1
Interview List

Name	Title	Department/Unit/Area
Academic		
Ronald Pitt	Vice President	Academic Affairs
David Filipek	Chair	Accounting and Computer Information Systems
E. Pierre Morenon	Chair	Anthropology
Nancy Bockbrader	Chair	Art
Earl Simson	Interim Dean	Arts and Sciences
Eric Hall	Chair	Biology
Bruce Rollins	Director	Child Welfare Institute
Eung-Jun Min	Chair	Communications
Dante Del Giudice	Interim Director	Continuing Education
Monica Darcy	Chair	Counseling Educational Leadership, School Psychology
Jeffrey Blais	Chair	Economics and Finance
Eileen Sullivan	Assistant Dean	Educational Partnerships and Placements
Ellen Bigler	Chair	Educational Studies
Patricia Cordeiro	Chair	Elementary Education
Maureen Reddy	Chair	English
Roger Eldridge	Dean	Feinstein School of Education & Human Dev.
Bonnie MacDonald	Director	Film Studies
Betty Rauhe	Chair	Health and Physical Education
Ronald Tibbetts	Principal	Henry Barnard School
Robert Cvornyek	Chair	History
Sandra Del Sesto	Director	Institute for Addiction Recovery
Shani Carter	Chair	Management and Marketing
David Blanchette	Interim Dean	Management, School of
Raimundo Kovac	Chair	Mathematics and Computer Science
Juzyn Olga	Chair	Modern languages
James Taylor	Chair	Music, Theatre, Dance
Robert Franzblau	Director	Music - Bands
Jane Williams	Dean	Nursing, School of
Richard Olmstead	Chair	Philosophy
James Magyar	Chair	Physical Sciences
Thomas Schmeling	Chair	Political Science
Thomas Malloy	Chair	Psychology
Mark Motte	Director	Public Policy Center
Glenisson de Oliveira	Director	RI STEM Center
Sue Pearlmutter	Dean	Social Work, School of
Rachel Filinson	Chair	Sociology
Susan Dell	Chair	Special Education

Name	Title	Department/Unit/Area
Administrative		
Nancy Carriuolo	President	President's Office
Ivy Locke	Vice President	Administration and Finance (In Memoriam)
Gary Penfield	Vice President	Student Affairs
Dolores Passarelli	Director	Academic Support and Information Services
Thomas Mattos	Assistant Controller	Accounting
Deborah Johnson	Interim Director	Admissions
Jill Holloway	Director	Adult Educational Professional Development Center
Robert Tetreault	Director/Assist. VP	Affirmative Action/Human Resources
Nancy Hoogasian	Assistant Director	Alumni Affairs
Donald Tencher	Director	Athletics - Intercollegiate, Intramurals, and Rec.
Roxann Johnson-Nance	Director	Budget Office
Robert Conrad	Assistant Controller	Bursar Office
Steven Platt	Manager	Campus Store
Linda Kent Davis	Director	Career Development Center
Thomas Lavin	Director	Counseling Center
Vincent Flemming	Director	Dining Services
Ann Roccio	Director	Disability Services
Jay DiSandro	Director	Early Enrollment Program
Edward Brady	Director	Facilities and Operations
James Hanbury	Director	Financial Aid
Lynn Wachtel	Director	Health Services
Donna Konicki	Director	Institutional Research and Planning
Hedi BenAicha	Director	James P. Adams Library
Bin Yu	Director	Management Information Services
Michael Ducharme	Director	Nazarian Center for the Performing Arts
Henk Sonder	Director	Network and Telecommunications
Jane Fusco	Director	News and Public Relations
Jenifer Giroux	Interim Director	Outreach Programs
Kathleen Gonsalves	Payroll Manager	Payroll Office
Robert Bower	Director	Publishing Services
Jessica Silva	Director	Purchasing Department
James Dorian	Director	Records Office
Lisa Smolski	Associate Director	Research and Grants Administration
Teresa Brown	Director	Residential Life and Housing
Margaret Dooley	Interim Executive Director	RIC Foundation
Cote Cyrille	Director	Security and Safety
Anthony Antosh	Director	Sherlock Center on Disabilities
Scott Kane	Dean of Students	Student Life
Julia Nesbitt	Interim Director	Student Support Services
Mariam Boyajian	Director	Upward Bound
Patricia Hays	Director	User Support Services - Technology
Claudine Griggs	Director	Writing Center

Thematic Summary of Interviews

While the interviews surfaced many useful comments about the campus and its space, there were two recurring themes regarding the campus as a whole that came from the interviewees. First, nearly every area on campus – regardless of their level of day-to-day interaction with students – pleaded for more space for students to "hang out" and to identify RIC as their "home away from home." Second, maintenance issues were a serious concern for most buildings, which seemed to overshadow many of RIC's positive attributes.

Student Gathering

- "If students felt more connected, they would stay [on campus]"
- There is a need for comfortable space for students to hang out, study, eat – especially for commuters who now spend their down-time in their cars.
- Many are glad that ideas for a larger Student Union are currently under development.
- There is a need for event space.

Maintenance Issues

- Poorly maintained buildings make students feel that they are "not valued."
- There is the perception of "decaying infrastructure," in particular in Craig Lee, Gaige, and Horace Mann.
- Classrooms are described as "deplorable" and "abysmal."
- There are basic maintenance issues such as ceiling tiles missing, carpet sections cut out, water damage, poor maintenance of rest rooms.

Classrooms

- There is a perceived need for additional classrooms.
- Several interviewees alluded to inefficiency in scheduling due to lack of formal scheduling blocks, few Friday classes, and 3- vs. 4-credit courses.
- Departments have a strong desire to have classes held in their "own" building.
- Classrooms all need a standard technology suite: computer, projector, wireless.

Fragmentation

- There is a desire to "tie sciences together" by physically linking Biology and Physical Sciences.
- Education is severely fragmented.
- Psychology should be with Sciences rather than Education.
- Philosophy should not be with Business.
- Art is spread throughout campus.

Campus Issues

- Parking is perceived as inadequate for the number of cars on campus. Some suggested instating a tiered parking fee in which the most desirable parking lots would have a premium fee and the least desirable lots would have a nominal fee.
- The traffic flow is dangerous, particularly because the main roads shift from two-way to one-way. Several interviewees suggested two-way streets throughout campus.
- Signage is an issue for newcomers to campus. Buildings are difficult to find without a good way-finding signage system.
- Some suggested creating a central “welcome area” for new students and visitors.
- Walking between buildings can be dangerous, as many areas of campus have no sidewalks. Areas within the campus should be connected with clearly defined pedestrian pathways and access.
- There are mixed opinions about lockers in buildings. Some felt that they are practical for commuters, while others felt that they “scream high school.”

Academic Space Requests

- Biology: common research equipment room, microscopy suite, more efficient (yet smaller) greenhouse
- Art: new building to consolidate program and appropriate space (health & safety issues)
- Nursing: more space/new building to support current and future needs
- Theatre: costume shop in better location
- Dance: additional dance studio to serve current students and anticipated growth
- Education: dedicated gym for Physical Education program
- A dedicated testing room that would be shared by many departments
- Library should include a “Learning Commons” with comfortable furniture and access to technology

2.4 Classroom Utilization Analysis

Overview

This section provides the utilization findings for the 108 general-purpose classroom spaces at RIC, including the distribution of existing classrooms, their hours of use, and their seat occupancy rates.

The Master Plan Committee requested additional analyses to further understand the use of instructional spaces in relation to the conditions of the buildings on campus.

At RIC, daytime classroom use drives the need for space. A brief review of evening use is presented under "Utilization Guidelines."

It should be noted that RIC currently does not have an electronic space inventory for the campus. Typically, a Master Plan would include an analysis of all assignable spaces, and results would show space summarized by building, space category, and organizational "ownership." RIC is currently considering the options for developing an electronic space inventory.

Creation of the Data Set

At the outset of this study, pertinent course scheduling data from RIC's Institutional Research and Records/Scheduling was collected. The starting point was the fall 2009 course schedule, which listed the course name, meeting days and times, course location, and the number of students enrolled for all assigned instructional spaces on campus.

Questions, issues, and caveats regarding the content of the data were clarified as needed prior to beginning the detailed analysis. Some courses were "eliminated" from the campus-supplied course data to avoid double-counting; other courses were "merged" to avoid under-reporting enrollments. Issues such as the following were addressed:

- Cross Registration Issues
  - The same course may have been listed in more than one department; in these cases, enrollments were combined and the course was counted just once.
- Cancelled, Zero Enrollment, and Weekend Courses
  - Cancelled courses and courses listing zero enrollment were eliminated from the analysis since they do not occupy space. Weekend courses were also omitted from the analysis because the focus was on weekday course offerings.
- Missing Information
  - Missing information such as "To Be Announced" enrollment, scheduling times, etc., was clarified. In some instances, complete sets of courses were missing from the data file, which was subsequently updated and corrected to reflect the missing courses.

- Off-Site / No-Space Courses
  - Courses which were held off-site (such as practical or individual studies) were identified and extracted from the analysis because they do not drive physical space needs.
- Day and Evening Demarcation
  - The demarcation between day and evening classes was defined as:
    Day 8:00 a.m. to 4:00 p.m.
    Evening 4:00 p.m. to 10:00 p.m.

Many of the issues discussed above typically arise during an instructional space utilization study, although the resolution varies by institution. An effort was made to understand the campus culture and scheduling approach prior to adjusting any of the data elements. This methodology ensured a credible data set for subsequent analysis.

Once the data were reviewed, scrubbed, and sorted, information on the 108 identified general-purpose classroom spaces at RIC was input into a comprehensive classroom space utilization model for analysis, which applied the utilization guidelines below.

Utilization Guidelines

Using fall 2009 course enrollment, calculations were made to compare and contrast internal classroom utilization patterns against generally accepted guidelines for three standard measures:

- seat or station size
- room hour utilization
- seat utilization

The guidelines are not rigid standards, but rather suggested guidelines that can be applied to help shape an institution's space requirements.

Station Size is the average square feet available per student seat or station in a given classroom.

- Guideline: An average of 20 to 25 assignable square feet (asf) per seat is recommended in typical classroom spaces, although this figure can be lower or higher depending upon total seating capacity and type of seats. This is a minimum to ensure that the room can accommodate sufficient technology as well as flexibility in furniture arrangement and room configuration.
- RIC Actual:
  23.5 asf/seat, which is right on target.

Room Hour Utilization Rate is the number of hours a classroom is in use for regularly scheduled courses.

- Guideline: 67% of available hours within the preferred scheduling window. The primary reason for the 67% figure is the various classroom sizes and amenities. A "match" cannot always be made between the class size and appropriate classroom in every time period. The 67% utilization rate allows for this understandable disparity and optimizes the potential matches between course needs and available classrooms. A 67% occupancy rate

also allows for the "airing out" of classrooms between uses, permits access for maintenance, frees up classroom space for use by special events or by students in non-class time, and provides additional scheduling flexibility at the start of a semester.

- RIC Actual:
  Day: 51% of the scheduling window
  Evening: 47% of the scheduling window

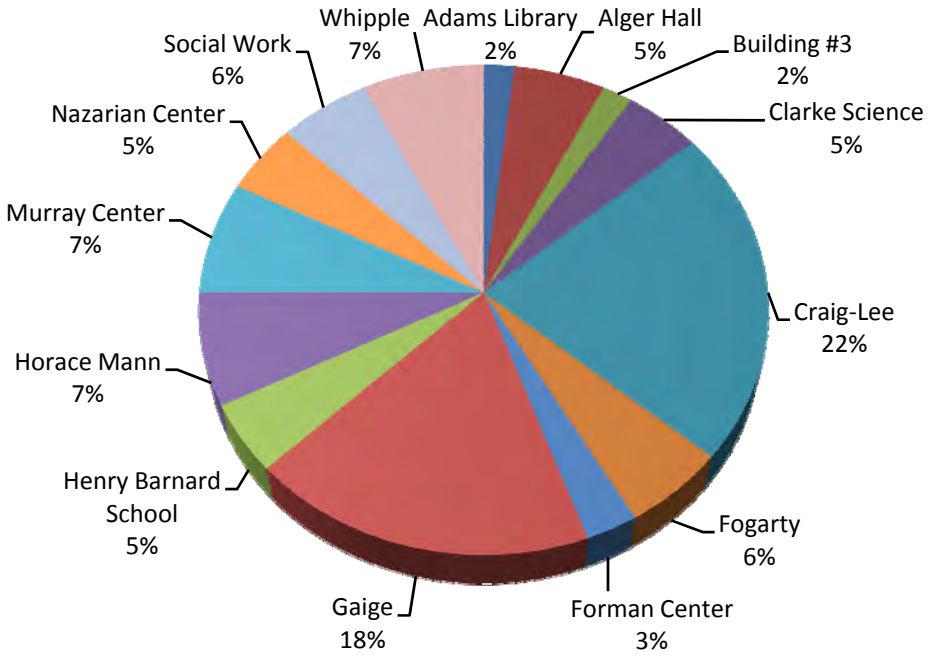
Seat Utilization Rate is the average percentage of seats filled when a classroom is in use.

- Guideline: 67% "seat fill" on average. This rate has been found to maximize the "fit" between classroom capacities and course sizes. Since it is an average, lower and higher occupancy rates will exist on a room-by-room basis.
- RIC Actual:
  Day: 76%, higher than the guideline.
  Evening: 65%, which is right on target.

A detailed summary of the utilization patterns during the day can be found in Appendix A. This shows classroom use on a room-by-room basis, including the percentage of weekly room hours scheduled and the percentage of seats occupied.

Current Distribution

Figure 2.2
Distribution of General-Purpose Classrooms by Building



- The largest percentage of general-purpose classrooms at RIC is located in Craig-Lee Hall, which accounts for 22% of the 108 classrooms on campus.
- Gaige Hall also houses a large portion of classrooms, with 18% of the total.
- Adams Library and Building #3 have the fewest classrooms with two percent in each building.

Station Size

There are a total of 108 general-purpose classrooms in 81,576 asf of space. Within these 108 classrooms, there are a total of 3,470 movable and fixed student stations. Station sizes range from 5.3 asf/station in Clarke Science 125 to 60.0 asf/station in Clarke Science 106. The 108 classrooms have an average of 23.5 asf/station.

Figure 2.3
Summary of General-Purpose Classrooms by Building

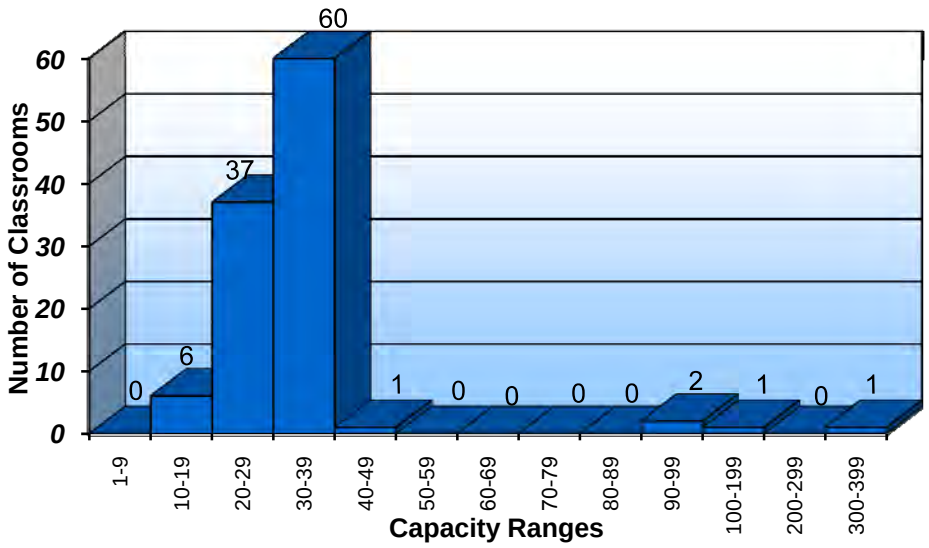
Building	Total # Rooms	Total # Seats	Total asf	Average Station Size (asf/seat)
Adams Library	2	40	775	19.4
Alger Hall	6	180	4,749	26.4
Building #3	2	47	1,850	39.4
Clarke Science Building	5	530	6,871	13.0
Craig-Lee Hall	24	675	18,389	27.2
Fogarty Life Science	6	260	5,029	19.3
Forman Center	3	75	2,031	27.1
Gaige Hall	20	563	13,529	24.0
Henry Barnard School	5	124	4,322	34.9
Horace Mann Hall	8	300	7,224	24.1
Murray Center	8	202	4,694	23.2
Nazarian Center	5	135	3,747	27.8
School of Social Work	6	150	3,392	22.6
Whipple Hall	8	189	4,974	26.3
TOTAL, All G-P Classrooms	***108***	***3,470***	***81,576***	***23.5***

- Building 3 has the most generous station size of the 14 buildings, with an average of 39.4 asf/station.
- Clarke Science Building has the tightest station size.
- It should be noted that Clarke contains two auditoria, including room 125 with 350 seats at 5.3 asf/station. Since auditoria seating is typically in the range of 12 to 15 asf/station, room 125 is considered “tight” by guidelines.

Classroom Capacity

The following figure graphs the number of general-purpose classrooms by capacity range (e.g., 1-9 seats, 10-19 seats, 20-29 seats, etc.).

Figure 2.4
Number of General-Purpose Classrooms by Capacity (n=108)

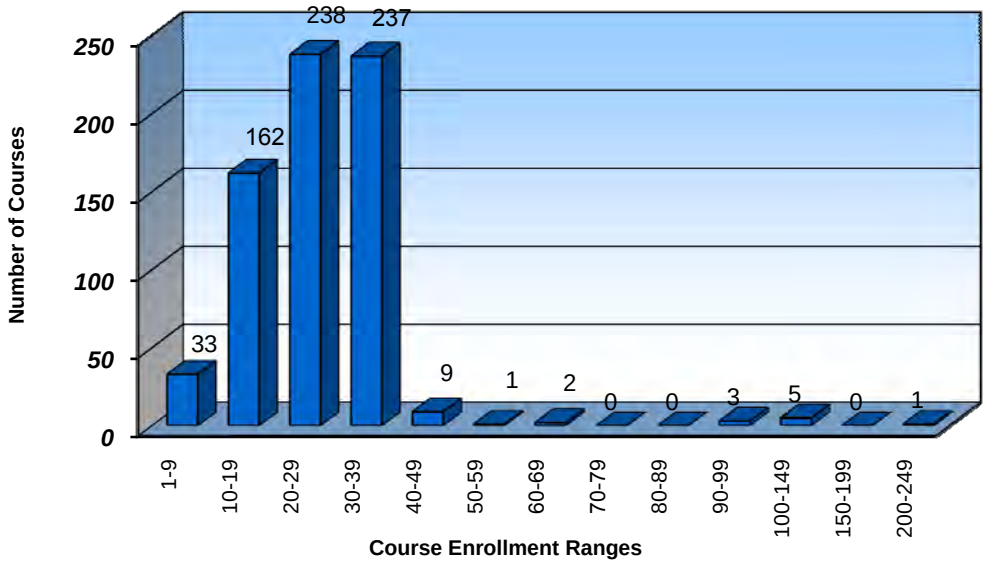


- Across the 108 classrooms, capacity ranges from 15 to 350 seats.
- The mean classroom capacity is 33.6 seats, while the most common classroom capacity is 30 seats.
- A total of 95% of the rooms have a capacity of 39 seats or fewer, with two-thirds of that in the 30-39 seat range.
- Only five of the 108 classrooms have 40 or more seats.

Course Enrollment

The following figure graphs the number of distinct courses in the course enrollment ranges (e.g., 1-9 students, 10-19 students, 20-29 students, etc.), paralleling the ranges in room capacities.

Figure 2.5
Number of Distinct Courses by Course Enrollment (n=691)



- Across the 691 day courses, enrollment ranges from two students (one course) to 201 students (one course).
- The mean enrollment is 25.5 students, while the most common enrollment size is 30 students, occurring in 105 courses.
- 97% of the day courses have an enrollment of 39 or fewer, which is well-aligned with the 95% of the classrooms with 39 or fewer seats.

Weekly Room-Hour Utilization Rates

Space planning guidelines suggest that classrooms should be scheduled 67% of the available time in the "scheduling window." At RIC, the scheduling window is based on a 38.5-hour week (Monday through Friday, 8:00 a.m. to 4:00 p.m., less activity period on Wednesday 12:30 to 2:00 p.m.)

In fall 2009, a total of 2,102 weekly hours of instruction were offered during the day across 691 courses in 103 of the 108 available general-purpose classrooms. On average, RIC has only 51% of its weekly available classroom time in use during the day, On a room-by-room basis, hour use ranges from a low of five percent in Adams Library 107 to a high of 81% in Craig-Lee 105. This excludes the five non-scheduled spaces as well as the Wednesday afternoon non-scheduled time block.

Course Distribution by Day and Time

Figure 2.6 shows the distribution of day courses by day of the week, or any combination of days. RIC seems to prefer a two-day course schedule for day courses, with two-thirds of the courses meeting on either Monday/Wednesday or Tuesday/Thursday. This table shows the variety of "scheduling patterns" that are in use at RIC. The scheduling patterns are considered in more detail later in this section.

Figure 2.6
Distribution of Day Courses by Day of the Week

Meeting Day	Day Courses	% Day Courses
Monday (M)	24	3%
Tuesday (T)	10	1%
Wednesday (W)	26	4%
Thursday (R)	15	2%
Friday (F)	41	6%
MT	1	<1%
MW	207	30%
MR	57	8%
MF	1	<1%
TR	246	36%
TF	26	4%
WF	8	1%
MTR	4	<1%
MWF	18	3%
TRF	5	1%
MTRF	1	<1%
MTWRF	1	<1%
TOTAL	***691***	***100%***

While Figure 2.6 shows the distribution of courses by day, Figure 2.7 reflects the distribution of course meetings held on a day-to-day basis.

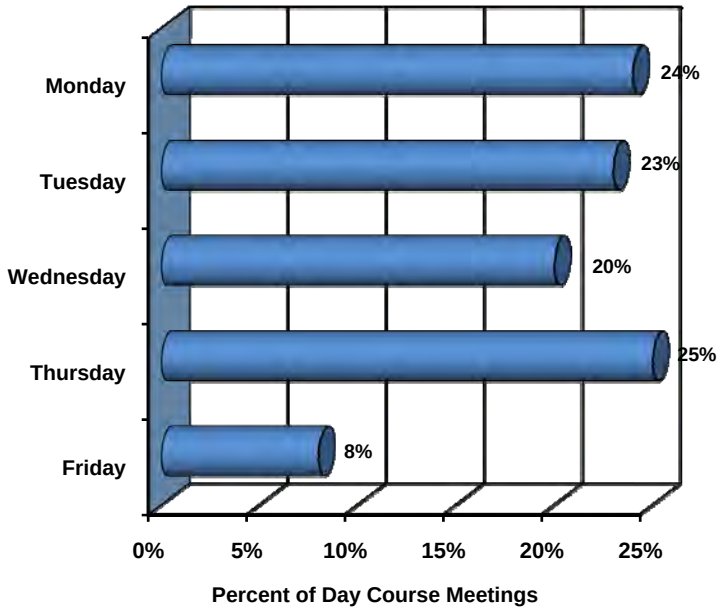
There are a total of 1,298 individual day course meetings scheduled across the week, which range in distribution across the week, from 8% scheduled on Friday to 25% scheduled on Thursday.

If course offerings were distributed uniformly across a five-day schedule, in theory, 20% of all course meetings would occur on any given day. While the goal is not for all course offerings to be distributed uniformly across the weekdays, it should be noted that as offerings increase on any given day, scheduling flexibility decreases.

Figure 2.8 shows the number of classrooms in use by day and time, as determined by the number of courses scheduled in each half-hour time block across the week. This figure graphically depicts the peaks and valleys of the schedule from 8:00 a.m. to 10:00 p.m.

Figure 2.7

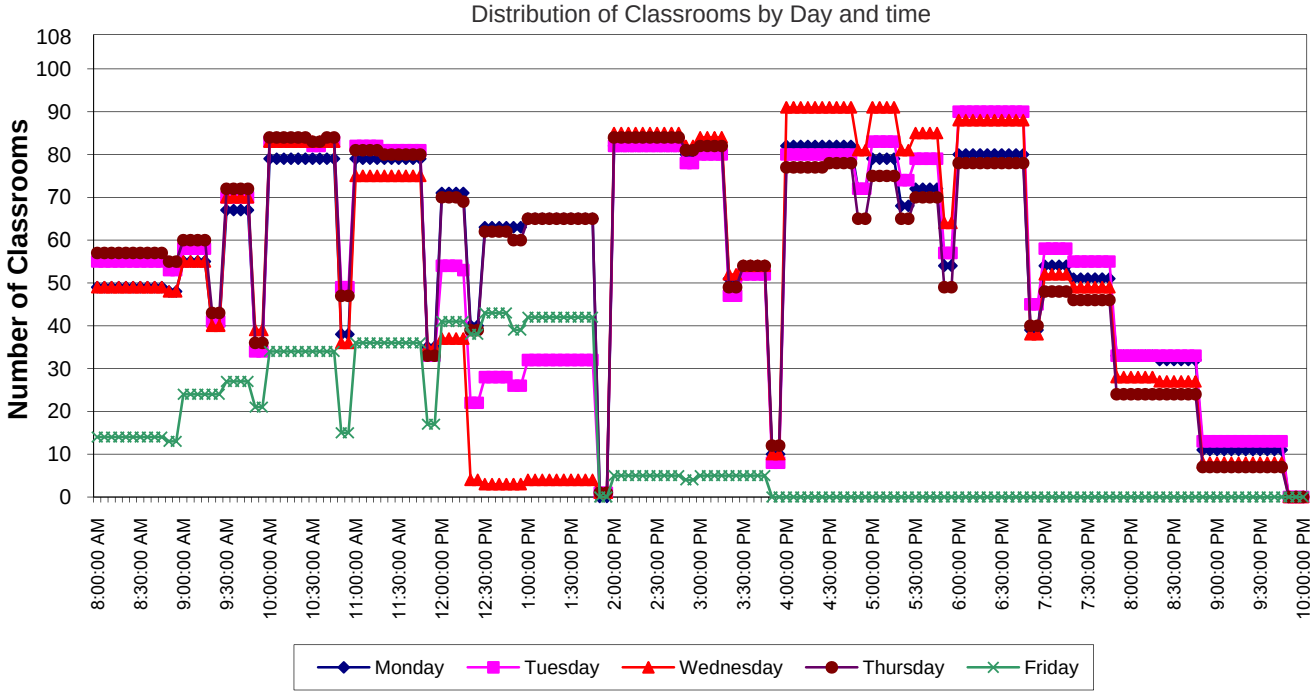
Distribution of Individual Course Meetings by Day of the Week (n=1,298)



- The earliest courses begin at 8:00 a.m., with upwards of 60 courses in session.
- The day peak is 10:00 a.m. – 11:45 a.m. and 2:00 – 3:30 p.m. when as many as 84 rooms are in simultaneous use.
- The evening peak is 4:00 p.m. – 5:15 p.m. on Wednesday, when 91 rooms are in simultaneous use.

Figure 2.8

Distribution of Classrooms by Day and time



Scheduling Time Blocks

RIC has no fewer than 60 “scheduling patterns,” beginning at 8:00 a.m. and running to 8:20 p.m., although in reality, evening courses finish as late as 9:45 p.m. This multitude of scheduling patterns offers a myriad of day and time possible combinations. Because of this, there is significant overlap and conflict throughout the week. The overlap makes it difficult for the scheduling office to schedule classrooms efficiently and for students to coordinate their class schedules.

“Standardized time blocks” refer to specific scheduling blocks that reduce or eliminate overlap among scheduling options. In a very rigid block schedule, “Block A” would occur Monday, Wednesday, and Friday from 8:00 to 8:50 a.m.; Block B, Monday, Wednesday, and Friday from 9:00 to 9:50 a.m., and so on to fill in the days. Tuesday and Thursday courses would run for 75 minutes each. In this example, there would be no blocks that conflicted with each other during the day or over the course of the week. This schedule – if adhered to – would allow for the most efficient use of the classrooms.

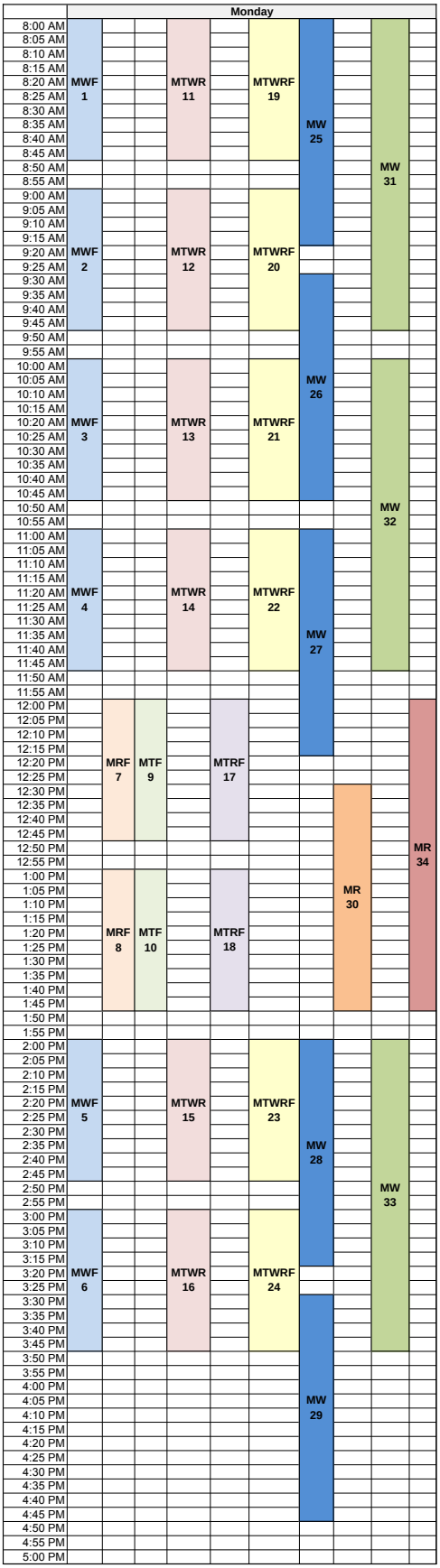
Exceptions to the block schedule begin to decrease classroom utilization efficiency. Using the above example, consider a course that was held Monday, Wednesday, and Friday from 8:30 to 9:20. This course is held in a similar “pattern” as the standard time blocks – three days per week for 50 minutes. However, it occurs in the middle of the hours designated for Blocks A and B. During the nearly two-hour window of 8:00 to 9:50 a.m., only one 50-minute course is held in that classroom for three days per week. Therefore, the classroom is vacant for three hours per week in order to accommodate that one course.

The room-hour utilization guideline of 67 percent does allow flexibility to accommodate some exceptions. An abundance of exceptions makes scheduling classrooms more complicated. Additionally, students may be challenged to create a course schedule with multiple conflicting time block options.

Transitioning to a more rigid block schedule with standardized time blocks involves changes in policy that affect students, faculty, and staff. This can be a significant undertaking, particularly if the campus currently follows a more flexible scheduling protocol. The classroom utilization analysis was conducted under the assumption that RIC would adopt a more rigid block schedule to maximize scheduling efficiency.

RIC has recognized the importance of standardized time blocks as a means of increasing classroom utilization. The campus has identified several near-term priorities, one of which is a revision of the General Education program. During the summer of 2010, RIC made initial steps toward redefining the General Education program. Once this process is complete, the campus plans on revisiting the block schedule to improve classroom scheduling efficiency. The following is a graphic representation of the current scheduling patterns, with one chart for each day of the week.

Figure 2.9
Current Schedule Patterns



	Tuesday								
8:00 AM			MTWR 11		MTWRF 19	TR 37		TR 43	TF 46
8:05 AM									
8:10 AM									
8:15 AM									
8:20 AM									
8:25 AM									
8:30 AM									
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8:55 AM									
9:00 AM			MTWR 12		MTWRF 20				
9:05 AM									
9:10 AM									
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9:20 AM									
9:25 AM									
9:30 AM						TR 38			
9:35 AM									
9:40 AM									
9:45 AM									
9:50 AM									
9:55 AM									
10:00 AM			MTWR 13		MTWRF 21			TR 44	TF 47
10:05 AM									
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12:00 PM	TRF 35	MTF 9		MTRF 17					TF 48
12:05 PM									
12:10 PM									
12:15 PM									
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12:25 PM									
12:30 PM							TF 42		
12:35 PM									
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2:00 PM			MTWR 15		MTWRF 23	TR 40		TR 45	TF 49
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3:00 PM			MTWR 16		MTWRF 24				
3:05 PM									
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3:30 PM						TR 41			
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	Wednesday						
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8:10 AM							
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8:20 AM	MWF 1	MTWR 11	MTWRF 19				
8:25 AM							
8:30 AM							
8:35 AM				MW 25	WF 50		
8:40 AM							
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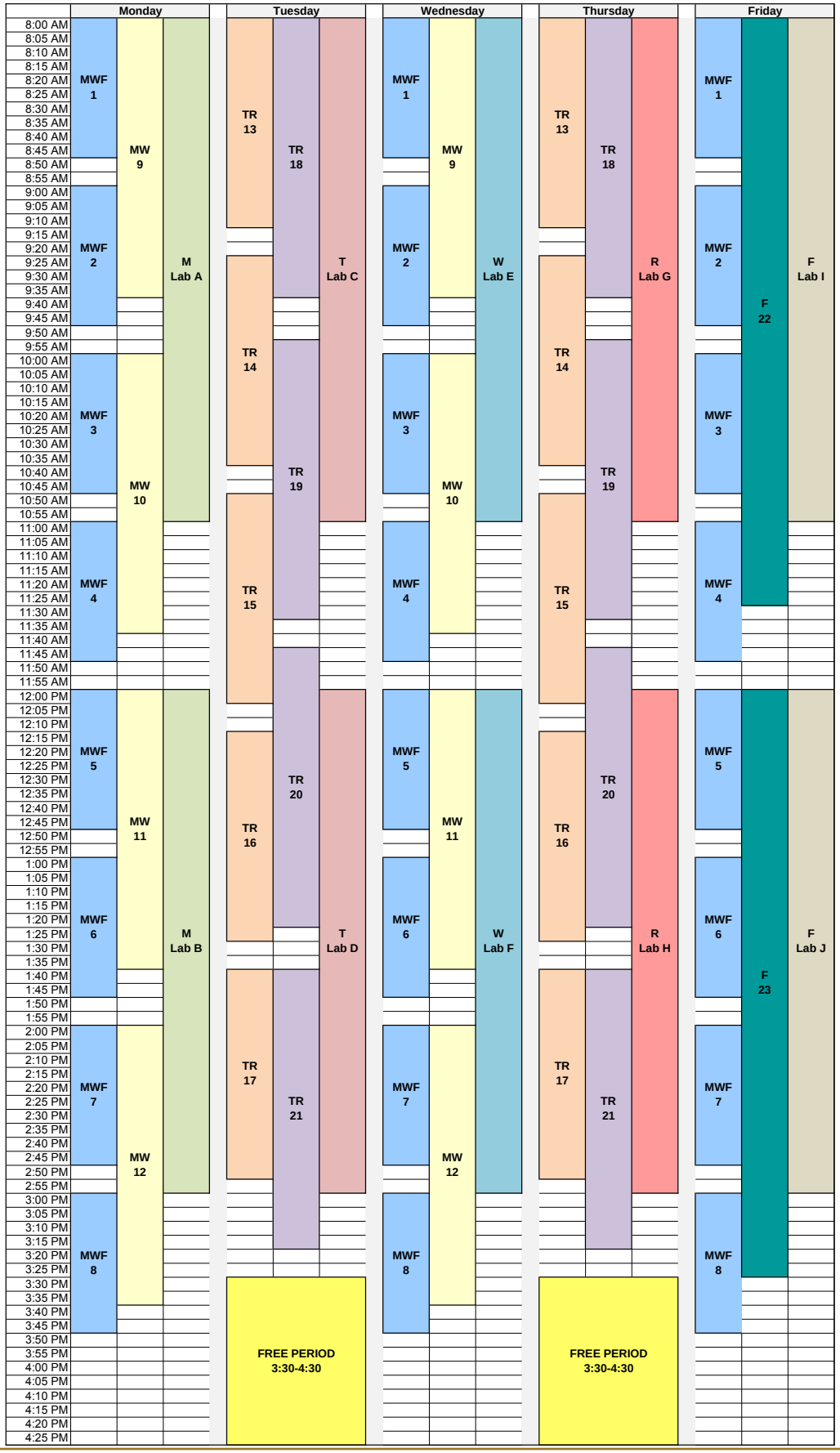
The Master Plan team worked over the course of the project to develop options to the existing scheduling patterns. The proposed “standardized time blocks” represent concrete day and time options in an effort to minimize conflict and maximize scheduling efficiency.

The new time blocks account for both three- and four-credit courses, as well as three-hour lab sections. Additionally, two one-hour activity periods are scheduled for Tuesday and Thursday afternoons. The proposed time blocks represent an example of a schedule that could be used by RIC. It is expected that this initial draft will be refined by RIC to best meet the needs of the campus. For example, RIC may prefer to schedule the free period in the middle of the day, when students are more likely to be on campus. Alternatively, the free period could be held on a Friday to draw students on campus on a quiet day of the week.

Figure 2.10 is a graphic representation of a proposed standardized scheduling block.

Figure 2.10
Scheduling Blocks



Seat Occupancy Rates

The planning guideline for seat occupancy suggests that 67% of seats should be filled when a classroom is scheduled, on average. RIC fills 76% of all available seats when classrooms are in use during the day. This is above the target of 67%. Some individual rooms are either above or below this average, ranging from a low of 20% in Nazarian Center 213 to a high of 132% in Murray Center 202. At a more detailed level, there are individual courses that significantly exceed the capacity of a room.

Instructional Use and Building Condition

At the request of the Master Plan Committee, an analysis of building conditions was conducted. Several buildings that house a large portion of the classrooms on campus were categorized as "poor," specifically Craig-Lee and Gaige. Figures 2.11, 2.12 and 2.13 show building condition by various measures of classroom use.

Figure 2.11
Building Condition by Weekly Hours Taught in Classrooms and Labs

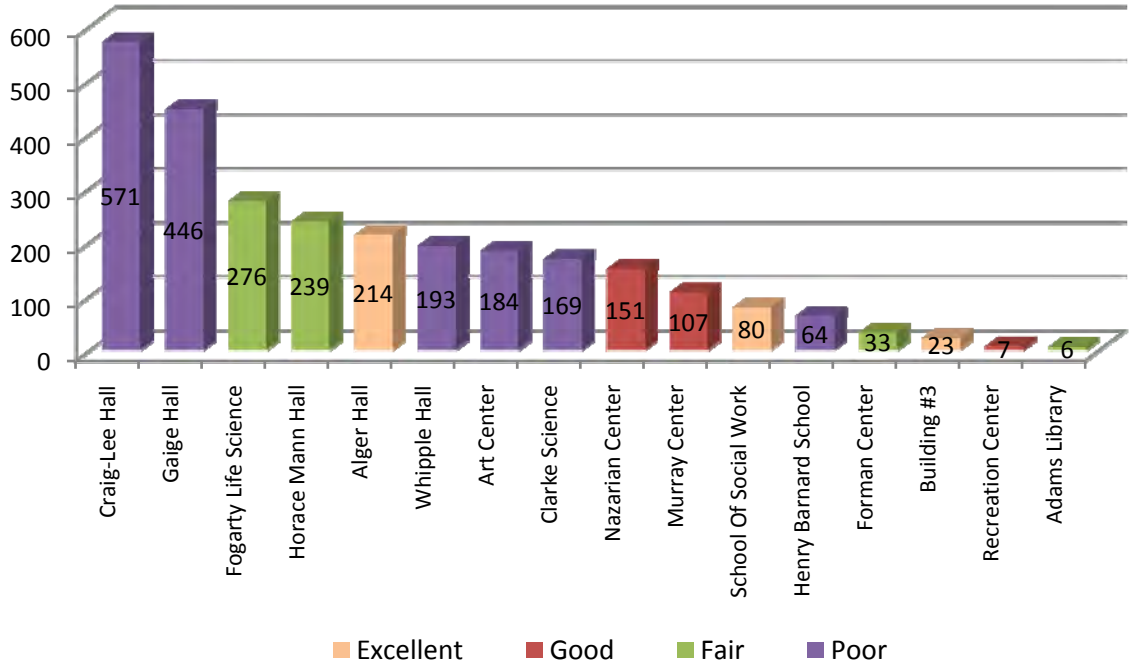


Figure 2.12
Building Condition by Number of Classrooms and Labs

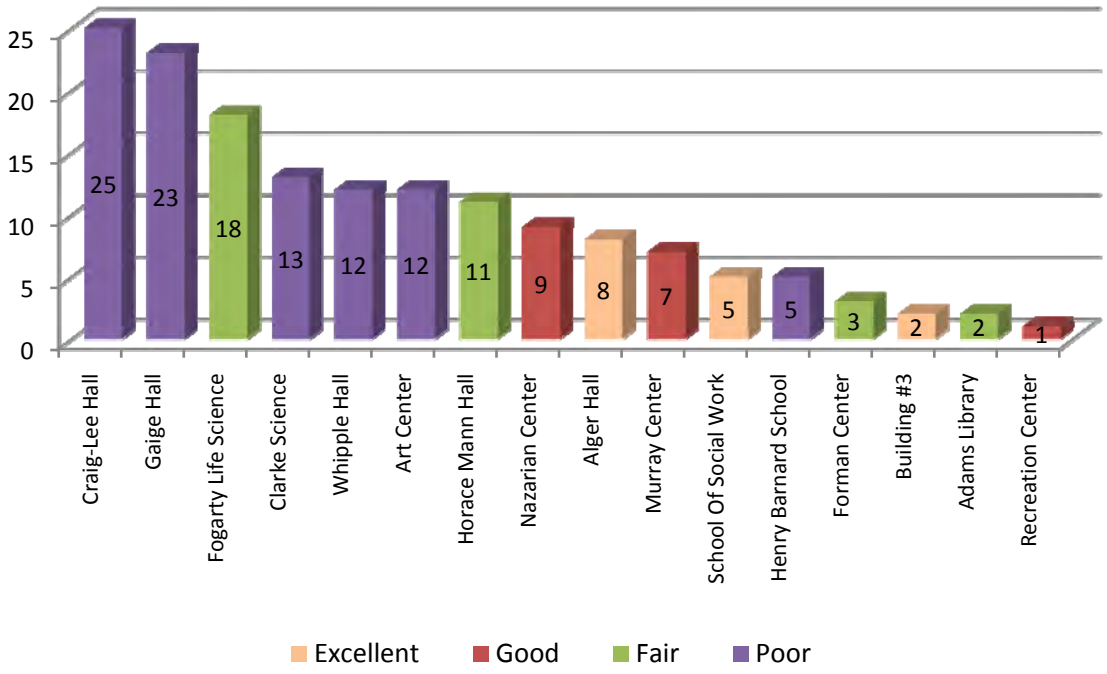
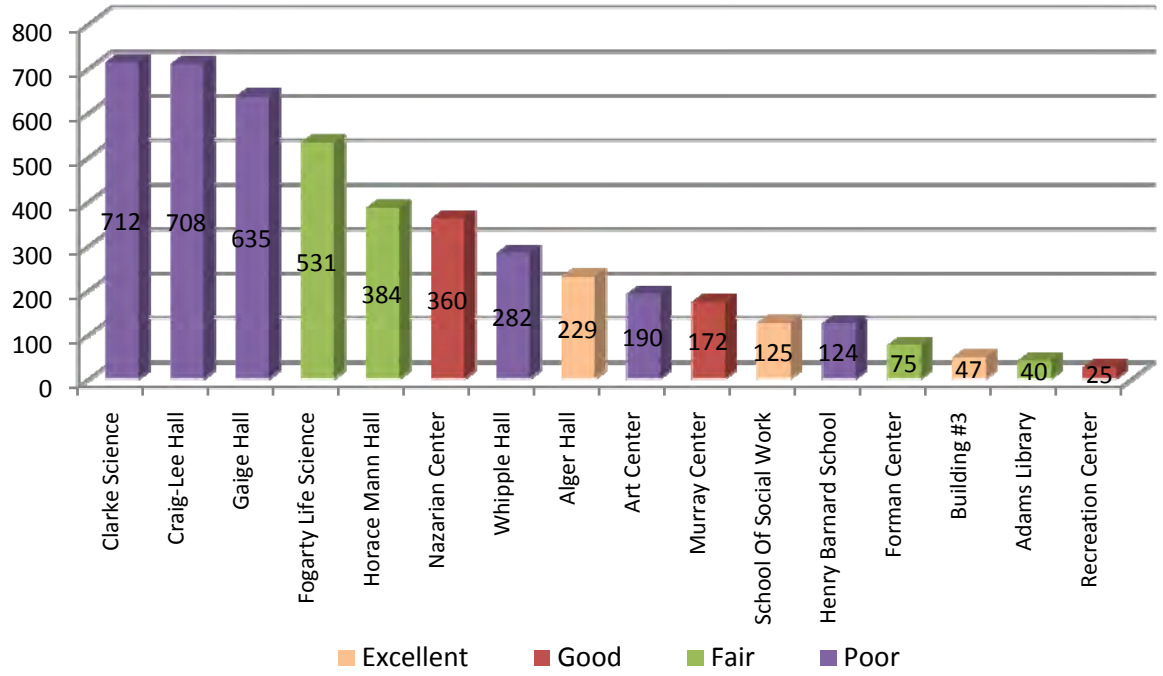


Figure 2.13
Building Condition by Number of Seats in Classrooms and Labs



- It is significant that the buildings in the poorest condition are the most heavily used for instruction.
- Craig-Lee and Gaige Halls – both in 'poor" condition – contain 41% of all general-purpose classrooms.
- A total of 59% of weekly hours are taught in buildings in poor condition.
- 57% of all seats in instructional space are in buildings in poor condition.
- Only 11% of weekly hours and 9% of all seats are in buildings in excellent condition.
- These data identify a significant opportunity for RIC to make physical improvements to buildings that contain large numbers of instructional spaces.

Current Classroom Needs

There are three key variables in the space utilization equation:

- assignable square feet per station
- weekly hours of use
- seat occupancy rate

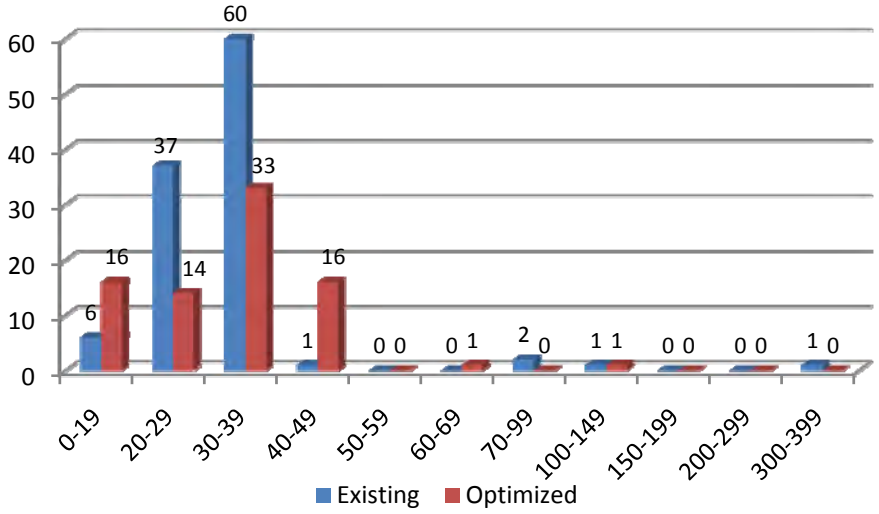
A change in any one of these variables has an effect on one or both of the remaining variables. Classroom need projections are made assuming that 67% of the weekly scheduling window is actively scheduled, and 67% of the seats in a room are filled when an individual room is scheduled. The result is a recommendation suggesting some number of rooms by capacity with their associated square foot requirements.

RIC is in the beginning stages of considering a block schedule, and needs time to implement any changes to scheduling policy. The recommendations here are shown as "optimal," indicating that RIC could be at that level once it has implemented a block schedule.

There is a need for 81 classrooms to support the current course schedule under optimal scheduling efficiency. The recommendation at this time is not for RIC to remove classrooms from campus to meet this scenario, but for RIC to explore implementing a defined block schedule to increase the efficiency of classroom use.

As the campus becomes more efficient in scheduling, it will become less dependent on the full inventory of 108 classrooms. The building condition analysis clearly demonstrates a need for major renovations in the buildings that house many, if not most, of RIC's classrooms. Several classrooms can be taken off-line during renovations, and RIC can use the remaining classrooms as "swing space." RIC will have the data to be able to determine its ideal number of classrooms at that point.

Figure 2.14
Current and Projected Number of Classrooms
By Classroom Capacity



- The greatest demand for classrooms in the 30-39 seat range is met by the current number of classrooms, although the condition of many is poor.
- There is an increased need for classrooms in the 40-49 seat range. Classrooms of this size would accommodate an enrollment of 26 to 32 students, based on a 67% seat occupancy.
- Ten additional seminar-sized rooms – less than 20 seats – are needed for smaller classes.
- The 350-seat auditorium in Clarke Science is not required to meet the demands of the current course schedule. This room is likely used for Admission events, outside speakers, and other events that draw large numbers of people. The course schedule may not indicate the full use of a large auditorium, but its use should be considered holistically.

Transitioning to a more rigid block schedule with standardized time blocks involves changes in policy that affect students, faculty, and staff. The classroom utilization analysis was conducted under the assumption that RIC would adopt a more rigid block schedule to maximize scheduling efficiency. An “optimal” number of classrooms was proposed for the campus.

The optimal recommended number of classrooms is inherently linked to the implementation of a rigid block schedule. The results of the classroom utilization analysis are shown using “optimal” scheduling conditions. The reality is that RIC must plan for new scheduling policies, which will evolve over time. It should be noted that the optimal recommended number of classrooms may not be immediately attainable given the policy changes required to meet this target recommendation.

Figure 2.15
Actual and Recommended Target Measurers,
Based on Current Enrollment

Target Measure	Fall 2009 Day Actual	"Optimal" Recommended
Assignable square feet/Seat	23.5 asf	22.0 asf
Weekly Room Hour Utilization Rate	51%	67%
Seat Occupancy Rate	76%	67%

In contrast to the 108 existing classrooms, the need under optimal scheduling conditions is for 81 classrooms to accommodate peak day needs. The projected square footage need is for 66,520 asf, or approximately 15,000 asf less than the space currently allocated to classrooms.

It is recommended to increase the weekly room hour utilization rate from 51% to 67%, and decrease the seat occupancy rate from 76% to a target of 67%, on average. A reduction in seat occupancy is possible even with the potential decrease in the number of classrooms because some slightly larger classrooms were proposed.

These projections assume the following:

- Classroom spaces are of sufficient quality to ensure adequate and equitable use.
- The current scheduling window is retained.
- Some form of the proposed scheduling time block is adopted, so that a reasonable distribution of classes occurs over the course of a day and a week, rather than clustering on particular days or within time blocks.
- There is an appropriate relationship between classroom size and course size, implying that a reasonable effort is made to match course enrollment with room capacity.

Any enrollment growth will have a direct impact on future classroom recommendations, ranging from the number of classrooms required to the capacity of each classroom.

A room-by-room summary of actual classroom use appears at the end of this section.

2.5 Specialized Instructional Space Utilization Analysis

Overview

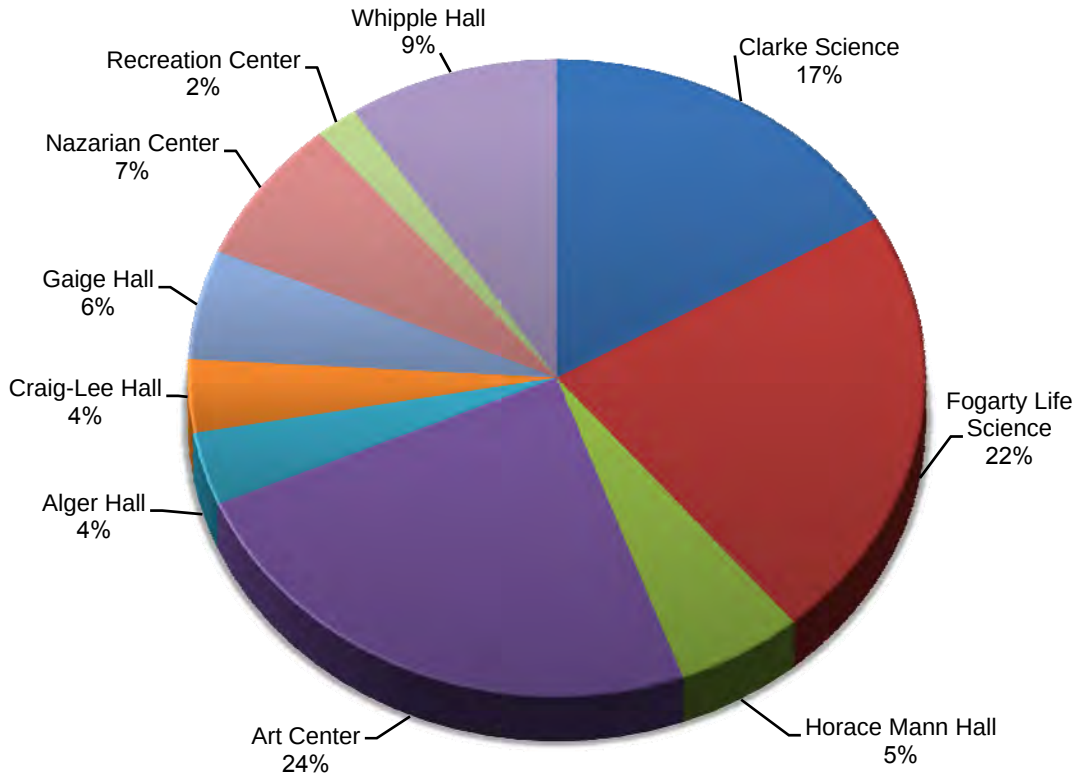
Specialized instruction (SI) spaces are a subset of the instructional spaces on campus that house special functions such as science laboratories, art studios, and computer labs. The utilization analysis of the RIC's 54 SI spaces includes the same key target measures as used in the analysis of general-purpose classrooms:

- distribution of existing SI spaces,
- weekly hours of use, and
- seat occupancy rates.

The gap between existing asf and current asf needs is identified, based on the application of discipline-specific station size allowances. Day utilization is considered the driver of space needs.

Current Distribution by Building

Figure 2.16
Current Distribution of Specialized Instructional Spaces by Building



- The largest proportion of specialized instructional spaces are located in the Art Center (13 spaces) and Fogarty Life Science (12 spaces).
- The Recreation Center contains the smallest proportion of SI spaces at just one room.

Station Size

The 54 SI spaces are housed in 57,573 asf with 1,304 seats or stations. Station sizes range from 23 asf/station in Gaige 168, a computer classroom, to 166 asf/station in Art Center 003, a painting studio. The average is 44 asf/station.

It is important to note that the projected station size for SI spaces cannot be generalized in the way that general-purpose classroom space is, as SI spaces house a broad array of uses each with their own special requirements. The goal is, therefore, not to attain a single target asf for all SI spaces, but rather to determine a target asf that is appropriate to each special use or discipline. Figure 2.17 shows just such a variety in asf/station for RIC's SI spaces.

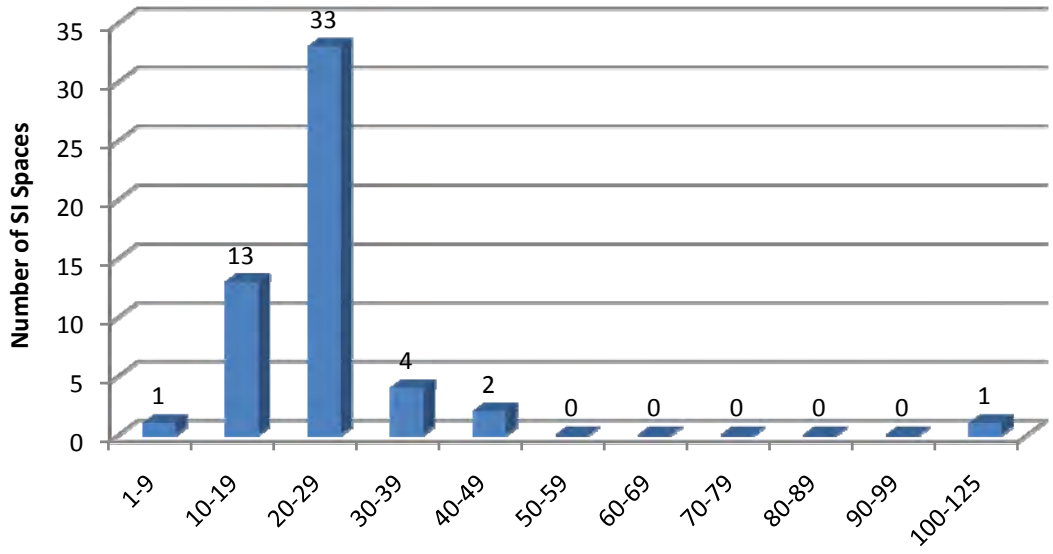
Figure 2.17
Specialized Instruction Spaces: Data by Building

Building	Total # Rooms	Total # Stations	Total asf	Average Station Size (asf/Station)
Clarke Science	9	212	8,874	41.9
Fogarty Life Science	12	271	11,865	43.8
Horace Mann Hall	3	84	2,709	32.3
Art Center	13	205	12,870	62.8
Alger Hall	2	49	1,782	36.4
Craig-Lee Hall	2	48	1,406	29.3
Gaige Hall	3	72	1,888	26.2
Nazarian Center	4	225	6,124	27.2
Recreation Center	1	25	2,135	85.4
Whipple Hall	5	113	7,920	70.1
Total, SI Space	**54**	**1,304**	**57,573**	**44.2**

Capacity and Unscheduled Rooms

The nature of SI spaces includes a closer relationship between instructor and student and often includes specialized equipment, so SI spaces typically have lower seating capacities than their general-purpose classroom counterparts. At RIC, there are 33 SI spaces with 20-29 seats, which is lower than the average general-purpose classroom of 30-39 seats.

Figure 2.18
Specialized Instruction Spaces by Seating Capacity (n=54)



- Capacity ranges from eight stations in Art Center 003, a painting studio, to 110 in Nazarian Center 198, a music space.
- The average number of seats in SI spaces is 24.
- The most common room or modal capacity is also 24 stations.

Of the 54 SI spaces, seven are identified as unscheduled during the day. Because of the specialized nature of these spaces, it is possible that certain courses are not scheduled every semester (for example, during the spring only, or every other year). The rooms also may have been informally scheduled, and their use was not shown in the course data.

Some of these SI spaces were scheduled in the evening. Two spaces – Clarke Science 217 and Craig-Lee 132 – were identified as SI spaces that were unscheduled in day and evening during fall 2009. These spaces should be reviewed by RIC to better understand their function and use.

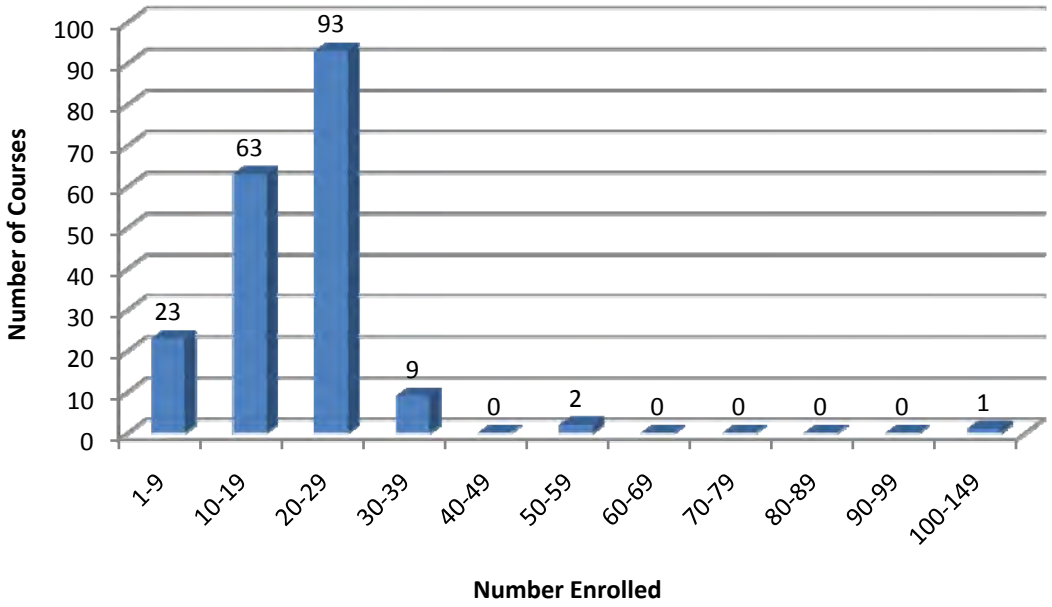
Figure 2.19
Specialized Instruction Spaces Unscheduled (Day) in Fall 2009

Building	Room	Stations	Total asf	Weekly Evening Hours
Clarke Science	213	24	1,046	3
	217	24	1,056	0
Fogarty Life Science	124	15	1,222	2
Art Center	012	15	898	6
Craig-Lee Hall	132	24	703	0
Whipple Hall	100	24	846	12
	101	24	3,243	7

Course Enrollment

Figure 2.20 graphs the 191 unique courses by seating capacity range. "Unique" courses are identified by their assigned individual course number and include only one course/section.

Figure 2.20
Unique Courses by Course Enrollment in SI Spaces (n=191)



- Across the 191 unique courses scheduled in SI spaces, course enrollment ranges from one student in Chamber Music Ensemble to 132 students in Student Recital Series, both assigned to Nazarian Center 198, a room with 110 seats.
- The mean enrollment for courses scheduled in SI space is 20 students, while the mode, or most common, is 24 students.

Weekly Room Hour Utilization Rate

Space planning guidelines recommend that SI spaces should be scheduled 50% of the available time within the scheduling window. This is lower than the 67% rate for general-purpose classrooms, as there is the need for set-up and breakdown time required in SI spaces, and for open/independent use by students during non-class time.

In fall 2009, a total of 661 weekly hours of instruction were offered across 191 courses in SI spaces, with 32% of the SI space in use during the day, below the target rate of 50%. It is possible that some departments may schedule SI spaces independently, so that all utilization data may not be reported and recorded in the scheduling database.

On a room-by-room basis, excluding the seven unscheduled spaces, SI space hour use ranges from 6% in Fogarty 123 (Biology), with one course scheduled, to 114% in Fogarty 103A (Nursing) with 11 courses scheduled.

Figure 2.21 shows the variety of "scheduling patterns" that are in use at RIC for these courses. Half of the courses held in SI space met once per week.

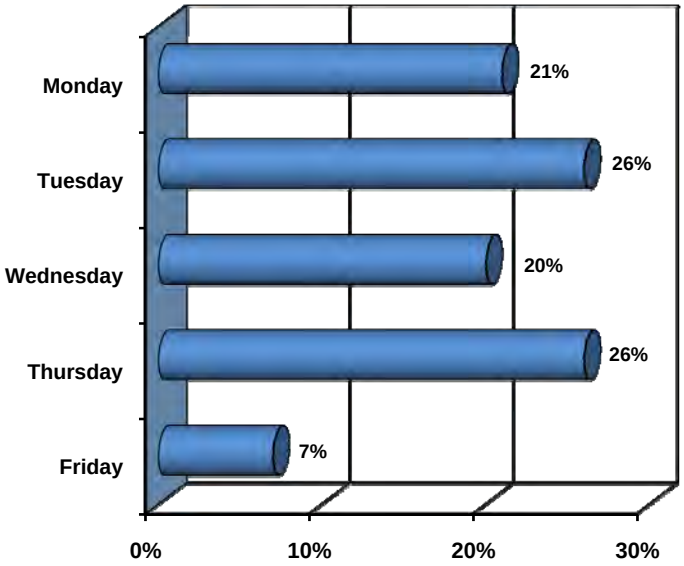
Figure 2.21
Distribution of Day Courses by Day of the Week

Meeting Day	Day Courses	% Day Courses*
Monday (M)	15	8%
Tuesday (T)	26	14%
Wednesday (W)	21	11%
Thursday (R)	24	13%
Friday (F)	12	6%
MW	34	18%
MR	4	2%
MF	3	2%
TR	46	24%
TF	1	<1%
MWF	2	1%
MTRF	2	1%
MTWRF	1	<1%
TOTAL	**191**	**100%**

While Figure 2.21 shows the distribution of courses during the week, Figure 2.22 reflects the distribution of course meetings held on a day-to-day basis.

A total of 293 course meetings were held in SI spaces, accounting both for courses held on one day as well as those held over multiple days during the week.

Figure 2.22
Distribution of SI Course Meetings (n=293)



- Only 7% of meetings are scheduled on Fridays, while 26% are scheduled on Tuesday and Thursday.
- This lack of Friday courses is consistent with many campus scheduling cultures, although it may strain capacity on the remainder of the week.

Station Occupancy Rate

The planning guideline for station occupancy recommends that 80% of the stations should be filled when an SI space is scheduled. This is higher than the 67% target rate for general-purpose classrooms because of the higher capital investment required to build SI spaces and the consequent desire to optimize their use. SI spaces also typically mandate smaller class sizes for pedagogical reasons.

RIC fills 69% of all available stations when an SI space is in use. This is below the target of 80%; however, some rooms are frequently overfilled, either collectively or by individual courses. A total of 25 SI spaces have an average station occupancy rate of 90% or higher, and nine of these spaces actually equal or exceed a 100% station occupancy rate.

Figure 2.23
SI Rooms with Over 100% Average Station Occupancy Rates

Building	Room	Total # Courses	% Stations
Art Center	003	3	108%
	01A	1	133%
	08A	5	115%
Clarke Science	119	4	100%
	212	12	103%
Fogarty Life Science	103B	2	123%
	107	4	106%
	201	1	108%
	231	8	102%

Individual courses may equal or exceed 100% station occupancy even though the overall average station occupancy for the room as a whole is acceptable.

A high station occupancy rate provides less flexibility in the use of the SI space and is likely to interfere with instruction; whereas, a low rate potentially suggests inefficient use of the space. Station occupancy averages (excluding the unscheduled room) range from a low of 30% in Nazarian Center 198 to a high of 133% in Art Center 01A.

SI space day utilization patterns on a room-by-room basis including the percentage of weekly room hours scheduled and the percentage of seats occupied is summariezed at the end of this section.

Current SI Space Need

The current need for SI space was calculated based on the number of hours scheduled by program or discipline, totaled by department. The following assumptions were used in the process to calculate stations and assignable square footage:

- Courses were assigned to one of 33 broad departmental levels.
- The average enrollment in each room was calculated to determine the approximate room capacity and square footage required. The number of room hours of instruction provided the base to calculate the number of individual rooms required.
- The proposed number of rooms and stations was then multiplied by an asf/station guideline. Depending on the instructional activities occurring in a given space, four station multipliers were applied: 50, 75, 100, or 120 asf/station. Although this was calculated on a space-by-space basis, its true usefulness is as an aggregated space recommendation for SI spaces as a whole.
- While scheduling hours were one determinant of need, pedagogical requirements were also considered in making recommendations for additional SI spaces. For example, although only one course was held in Fogarty 201, a Genetics & Cell and Molecular Biology lab was recommended to meet the needs of this specialized course.

Future need for SI space is dependent not only on anticipated institutional enrollments, but also on planned program offerings. For the purpose of the Master Plan, overall enrollment is expected to remain constant. However, the Nursing program is expected to grow, so its SI space must be planned to accommodate this growth with an additional General Biology lab and two additional Nursing labs.

Figure 2.24 summarizes actual and recommended target measures for the campus, based on current enrollment, programs, and course offerings. These are order-of-magnitude projections and are provided as a starting point for future detailed programming.

Figure 2.24
Actual and Proposed Target Measurers for SI Spaces
Based on Current Enrollment

Target Measure	Actual Fall 2009	Proposed Target
Weekly Room Hour Utilization Rate	32%	50%
Seat Occupancy Rate	69%	80%
Number of Stations	1,304	1,454
Number of SI Spaces	54	55
Assignable Square Footage (asf), Total	57,573 asf	81,320 asf

An overall increase in the number of SI spaces and stations is recommended, along with a significant increase in asf. In most cases, the number of labs in each discipline remained the same.

There are a few instances where an increase in scheduling for a particular type of SI space would result in a need for fewer of those spaces. For example, currently, there are six general computer labs that are not assigned to a particular discipline (Alger 101 and 102, Fogarty 103A, Gaige 163, 165, 168). Meeting the target of 50% room hour utilization would result in a need for five, rather than six, general computer labs.

While a specific utilization analysis was conducted for SI spaces, RIC should use these recommendations as a guideline when planning space. Enrollment is anticipated to remain steady over the next decade, though academic initiatives may change and require new types of spaces. These recommendations serve as a guideline and starting point for more detailed programming.

A room-by-room summary of actual specialized instructional use appears at the end of this section.

2.6 Projections & Proposals

Overview

This chapter summarizes the space recommendations for RIC, building on the findings presented in the prior sections of this report. Order-of-magnitude space needs were calculated using information gathered at RIC throughout the master planning process, findings from the instructional space utilization analysis, and generally-accepted space planning multipliers.

A number of strategic drivers influence the current and future need for space. Initiatives such as a new academic program or an increased focus on career planning support for students will impact the need for space in individual departments or units. Changes in enrollment or personnel will have an impact on space needs campus-wide.

RIC anticipates steady enrollment and minimal change to personnel over the next decade. Currently, RIC enrolls 9,260 headcount students and 7,262 FTE.

During the spring of 2010, RIC engaged in discussions with the state of Rhode Island to develop a joint Nursing building in downtown Providence with University of Rhode Island (URI). This proposal is being moved forward by the Rhode Island Board of Governors for Higher Education. The Nursing program is expected to grow despite steady campus enrollment, which would impact RIC's space needs if the program remained on RIC's Mount Pleasant campus.

Assignable square footage needs are shown by broad space category. These categories are defined by the National Center for Education Statistics (NCES) and are explained throughout this section.

Existing Space

RIC is currently considering the development of a space inventory. For the purposes of this Master Plan, a full space inventory showing building, room, assignable square footage (asf), and organizational assignment was not available. As part of the Master Plan, only estimated future assignable square feet were proposed for the campus. Without a space inventory, a comparison of existing to recommended space is not provided in this report.

Enrollment

Total headcount enrollment has increased modestly over the past five years, with undergraduate enrollment increasing by five percent and graduate holding almost steady. Enrollment at RIC includes both degree- and non-degree-seeking students. The following table illustrates headcount and FTE enrollment from fall 2005 through 2009.

Figure 2.25
Headcount Enrollment: Fall 2005-2009

	2005	2006	2007	2008	2009	% Change
Undergraduate	7,477	7,581	7,650	7,601	7,883	+5.4%
Graduate	1,394	1,358	1,392	1,484	1,377	-1.2%
Total Headcount Enrollment	**8,871**	**8,939**	**9,042**	**9,085**	**9,260**	**+4.4%**

Meanwhile, FTE enrollment grew at a faster rate during this time period. This can be contributed to an increase in full-time undergraduate students (5,310 in 2005 to 5,842 in 2009), and a decrease in part-time (2,167 in 2005 to 2,041 in 2009).

Figure 2.26
FTE Enrollment: Fall 2005-2009

	2005	2006	2007	2008	2009	% Change
Undergraduate	5,963	5,982	6,124	6,078	6,425	+7.7%
Graduate	868	811	844	861	837	-3.6%
Total Headcount Enrollment	**6,831**	**6,793**	**6,969**	**6,939**	**7,262**	**+6.3%**

RIC is expecting level enrollment for the next ten years. For the purposes of space planning, headcount and FTE enrollment were held constant at 9,260 and 7,262, respectively. It should be noted that headcount enrollment could remain steady while FTE enrollment increases. The recent shift from part-time to full-time undergraduate students could indicate a trend where the number of students remains the same, though they enroll as full-time. A significant increase in FTE enrollment would have an impact on instructional space in particular.

Personnel

In fall 2009, there were a total of 1,252 headcount faculty and staff at RIC. The following table shows the distribution of personnel on campus in fall 2009. Over the next five years, personnel is expected to remain stable, increasing by only four positions, overall. While faculty headcount will increase by four, changes in headcount between adjunct faculty and staff will offset each other. For the purposes of the space projections, the fall 2013 personnel projections were maintained throughout the ten-year period to 2019.

Summary of Space Needs

Figure 2.27
Personnel: Current - Fall 2009 and Projected - Fall 2013

	Fall 2009			Fall 2013 (Projected)		
	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
Faculty	333	1	334	338	0	338
Adjunct Faculty	0	441	441	0	448	448
Staff*	470	7	477	462	8	470
Total Personnel	**803**	**449**	**1,252**	**800**	**456**	**1,256**

*Includes executive, professional, clerical, service/maintenance, skilled craft, technical/paraprofessional, graduate and teaching assistants

The existing assignable square footage was not available at the time of the Master Plan, though the campus is currently considering developing an electronic space inventory. An electronic space inventory would provide additional data to inform these space projections because information about existing space – particularly space unique to the needs of RIC – would be available for comparison. Estimated space needs are presented here based on information gathered and analyses completed during the master planning process, along with generally accepted space planning guidelines.

Current space needs for RIC are shown to indicate the amount of campus assignable square footage would support the existing programs and enrollment. Projected space needs are also shown, and are very similar to the current need. RIC is projecting stable enrollment for the next ten years, which is the major driver in space need, although the campus is anticipating growth in the Nursing program. A slight increase in personnel was projected through fall 2013, and these projections were maintained through 2019.

Order-of-magnitude space needs were calculated for RIC currently, and for ten years from now. Space estimates are driven by strategic drivers, such as enrollment, personnel, and new initiatives, while the instructional space utilization analysis informs the classroom and laboratory space needs. Generally-accepted space guidelines are applied to develop space needs categorized by major category.

The following table summarizes the space needs, and the subsequent narrative provides additional detail about the individual categories.

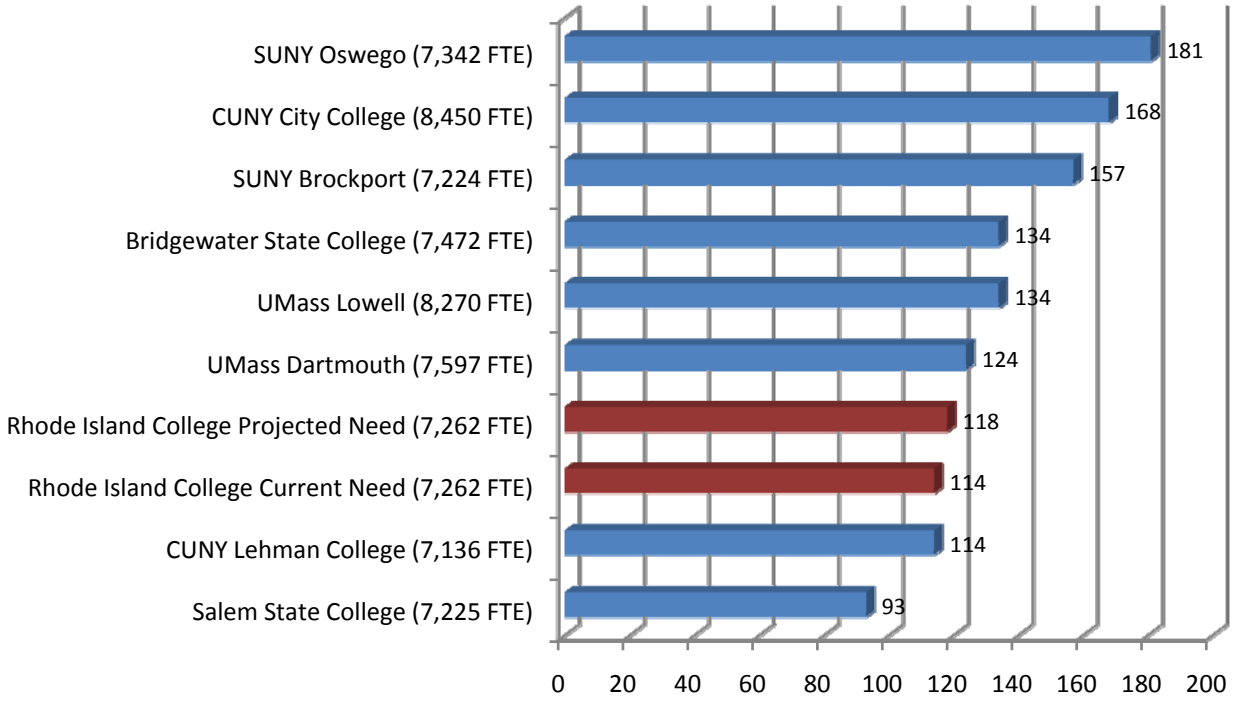
Figure 2.28
Space Needs (Assignable Square Feet)

Space Type	Current Space Needs: 2009	Projected Space Needs: 2019
Classroom	73,172	73,172
Laboratory	146,157	167,477
Office	137,440	138,120
Study	135,583	135,598
Special Use	65,976	65,976
General Use	201,513	201,513
Support	63,419	69,651
Health Care	3,579	3,579
TOTAL	**826,839**	**855,086**

The current space need is 826,839 assignable square feet for the campus. With stable enrollment over the next decade, space needs remain relatively stable as well. There is an anticipated need for additional space to accommodate very modest personnel growth and to support projected growth in the downtown Nursing program with labs and associated spaces.

The current space recommendation would provide 114 assignable square feet per student FTE, while the projected recommendation suggests 118 asf per FTE. The following table provides some benchmark comparisons to similarly-sized public campuses in Massachusetts and New York.

Figure 2.29
Benchmarking: ASF Per FTE (excluding residential)



Space Needs by Category

Space planning guidelines can be both “macro” and “micro” in nature, depending upon the type of space under consideration and/or the type of programming being completed. For RIC, projections were based at the “macro” level: classroom, offices, and support space needs were determined based on enrollment projections, associated growth in faculty, staffing patterns, and program changes.

The order-of-magnitude space needs are planning guidelines, rather than programming specifications. The space recommendations inform the Master Plan by providing overarching space needs by category, distributed across campus. When compared to existing space, the recommendations can be used to highlight surpluses and/or deficiencies in particular space categories campus-wide.

The campus could then identify a potential need for a new building to address shortages. The order-of-magnitude space needs do not provide the detail required to program a new building. At that time a more focused, detailed space program for a new building should be developed.

The categories are described here, identifying the various types of spaces that are included in each category.

Classroom

Classroom space includes the square footage need calculated as part of the classroom utilization analysis, as well as support space such as storage for the classrooms. Existing classroom assignable square footage was available at the time of this analysis. RIC currently has 81,576 square feet of classroom space, excluding classroom support. The "optimized" classroom assignable square footage to accommodate the current enrollment is 66,520.

The optimal recommended number of classrooms is inherently linked to the implementation of a rigid block schedule. The results of the classroom utilization analysis are shown using "optimal" scheduling conditions. The reality is that RIC must plan for new scheduling policies, which will evolve over time. It should be noted that the optimal recommended number of classrooms may not be immediately attainable given the policy changes required to meet this target recommendation. RIC is considering the implementation of standardized time blocks following a thorough revision to the General Education program.

The following table summarizes the existing and recommended classrooms. The "optimized" number of classrooms is recommended for the short- and longer-term, as student enrollment is expected to remain stable over the next ten years.

Figure 2.30
Existing and Optimized Classrooms

Classroom Capacity	Existing Number of Classroom	"Optimized" Number of Classrooms
1-19	6	16
20-29	37	14
30-39	60	33
40-49	1	16
50-59	0	0
60-69	0	1
70-99	2	0
100-149	1	1
150-199	0	0
200-299	0	0
300-399	1	0
TOTAL	**108**	**81**

Including classroom support space, the overall recommendation is for 73,172 square feet for classroom-related space, which is less than exists now. This does not suggest that RIC should reduce the number of classrooms to meet the recommendations. It does indicate that, with efficient use of the classrooms, RIC could have flexibility with the existing number of rooms.

A key recommendation of the Master Plan is to renovate campus buildings that are in poor condition, particularly those used heavily for instruction. If RIC improves scheduling efficiency by implementing scheduling time blocks, the campus could accommodate the current course schedule in fewer classrooms. This would reduce the impact of taking a large number of classrooms off-line for renovations. With uniform scheduling blocks and newly renovated classrooms, RIC may find that an overall reduction in classrooms is acceptable and some of the existing classroom space could be repurposed to serve the campus in other ways.

Laboratory

There are a variety of spaces that fall under the laboratory category. Included are spaces such as science labs, computer labs (scheduled for instruction and open), dance studios, art studios, and faculty research labs. Currently, 146,157 assignable square feet are recommended. A total of 167,477 square feet is suggested in ten years to accommodate Nursing program growth.

Of the laboratory total, approximately 97,000 square feet are recommended for specialized instructional space and support (e.g., prep rooms) currently. Growth in Nursing will increase this figure to 118,000 square feet. Open labs and research labs contribute 27,000 and 22,000, respectively for both current and future need.

Office

Personnel is expected to remain stable over the next decade, growing by four positions. Approximately 138,000 square feet of space is suggested in the near- and long-term to support faculty and staff. The figure was calculated using FTE personnel and a square footage multiplier. The multiplier provides an allowance for offices and/or cubicles, storage, workrooms, conference rooms, reception areas, and other office-related spaces.

Study

Study space includes the library proper and other study spaces scattered throughout campus, such as group study rooms and departmental study or tutoring rooms. A total of 135,600 assignable square feet of study space is recommended for the RIC campus now and into the next decade.

Special Use

Special use spaces have a specific use with specialized furnishings or equipment, and are often used by a particular population on campus. Spaces in this category include athletic space, media production, animal facilities, and greenhouses. The recommendation is for 66,000 square feet.

Because of the specialized nature of these spaces, individual campuses vary on the needs in this category depending on academic and campus-wide initiatives. When the space inventory is completed, this figure should be reviewed in comparison to existing special use space.

General Use

General use facilities are typically used by a broad population on campus, as well as by the public. Included in this category are assembly, exhibition, food service, day care, lounge, merchandising, and recreation space. For RIC 201,500 square feet are recommended for general use space for the campus.

Support

This category includes central computer/server rooms, maintenance shops, central storage, vehicle storage, and hazardous materials storage. A total of 63,400 and 69,600 square feet are recommended for support space presently and in 10 years, respectively.

Health Care

Space assigned to health care is defined as all patient care facilities affiliated with a campus. This includes student infirmaries, teaching hospitals, and stand-alone clinics. At RIC, 3,600 square feet is suggested for a student health care facility.

Conclusion

Currently, RIC demonstrates a need for 826,839 assignable square feet, and the need increases to 855,086 in ten years. The space needs prepared and presented in this document are grounded in the enrollment and personnel projections provided and vetted by RIC, as well as from interviews and the instructional utilization analysis. Each campus is unique, and a current space inventory would provide additional insight regarding the individual space needs at RIC. The information presented in this planning document should offer an objective assessment of current and projected space needs. This assumes that the enrollment and staffing projections develop as anticipated, and there are no significant changes in programs offered, other than Nursing. This plan presents findings, conclusions, and recommendations that are meant to inform the ongoing planning process. It suggests and quantifies the space required to promote and support an interactive community of learners. With this information, as well as the campus commitment to continuously strive for excellence, RIC can move confidently toward the future.

General-Purpose Classroom Utilization: Room-by-Room Summary

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Adams Library	107	310	15	20.7	73%		Internship In School Psych
	107 Total	**310**	**15**	**20.7**	**73%**	**5%**	
Adams Library	405				48%		Sem in Non-Western Cultures
Adams Library	405	465	25	18.6	84%		Public Speaking
	405 Total	**465**	**25**	**18.6**	**66%**	**11%**	
Adams Library Total		**775**	**40**	**19.4**	**68%**		
Alger Hall	103	660	30	22.0	100%		Business,Government&Society
Alger Hall	103				100%		Philosophy of Religion
Alger Hall	103				100%		Operations Management
Alger Hall	103				73%		Service Operations Mgt
Alger Hall	103				83%		Principles Of Macroeconomics
Alger Hall	103				103%		Managerial Finance&Control
Alger Hall	103				100%		Ethics
Alger Hall	103				107%		Introd to Marketing
Alger Hall	103				77%		Marketing Creativity
Alger Hall	103				60%		Retail Management
Alger Hall	103				70%		Principles Of Macroeconomics
	103 Total	**660**	**30**	**22.0**	**88%**	**80%**	
Alger Hall	105	783	30	26.1	60%		Advanced Financial Accounting
Alger Hall	105				103%		Introd to Marketing
Alger Hall	105				97%		Introduction to Philosophy
Alger Hall	105				110%		Intermed Microeconomic Theory
Alger Hall	105				97%		Human Resource Management
Alger Hall	105				103%		Introd to Marketing
Alger Hall	105				97%		Principles of Microeconomics
Alger Hall	105				90%		Principles Of Macroeconomics
Alger Hall	105				100%		Organizational Behavior
Alger Hall	105				43%		Principles Of Macroeconomics
Alger Hall	105				83%		Introduction to Economics
	105 Total	**783**	**30**	**26.1**	**89%**	**77%**	
Alger Hall	106				103%		Intermediate Finance
Alger Hall	106				90%		Introd To Business
Alger Hall	106	783	30	26.1	97%		Business Stat II
Alger Hall	106				73%		Occupation&Environ Safety Mgt
Alger Hall	106				60%		Market Research
Alger Hall	106				100%		Introduction to Economics
Alger Hall	106				53%		Introduction to Economics
Alger Hall	106				100%		Foundations of Management
Alger Hall	106				100%		Foundations of Management
Alger Hall	106				100%		Global Marketing
Alger Hall	106				103%		Business,Government&Society
	106 Total	**783**	**30**	**26.1**	**89%**	**77%**	
Alger Hall	107	841	30	28.0	53%		Prin of Acctg II:Managerial
Alger Hall	107				107%		Operations Management
Alger Hall	107				97%		Principles Of Macroeconomics
Alger Hall	107				100%		Principles of Microeconomics
Alger Hall	107				100%		Comparative Management
Alger Hall	107				47%		Seminar in Strategic Managemnt
Alger Hall	107				100%		Business Stat II

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Alger Hall	107				93%		Principles of Microeconomics
Alger Hall	107				100%		Principles of Microeconomics
	107 Total	**841**	**30**	**28.0**	**89%**	**65%**	
Alger Hall	108				30%		Composition And Conversation
Alger Hall	108	841	30	28.0	93%		Prin of Acctg I: Financial
Alger Hall	108				97%		Prin of Acctg I: Financial
Alger Hall	108				97%		Prin of Acctg I: Financial
Alger Hall	108				110%		Federal Income Taxation
Alger Hall	108				90%		Prin of Acctg I: Financial
Alger Hall	108				107%		Prin of Acctg I: Financial
Alger Hall	108				103%		External Reporting I
	108 Total	**841**	**30**	**28.0**	**91%**	**76%**	
Alger Hall	109	841	30	28.0	83%		Ethics
Alger Hall	109				100%		Professional Nursing I
Alger Hall	109				97%		Introduction to Economics
Alger Hall	109				107%		Freedom
Alger Hall	109				107%		Prin of Acctg II:Managerial
Alger Hall	109				97%		Applied Basic Math
Alger Hall	109				90%		Aesthetics
Alger Hall	109				107%		Management Information System
Alger Hall	109				103%		Management Information System
Alger Hall	109				97%		Foundations of Management
	109 Total	**841**	**30**	**28.0**	**99%**	**78%**	
Alger Hall Total		**4,749**	**180**	**26.4**	**91%**		
Building #3	R014				60%		Writing and Rhetoric
Building #3	R014	1,225	25	49.0	60%		Elementary Spanish II
	R014 Total	**1,225**	**25**	**49.0**	**60%**	**19%**	
Building #3	R015	625	22	28.4	41%		Introduction to Economics
Building #3	R015				127%		Social & Political Philosophy
Building #3	R015				18%		Intermediate Portuguese
Building #3	R015				77%		Elementary French I
Building #3	R015				109%		Writing and Rhetoric
	R015 Total	**625**	**22**	**28.4**	**75%**	**40%**	
Building #3 Total		**1,850**	**47**	**39.4**	**70%**		
Clarke Science Building	106				100%		Perspectives on Asian Art
Clarke Science Building	106	1,800	30	60.0	103%		Renaissance Through Modern Art
Clarke Science Building	106				37%		19th Century European Art
Clarke Science Building	106				57%		American Art & Architecture
Clarke Science Building	106				30%		Seminar:
Clarke Science Building	106				97%		Renaissance Art
Clarke Science Building	106				103%		Prehistoric to Renaissance Art
	106 Total	**1,800**	**30**	**60.0**	**75%**	**50%**	
Clarke Science Building	116	788	30	26.3	0%		Non-Scheduled - DAY
	116 Total	**788**	**30**	**26.3**	**0%**	**0%**	
Clarke Science Building	125	1,870	350	5.3	14%		Physical Science
Clarke Science Building	125				29%		Introduction to Psychology
Clarke Science Building	125				32%		Introduction to Forensic Sci
Clarke Science Building	125				57%		Gen Organic&Biological Chem I
Clarke Science Building	125				13%		Physical Science

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Clarke Science Building	125				4%		Introductory Nanoscience
	125 Total	**1,870**	**350**	**5.3**	**25%**	**41%**	
Clarke Science Building	128				49%		Organic Chemistry I
Clarke Science Building	128				106%		General Chemistry I
Clarke Science Building	128	1,553	90	17.3	76%		Microbiology
Clarke Science Building	128				49%		Organic Chemistry I
Clarke Science Building	128				33%		Appreciation&Enjoymnt Of Thea
Clarke Science Building	128				56%		Introduction to Geology
	128 Total	**1,553**	**90**	**17.3**	**61%**	**39%**	
Clarke Science Building	210				13%		Honors Colloquium in Chem
Clarke Science Building	210	860	30	28.7	80%		Writing and Rhetoric
Clarke Science Building	210				110%		Business Statistics I
Clarke Science Building	210				10%		Adv Organic Chemistry
Clarke Science Building	210				100%		Critical Iss in Contemp Africa
Clarke Science Building	210				100%		Child Psychology
	210 Total	**860**	**30**	**28.7**	**69%**	**52%**	
Clarke Science Building Total		**6,871**	**530**	**13.0**	**37%**		
Craig-Lee Hall	030	882	15	58.8	0%		Non-Scheduled - DAY
	030 Total	**882**	**15**	**58.8**	**0%**	**0%**	
Craig-Lee Hall	051				100%		Corrections:Process and Theory
Craig-Lee Hall	051				83%		Introd To Literary I
Craig-Lee Hall	051	734	30	24.5	110%		Non-Western Worlds:
Craig-Lee Hall	051				110%		Current Political Controversy
Craig-Lee Hall	051				67%		Classical Sociolog Theories
Craig-Lee Hall	051				63%		Teach Developmental Reading II
Craig-Lee Hall	051				43%		Topics:
Craig-Lee Hall	051				107%		Crime & Criminal Justice
Craig-Lee Hall	051				103%		Crime & Criminal Justice
	051 Total	**734**	**30**	**24.5**	**87%**	**78%**	
Craig-Lee Hall	052				97%		The Family
Craig-Lee Hall	052				50%		Shakespeare: The Tragedies
Craig-Lee Hall	052	734	30	24.5	107%		Principles of Microeconomics
Craig-Lee Hall	052				100%		Principles of Microeconomics
Craig-Lee Hall	052				90%		Children's Literature
Craig-Lee Hall	052				103%		The Family
Craig-Lee Hall	052				100%		Introduction to Psychology
Craig-Lee Hall	052				103%		Introduction to Psychology
Craig-Lee Hall	052				103%		Modern English Grammar
	052 Total	**734**	**30**	**24.5**	**95%**	**63%**	
Craig-Lee Hall	053				47%		Intro to Creative Writing
Craig-Lee Hall	053	729	30	24.3	103%		Western Literature
Craig-Lee Hall	053				83%		Introd To Literary I
Craig-Lee Hall	053				70%		Contemporary Soc Theories
Craig-Lee Hall	053				80%		Writing and Rhetoric
Craig-Lee Hall	053				100%		Western Literature
Craig-Lee Hall	053				103%		Unequal Sisters
Craig-Lee Hall	053				83%		Introd To Literary I
	053 Total	**729**	**30**	**24.3**	**84%**	**76%**	
Craig-Lee Hall	103				77%		Conversation and Composition

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Craig-Lee Hall	103	805	30	26.8	60%		Elementary Italian I
Craig-Lee Hall	103				90%		Elementary Portuguese I
Craig-Lee Hall	103				80%		Elementary Italian I
Craig-Lee Hall	103				33%		Intro to Creative Writing
Craig-Lee Hall	103				43%		Elementary German I
Craig-Lee Hall	103				77%		Elementary Latin I
Craig-Lee Hall	103				43%		Writing and Rhetoric
	103 Total	**805**	**30**	**26.8**	**63%**	**76%**	
Craig-Lee Hall	104				77%		Law and Society
Craig-Lee Hall	104				37%		Modern Drama
Craig-Lee Hall	104				107%		Introduction to Geography
Craig-Lee Hall	104				97%		Introduction to Geography
Craig-Lee Hall	104				87%		Regional Geography
Craig-Lee Hall	104	805	30	26.8	100%		Aging and Society
Craig-Lee Hall	104				83%		Theory of Investment
Craig-Lee Hall	104				60%		Women, Crime and Justice
Craig-Lee Hall	104				53%		Latin Amer Lit&Clt:Pre 18th Ct
	104 Total	**805**	**30**	**26.8**	**78%**	**63%**	
Craig-Lee Hall	105	805	30	26.8	100%		Maternal Newborn Nursing
Craig-Lee Hall	105				53%		Transition to Prof Practice
Craig-Lee Hall	105				23%		Intermediate French
Craig-Lee Hall	105				100%		Management Information System
Craig-Lee Hall	105				87%		Writing and Rhetoric
Craig-Lee Hall	105				100%		God(s)
Craig-Lee Hall	105				107%		Elementary Spanish I
Craig-Lee Hall	105				73%		Sex and Gender
Craig-Lee Hall	105				87%		Health Assessment
Craig-Lee Hall	105				57%		Health Assessment
	105 Total	**805**	**30**	**26.8**	**79%**	**81%**	
Craig-Lee Hall	151				90%		Comparative Law and Justice
Craig-Lee Hall	151				47%		Instruct Meth,Design,&Literacy
Craig-Lee Hall	151	734	30	24.5	97%		Development of Amer Democracy
Craig-Lee Hall	151				107%		Basic Mathematics Competency
Craig-Lee Hall	151				97%		Minority Group Relations
Craig-Lee Hall	151				97%		Minority Group Relations
Craig-Lee Hall	151				107%		Where Is Gender Inequality ?
Craig-Lee Hall	151				107%		Where Is Gender Inequality ?
Craig-Lee Hall	151				110%		Western History
	151 Total	**734**	**30**	**24.5**	**95%**	**71%**	
Craig-Lee Hall	152	734	30	24.5	103%		Aging and Society
Craig-Lee Hall	152				97%		Soc of Health and Illness
Craig-Lee Hall	152				63%		Business Writing
Craig-Lee Hall	152				100%		Soc of Delinquency&Crime
Craig-Lee Hall	152				100%		Soc of Delinquency&Crime
Craig-Lee Hall	152				73%		Ethnic American Literature
Craig-Lee Hall	152				93%		Studies in Afro-American Lit
Craig-Lee Hall	152				43%		Community
Craig-Lee Hall	152				100%		Women, Crime and Justice
Craig-Lee Hall	152				93%		Class,Status and Power

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Craig-Lee Hall	152				100%		Victimology
	152 Total	**734**	**30**	**24.5**	**88%**	**77%**	
Craig-Lee Hall	153	729	30	24.3	100%		Victimology
Craig-Lee Hall	153				110%		Western Literature
Craig-Lee Hall	153				90%		Social Research Methods II
Craig-Lee Hall	153				103%		Sex and Gender
Craig-Lee Hall	153				103%		Western Literature
Craig-Lee Hall	153				87%		Writing and Rhetoric
Craig-Lee Hall	153				80%		Social Research Methods I
Craig-Lee Hall	153				60%		Introd To Literary Study II
	153 Total	**729**	**30**	**24.3**	**92%**	**74%**	
Craig-Lee Hall	201				103%		American Government
Craig-Lee Hall	201	815	30	27.2	107%		Western Literature
Craig-Lee Hall	201				107%		Introd to Political Science
Craig-Lee Hall	201				100%		Intro to the Law
Craig-Lee Hall	201				107%		American Government
Craig-Lee Hall	201				77%		Business Writing
Craig-Lee Hall	201				57%		Review of Basic Spanish
Craig-Lee Hall	201				103%		American Government
Craig-Lee Hall	201				103%		The Family
Craig-Lee Hall	201				100%		Western Literature
	201 Total	**815**	**30**	**27.2**	**96%**	**74%**	
Craig-Lee Hall	202				100%		Western Literature
Craig-Lee Hall	202				107%		Western Literature
Craig-Lee Hall	202				77%		Power and Community
Craig-Lee Hall	202				80%		Writing and Rhetoric
Craig-Lee Hall	202	805	30	26.8	107%		Western Literature
Craig-Lee Hall	202				107%		Western Literature
Craig-Lee Hall	202				97%		Small Business Management
Craig-Lee Hall	202				103%		Law and Society
	202 Total	**805**	**30**	**26.8**	**97%**	**71%**	
Craig-Lee Hall	203				93%		College Learning Strategies
Craig-Lee Hall	203				33%		Review of Basic French
Craig-Lee Hall	203				103%		Development of Amer Democracy
Craig-Lee Hall	203				87%		Writing and Rhetoric
Craig-Lee Hall	203				83%		Writing and Rhetoric
Craig-Lee Hall	203	805	30	26.8	47%		Basic Writing Skills
Craig-Lee Hall	203				100%		Pol&Culture In Southeast Asia
Craig-Lee Hall	203				100%		Introduction to Psychology
	203 Total	**805**	**30**	**26.8**	**81%**	**66%**	
Craig-Lee Hall	204				103%		Society And Social Behavior
Craig-Lee Hall	204				60%		Introd To Business
Craig-Lee Hall	204				93%		Introd To Business
Craig-Lee Hall	204				80%		Business Writing
Craig-Lee Hall	204	805	30	26.8	100%		American Government
Craig-Lee Hall	204				97%		Approaches To Drama
Craig-Lee Hall	204				73%		Business Writing
Craig-Lee Hall	204				100%		Gender and Society
	204 Total	**805**	**30**	**26.8**	**88%**	**55%**	
Craig-Lee Hall	205				73%		The College Experience

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Craig-Lee Hall	205				110%		Aesthetics
Craig-Lee Hall	205	805	30	26.8	107%		Modern American Fiction
Craig-Lee Hall	205				23%		Applied Anthropology
Craig-Lee Hall	205				80%		Writing and Rhetoric
Craig-Lee Hall	205				83%		Educational Psychology
Craig-Lee Hall	205				100%		Adolescent Literature
	205 Total	**805**	**30**	**26.8**	**82%**	**50%**	
Craig-Lee Hall	206				83%		Gender and Society
Craig-Lee Hall	206				87%		Business Writing
Craig-Lee Hall	206				100%		Backgrounds Brit Lit to 1800
Craig-Lee Hall	206	805	30	26.8	70%		College Learning Strategies
Craig-Lee Hall	206				100%		Foundations of Psych Research
	206 Total	**805**	**30**	**26.8**	**88%**	**41%**	
Craig-Lee Hall	224				27%		Politics of Global Econ Change
Craig-Lee Hall	224	805	30	26.8	107%		American Government
Craig-Lee Hall	224				110%		Development of Amer Democracy
Craig-Lee Hall	224				100%		American Government
Craig-Lee Hall	224				103%		Civil Liberties in the U.S.
Craig-Lee Hall	224				103%		Global Politics
Craig-Lee Hall	224				103%		Development of Amer Democracy
Craig-Lee Hall	224				100%		Intro to Political Thought
Craig-Lee Hall	224				80%		Found of Public Administration
Craig-Lee Hall	224				63%		Modern Western Political Thght
	224 Total	**805**	**30**	**26.8**	**90%**	**72%**	
Craig-Lee Hall	228				50%		Wkshp:
Craig-Lee Hall	228				83%		Introd To Literary Study II
Craig-Lee Hall	228				27%		Topics:
Craig-Lee Hall	228				107%		The Heritage of Asian Phil
Craig-Lee Hall	228				103%		Contemporary Topics in Math
Craig-Lee Hall	228	805	30	26.8	107%		Nursing of Children&Families
Craig-Lee Hall	228				30%		Review of Basic Spanish
	228 Total	**805**	**30**	**26.8**	**72%**	**55%**	
Craig-Lee Hall	231				60%		Writing and Rhetoric
Craig-Lee Hall	231	831	30	27.7	83%		Writing and Rhetoric
Craig-Lee Hall	231				83%		Writing and Rhetoric
Craig-Lee Hall	231				117%		God(s)
Craig-Lee Hall	231				110%		Human Development
Craig-Lee Hall	231				90%		Freedom
	231 Total	**831**	**30**	**27.7**	**91%**	**57%**	
Craig-Lee Hall	251				97%		Western Literature
Craig-Lee Hall	251	734	30	24.5	103%		Intro To Non Western Cultures
Craig-Lee Hall	251				103%		Western Literature
Craig-Lee Hall	251				43%		Writing and Rhetoric
Craig-Lee Hall	251				100%		Western Literature
Craig-Lee Hall	251				97%		Western Literature
Craig-Lee Hall	251				110%		Western Literature
Craig-Lee Hall	251				47%		Intro to Creative Writing
	251 Total	**734**	**30**	**24.5**	**88%**	**76%**	
Craig-Lee Hall	252	729	30	24.3	103%		Western Literature
Craig-Lee Hall	252				100%		Western Literature

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Craig-Lee Hall	252				83%		Introd To Literary I
Craig-Lee Hall	252				97%		Western Literature
Craig-Lee Hall	252				103%		Western Literature
Craig-Lee Hall	252				83%		Introd To Literary Study II
Craig-Lee Hall	252				37%		English Literature 1784-1832
	252 Total	**729**	**30**	**24.3**	**87%**	**64%**	
Craig-Lee Hall	253				97%		Western Literature
Craig-Lee Hall	253	729	30	24.3	80%		Writing and Rhetoric
Craig-Lee Hall	253				100%		Backgrounds Brit Lit to 1800
Craig-Lee Hall	253				50%		Intro to Creative Writing
Craig-Lee Hall	253				73%		Backgrnds Brit Lit 1800-Pres
Craig-Lee Hall	253				83%		Writing and Rhetoric
Craig-Lee Hall	253				43%		Hegel,Nietzsche&19th ct Phil
Craig-Lee Hall	253				80%		Courts and Public Policy
	253 Total	**729**	**30**	**24.3**	**76%**	**76%**	
Craig-Lee Hall	255				113%		Seminar In Mjr Authors&Themes
Craig-Lee Hall	255	809	15	53.9	93%		Seminar in Western Literature
Craig-Lee Hall	255				87%		Seminar in Western Literature
Craig-Lee Hall	255				87%		Seminar in Western Literature
Craig-Lee Hall	255				107%		Writing and Rhetoric
	255 Total	**809**	**15**	**53.9**	**97%**	**48%**	
Craig-Lee Hall	265	416	15	27.7	113%		Seminar In Mjr Authors&Themes
	265 Total	**416**	**15**	**27.7**	**113%**	**10%**	
Craig-Lee Hall Total		**18,389**	**675**	**27.2**	**86%**		
Fogarty Life Science Building	050				23%		Psych/Mental Health Nursing
Fogarty Life Science Building	050	1,766	120	14.7	85%		Human Anatomy
Fogarty Life Science Building	050				103%		Basic Principles of Biology
Fogarty Life Science Building	050				78%		Fund Concepts Of Biology
Fogarty Life Science Building	050				100%		Basic Principles of Biology
Fogarty Life Science Building	050				78%		Human Physiology
Fogarty Life Science Building	050				39%		Introductory Biology I
Fogarty Life Science Building	050				26%		Human Biology
	050 Total	**1,766**	**120**	**14.7**	**66%**	**56%**	
Fogarty Life Science Building	102				65%		Basic Writing Skills
Fogarty Life Science Building	102	340	20	17.0	80%		Practicum in Secondary Educ
Fogarty Life Science Building	102				60%		Sem in Non-Western Cultures
Fogarty Life Science Building	102				70%		Basic Writing Skills
Fogarty Life Science Building	102				55%		Senior Seminar in Sociology
	102 Total	**340**	**20**	**17.0**	**66%**	**62%**	
Fogarty Life Science Building	108				75%		Nursing Drug Calculations
Fogarty Life Science Building	108	1,018	40	25.5	68%		Adult Health Nursing I
Fogarty Life Science Building	108				48%		Nursing of Children&Families
Fogarty Life Science Building	108				33%		Transition to Prof Practice
Fogarty Life Science Building	108				75%		Psychology of Women
Fogarty Life Science Building	108				118%		Fund Concepts Of Biology
Fogarty Life Science Building	108				70%		Human Biology
Fogarty Life Science Building	108				73%		Maternal Newborn Nursing
Fogarty Life Science Building	108				80%		Psych/Mental Health Nursing
	108 Total	**1,018**	**40**	**25.5**	**71%**	**61%**	
Fogarty Life Science Building	110	357	20	17.9	60%		Seminar In Mjr Authors&Themes

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Fogarty Life Science Building	110				70%		Basic Writing Skills
	110 Total	**357**	**20**	**17.9**	**65%**	**19%**	
Fogarty Life Science Building	209	797	30	26.6	50%		Adult Health II
Fogarty Life Science Building	209				107%		Professional Nursing I
Fogarty Life Science Building	209				90%		Professional Nursing I
Fogarty Life Science Building	209				160%		Fund Concepts Of Biology
Fogarty Life Science Building	209				153%		Fund Concepts Of Biology
Fogarty Life Science Building	209				123%		Ecology
Fogarty Life Science Building	209				67%		The Plant Kingdom
Fogarty Life Science Building	209				107%		Managerial Finance&Control
Fogarty Life Science Building	209				103%		Adult Health II
	209 Total	**797**	**30**	**26.6**	**107%**	**59%**	
Fogarty Life Science Building	213	751	30	25.0	160%		Introductory Biology I
Fogarty Life Science Building	213				20%		Topics:
Fogarty Life Science Building	213				87%		Writing and Rhetoric
Fogarty Life Science Building	213				97%		Ethical Issues in Health Care
Fogarty Life Science Building	213				70%		Intro To Non Western Cultures
	213 Total	**751**	**30**	**25.0**	**87%**	**43%**	
Fogarty Life Science Building Total		**5,029**	**260**	**19.3**	**75%**		
Forman Center	CLSA				96%		Writing and Rhetoric
Forman Center	CLSA				120%		Ethics
Forman Center	CLSA	604	25	24.2	44%		Readings In Intermed Spanish
Forman Center	CLSA				120%		Introduction to Logic
	CLSA Total	**604**	**25**	**24.2**	**95%**	**30%**	
Forman Center	CLSB				104%		Writing and Rhetoric
Forman Center	CLSB	654	25	26.2	80%		Plato, Aristotle & Greek Phil
Forman Center	CLSB				92%		Critical Iss in Contemp Africa
Forman Center	CLSB				100%		Writing and Rhetoric
Forman Center	CLSB				104%		Writing and Rhetoric
	CLSB Total	**654**	**25**	**26.2**	**96%**	**48%**	
Forman Center	CLSD	773	25	30.9	40%		Integrative Project
	CLSD Total	**773**	**25**	**30.9**	**40%**	**7%**	
Forman Center Total		**2,031**	**75**	**27.1**	**90%**		
Gaige Hall	164	453	30	15.1	43%		Practicum in Secondary Educ
	164 Total	**453**	**30**	**15.1**	**43%**	**15%**	
Gaige Hall	203				124%		Non-Western Worlds:
Gaige Hall	203	950	25	38.0	136%		Non-Western Worlds:
Gaige Hall	203				128%		Non-Western Worlds:
Gaige Hall	203				116%		Intro To Cultural Anthropology
Gaige Hall	203				56%		Sem in Non-Western Cultures
Gaige Hall	203				116%		Oral Traditions
	203 Total	**950**	**25**	**38.0**	**113%**	**55%**	
Gaige Hall	209				103%		Non-Western Worlds:
Gaige Hall	209	729	30	24.3	90%		Writing and Rhetoric
Gaige Hall	209				110%		Non-Western Worlds:
Gaige Hall	209				30%		Regional Studies Arch:Europe
Gaige Hall	209				107%		Non-Western Worlds:
Gaige Hall	209				103%		Western History
	209 Total	**729**	**30**	**24.3**	**91%**	**57%**	

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Gaige Hall	211	753	30	25.1	67%		Baccalaureate Educ for Nursing
Gaige Hall	211				90%		Introduction to Logic
Gaige Hall	211				67%		Muslim Wrld-Muhammed-1800
Gaige Hall	211				100%		Non-Western Worlds:
Gaige Hall	211				100%		Basic Mathematics Competency
Gaige Hall	211				103%		Aesthetics
Gaige Hall	211				100%		Globalization Hist Perspc-1500
	211 Total	**753**	**30**	**25.1**	**90%**	**54%**	
Gaige Hall	213				93%		Appreciation&Enjoymnt Of Thea
Gaige Hall	213				60%		Indigenous Rights&Globl Envirn
Gaige Hall	213	729	30	24.3	100%		Intro To Cultural Anthropology
Gaige Hall	213				100%		Anthro Perspectives on Childhd
Gaige Hall	213				100%		Non-Western Worlds:
Gaige Hall	213				27%		Intercultural Encounters:
	213 Total	**729**	**30**	**24.3**	**80%**	**55%**	
Gaige Hall	250				87%		Seminar in History
Gaige Hall	250	360	15	24.0	53%		The College Experience
	250 Total	**360**	**15**	**24.0**	**70%**	**13%**	
Gaige Hall	251				100%		Contemporary Topics in Math
Gaige Hall	251				103%		Math For Elem Sch Teachers II
Gaige Hall	251	578	30	19.3	103%		Quantitative Bus Analysis II
Gaige Hall	251				103%		Business Statistics I
Gaige Hall	251				107%		Math For Elem Sch Teachers I
Gaige Hall	251				97%		Quantitative Bus Analysis II
Gaige Hall	251				100%		Contemporary Topics in Math
Gaige Hall	251				103%		Applied Basic Math
Gaige Hall	251				87%		Statistical Methods I
Gaige Hall	251				87%		Precalculus Mathematics
	251 Total	**578**	**30**	**19.3**	**99%**	**77%**	
Gaige Hall	253				103%		Contemporary Topics in Math
Gaige Hall	253	770	30	25.7	100%		Calculus I
Gaige Hall	253				97%		Precalculus Mathematics
Gaige Hall	253				90%		Precalculus Mathematics
Gaige Hall	253				93%		Quantitative Bus Analysis I
Gaige Hall	253				100%		Number Theory
Gaige Hall	253				103%		Contemporary Topics in Math
Gaige Hall	253				103%		Bridge to Advanced Mathematics
Gaige Hall	253				100%		Applied Basic Math
	253 Total	**770**	**30**	**25.7**	**99%**	**73%**	
Gaige Hall	254				120%		Non-Western Worlds:
Gaige Hall	254				48%		Human Paleontology
Gaige Hall	254				120%		Introduction to Archaeology
Gaige Hall	254	476	25	19.0	132%		Introduction to Archaeology
Gaige Hall	254				36%		Intercultural Encounters:
Gaige Hall	254				120%		Non-Western Worlds:
	254 Total	**476**	**25**	**19.0**	**96%**	**55%**	
Gaige Hall	255				97%		Precalculus Mathematics
Gaige Hall	255				97%		Basic Mathematics Competency
Gaige Hall	255				97%		Precalculus Mathematics

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Gaige Hall	255				103%		Contemporary Topics in Math
Gaige Hall	255				80%		Finite Math for Comp Sci
Gaige Hall	255				50%		Math For Elem Sch Teachers II
Gaige Hall	255	573	30	19.1	100%		Math For Elem Sch Teachers I
Gaige Hall	255				100%		Math For Elem Sch Teachers I
Gaige Hall	255				90%		Introduction To Probability
	255 Total	**573**	**30**	**19.1**	**90%**	**60%**	
Gaige Hall	256				46%		Computer Programming II
Gaige Hall	256				104%		Statistical Methods I
Gaige Hall	256				38%		Calculus I
Gaige Hall	256				125%		Math For Elem Sch Teachers II
Gaige Hall	256				46%		Computer Programming II
Gaige Hall	256	565	24	23.5	113%		Statistical Methods I
Gaige Hall	256				100%		Writing and Rhetoric
	256 Total	**565**	**24**	**23.5**	**82%**	**52%**	
Gaige Hall	257				97%		Calculus II
Gaige Hall	257				107%		Math For Elem Sch Teachers I
Gaige Hall	257	736	30	24.5	107%		Math For Elem Sch Teachers I
Gaige Hall	257				97%		Calculus II
Gaige Hall	257				107%		College Geometry
Gaige Hall	257				90%		Quantitative Bus Analysis I
Gaige Hall	257				100%		Contemporary Topics in Math
Gaige Hall	257				97%		Quantitative Bus Analysis II
Gaige Hall	257				100%		Basic Mathematics Competency
Gaige Hall	257				83%		Introd To Abstract Algebra
Gaige Hall	257				100%		Math For Elem Sch Teachers I
	257 Total	**736**	**30**	**24.5**	**98%**	**71%**	
Gaige Hall	258				97%		Calculus III
Gaige Hall	258				103%		Contemporary Topics in Math
Gaige Hall	258	668	30	22.3	100%		Contemporary Topics in Math
Gaige Hall	258				97%		Calculus III
Gaige Hall	258				100%		Quantitative Bus Analysis II
Gaige Hall	258				97%		Contemporary Topics in Math
Gaige Hall	258				100%		Contemporary Topics in Math
Gaige Hall	258				40%		History Of Mathematics
Gaige Hall	258				100%		Basic Mathematics Competency
Gaige Hall	258				100%		Quantitative Bus Analysis I
	258 Total	**668**	**30**	**22.3**	**93%**	**65%**	
Gaige Hall	301				97%		Western History
Gaige Hall	301	740	30	24.7	107%		Western History
Gaige Hall	301				100%		Western History
Gaige Hall	301				70%		Western History
Gaige Hall	301				110%		Western History
Gaige Hall	301				100%		Western History
Gaige Hall	301				100%		Western History
Gaige Hall	301				107%		Western History
	301 Total	**740**	**30**	**24.7**	**99%**	**76%**	
Gaige Hall	303				100%		Western History
Gaige Hall	303	710	30	23.7	100%		Western History

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Gaige Hall	303				40%		Western History
Gaige Hall	303				107%		Western History
Gaige Hall	303				100%		Western History
Gaige Hall	303				107%		Western History
Gaige Hall	303				97%		Perspectives on East Asia
	303 Total	**710**	**30**	**23.7**	**93%**	**67%**	
Gaige Hall	307				97%		Western History
Gaige Hall	307				100%		Applied Basic Math
Gaige Hall	307	778	30	25.9	103%		Intro To Cultural Anthropology
Gaige Hall	307				70%		America,1914-1945
Gaige Hall	307				63%		Calculus I
Gaige Hall	307				73%		Christianity in Global Perspct
Gaige Hall	307				93%		Calculus I
	307 Total	**778**	**30**	**25.9**	**86%**	**65%**	
Gaige Hall	309				70%		Contemp Dance&Culture
Gaige Hall	309				80%		Writing and Rhetoric
Gaige Hall	309				107%		Amerindian Peasants Lat Am Hst
Gaige Hall	309	738	30	24.6	87%		Writing and Rhetoric
Gaige Hall	309				97%		Western History
Gaige Hall	309				107%		Western History
Gaige Hall	309				107%		Professional Nursing I
Gaige Hall	309				90%		Professional Nursing I
	309 Total	**738**	**30**	**24.6**	**93%**	**57%**	
Gaige Hall	311	764	30	25.5	103%		Basic Mathematics Competency
Gaige Hall	311				100%		History of Greece
Gaige Hall	311				80%		Modern Latin America
Gaige Hall	311				93%		The Age of the Renaissance
Gaige Hall	311				60%		Gender and Society
Gaige Hall	311				107%		Business Statistics I
Gaige Hall	311				107%		Africa under Colonial Rule
Gaige Hall	311				67%		Amer For Pol:1945 to Pres
Gaige Hall	311				103%		Perspectives on Africa
	311 Total	**764**	**30**	**25.5**	**91%**	**65%**	
Gaige Hall	315				70%		Western History
Gaige Hall	315				97%		Gender and Society
Gaige Hall	315	750	30	25.0	103%		Quantitative Bus Analysis I
Gaige Hall	315				40%		Topics:
Gaige Hall	315				107%		United States History to 1877
Gaige Hall	315				100%		Intermediate Algebra
Gaige Hall	315				103%		U.S.History 1877-Present
Gaige Hall	315				63%		Eur-Age Of Revolt 1789-1850
Gaige Hall	315				107%		Development of Amer Democracy
	315 Total	**750**	**30**	**25.0**	**88%**	**65%**	
Gaige Hall	373	709	24	29.5	100%		Computer Programming I
Gaige Hall	373				58%		Analysis of Algorithms
Gaige Hall	373				100%		Topics:
Gaige Hall	373				100%		Topics:
Gaige Hall	373				100%		Introduction to Computers
Gaige Hall	373				100%		Computer Programming I

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Gaige Hall	373				100%		Introduction to Computers
	373 Total	**709**	**24**	**29.5**	**94%**	**28%**	
Gaige Hall Total		**13,529**	**563**	**24.0**	**93%**		
Henry Barnard School	205				80%		Teaching Elementary Sch Sci
Henry Barnard School	205				76%		Teaching Elementary Sch Sci
Henry Barnard School	205				80%		Teaching Elementary Sch Sci
Henry Barnard School	205	903	25	36.1	76%		Teaching Elementary Sch Sci
	205 Total	**903**	**25**	**36.1**	**78%**	**38%**	
Henry Barnard School	212	903	25	36.1	80%		Teach Elementary School Math
Henry Barnard School	212				68%		Teach Elementary School Math
Henry Barnard School	212				124%		Teaching Early Adolescents
	212 Total	**903**	**25**	**36.1**	**91%**	**26%**	
Henry Barnard School	214				38%		Math MAT Practicum
Henry Barnard School	214	903	24	37.6	75%		Math:Pre-K-Second Grade
Henry Barnard School	214				92%		Teach Elementary School Math
Henry Barnard School	214				108%		Schooling in a Democratic Soc
	214 Total	**903**	**24**	**37.6**	**78%**	**38%**	
Henry Barnard School	215	903	25	36.1	104%		Schooling in a Democratic Soc
Henry Barnard School	215				96%		Schooling in a Democratic Soc
Henry Barnard School	215				108%		Schooling in a Democratic Soc
Henry Barnard School	215				80%		Teach Elementary School Math
Henry Barnard School	215				104%		Schooling in a Democratic Soc
	215 Total	**903**	**25**	**36.1**	**98%**	**48%**	
Henry Barnard School	221	710	25	28.4	64%		Instructional Meth,Design&Tech
Henry Barnard School	221				56%		Concepts of Teaching
	221 Total	**710**	**25**	**28.4**	**60%**	**16%**	
Henry Barnard School Total		**4,322**	**124**	**34.9**	**84%**		
Horace Mann Hall	183	903	30	30.1	73%		Assess Proc Except Chld&Youth
Horace Mann Hall	183				77%		Teach Developmental Reading II
Horace Mann Hall	183				53%		Concepts of Teaching
Horace Mann Hall	183				40%		Teach Developmental Reading II
Horace Mann Hall	183				60%		Develop Literacy&Lang Arts I
Horace Mann Hall	183				43%		Concepts of Teaching
Horace Mann Hall	183				77%		Develop Literacy&Lang Arts II
	183 Total	**903**	**30**	**30.1**	**60%**	**77%**	
Horace Mann Hall	185	903	30	30.1	77%		Intro Ed of Exceptional Chld
Horace Mann Hall	185				67%		Teaching Lang Arts Elem Sch
Horace Mann Hall	185				67%		Teaching Developmental Read I
Horace Mann Hall	185				107%		Personality
Horace Mann Hall	185				103%		Human Development
Horace Mann Hall	185				80%		Teach Elem Sch Soc Studies
Horace Mann Hall	185				47%		Cognitive Psychology
Horace Mann Hall	185				100%		Abnormal Psychology
	185 Total	**903**	**30**	**30.1**	**81%**	**77%**	
Horace Mann Hall	186	903	30	30.1	97%		Drugs,Society&Chem Dependency
Horace Mann Hall	186				60%		Teach Elem Sch Soc Studies
Horace Mann Hall	186				43%		Teaching Developmental Read I
Horace Mann Hall	186				43%		Teaching Lang Arts Elem Sch
Horace Mann Hall	186				57%		Concepts of Teaching

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Horace Mann Hall	186				70%		Teaching Lang Arts Elem Sch
Horace Mann Hall	186				70%		Teaching Developmental Read I
Horace Mann Hall	186				110%		Personality
	186 Total	**903**	**30**	**30.1**	**69%**	**74%**	
Horace Mann Hall	189	903	30	30.1	77%		Assessment,Curric&Method Chil
Horace Mann Hall	189				97%		The Holocaust&other Genocides
Horace Mann Hall	189				103%		Behavior Modification
Horace Mann Hall	189				67%		Social Studies and Science
Horace Mann Hall	189				97%		Introduction to Economics
	189 Total	**903**	**30**	**30.1**	**88%**	**51%**	
Horace Mann Hall	190				100%		Adaptive Instr Inclusive Educ
Horace Mann Hall	190				73%		Behav Mgt For Except Chld&Yth
Horace Mann Hall	190	903	30	30.1	70%		Teach Developmental Reading II
Horace Mann Hall	190				63%		Teach Elem Sch Soc Studies
Horace Mann Hall	190				67%		Teaching Lang Arts Elem Sch
Horace Mann Hall	190				43%		Early Care&Educ Birth-3yrs
Horace Mann Hall	190				83%		Assess Proc Except Chld&Youth
Horace Mann Hall	190				47%		Analysis of Algorithms
	190 Total	**903**	**30**	**30.1**	**68%**	**68%**	
Horace Mann Hall	191				73%		Assessment,Curric&Method Chil
Horace Mann Hall	191	903	30	30.1	73%		Behav Mgt For Except Chld&Yth
Horace Mann Hall	191				103%		Foundations of Psych Research
Horace Mann Hall	191				70%		Public Speaking
Horace Mann Hall	191				50%		Dev Appr to Teach&Learning
	191 Total	**903**	**30**	**30.1**	**74%**	**42%**	
Horace Mann Hall	192				113%		Human Development
Horace Mann Hall	192	903	30	30.1	97%		Foundations of Psych Research
Horace Mann Hall	192				103%		Foundations of Psych Research
Horace Mann Hall	192				93%		Intro to Psychological Methods
Horace Mann Hall	192				83%		Writing and Rhetoric
Horace Mann Hall	192				100%		Human Development
Horace Mann Hall	192				67%		Teaching Developmental Read I
Horace Mann Hall	192				100%		Psychological Testing
	192 Total	**903**	**30**	**30.1**	**95%**	**76%**	
Horace Mann Hall	193	903	90	10.0	67%		Introduction to Psychology
Horace Mann Hall	193				33%		Appr To Film & Film Criticism
Horace Mann Hall	193				33%		Child Psychology
Horace Mann Hall	193				33%		History of Film I
Horace Mann Hall	193				28%		Philosophy of Mind
Horace Mann Hall	193				14%		National Cinemas:
Horace Mann Hall	193				19%		Appr To Film & Film Criticism
Horace Mann Hall	193				33%		Major Directors:
Horace Mann Hall	193				34%		Film & Represnt:Cross Clt Proj
	193 Total	**903**	**90**	**10.0**	**33%**	**81%**	
Horace Mann Hall Total		**7,224**	**300**	**24.1**	**61%**		
Murray Center	068	837	26	32.2	77%		Practicum In Health Education
Murray Center	068				38%		Motor Skill Dev Life Well I
	068 Total	**837**	**26**	**32.2**	**58%**	**24%**	
Murray Center	201	437	16	27.3	119%		The College Experience

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Murray Center	201				119%		The College Experience
Murray Center	201				94%		Adv Iss&Concern Comm&Publ Hlt
Murray Center	201				75%		Assessmnt in Hlth&Phys Educ
	201 Total	**437**	**16**	**27.3**	**102%**	**22%**	
Murray Center	202				150%		Introduction to Economics
Murray Center	202				135%		Human Sexuality
Murray Center	202	552	20	27.6	150%		Gender and Society
Murray Center	202				70%		Motor Skill Dev Life Well II
Murray Center	202				155%		Human Sexuality
	202 Total	**552**	**20**	**27.6**	**132%**	**37%**	
Murray Center	203	675	30	22.5	70%		Intro Ed of Exceptional Chld
Murray Center	203				40%		Physiolog Aspects Of Exercise
Murray Center	203				53%		Community Health
Murray Center	203				70%		Kinesiology
Murray Center	203				47%		Seminar:
Murray Center	203				20%		Prin of Teaching Activity
Murray Center	203				90%		Intro to Movement Sciences
	203 Total	**675**	**30**	**22.5**	**56%**	**57%**	
Murray Center	206	299	25	12.0	84%		Beginning Activity-Golf
	206 Total	**299**	**25**	**12.0**	**84%**	**10%**	
Murray Center	217				87%		Foundations of Movement
Murray Center	217				57%		Creative Rhythms and Dance
Murray Center	217	575	30	19.2	50%		Experiental Education
Murray Center	217				80%		Condition Person Fitness
Murray Center	217				93%		Principles of Health Education
	217 Total	**575**	**30**	**19.2**	**73%**	**47%**	
Murray Center	220				93%		Personal Health
Murray Center	220				83%		Adapted Physical Education
Murray Center	220				87%		Intro to Movement Sciences
Murray Center	220				50%		Fundamentals Of First Aid&Cpr
Murray Center	220				60%		M&M Elem Health&Phys Educ
Murray Center	220				97%		Personal Health
Murray Center	220	675	30	22.5	0%		Non-Scheduled - DAY
	220 Total	**675**	**30**	**22.5**	**67%**	**47%**	
Murray Center	223				92%		Fund of Motor Skills Movement
Murray Center	223	644	25	25.8	64%		Beginning Activity-Tennis
Murray Center	223				60%		Beginning Activity-Tennis
Murray Center	223				72%		Dynamics&Determnts Of Disease
	223 Total	**644**	**25**	**25.8**	**72%**	**35%**	
Murray Center Total		**4,694**	**202**	**23.2**	**76%**		
Nazarian Center	188	762	30	25.4	57%		Music Theory III
Nazarian Center	188				50%		Music Theory III
Nazarian Center	188				80%		Music Theory I
Nazarian Center	188				117%		Music of the Romantic Period
Nazarian Center	188				37%		Master Class Applied Music
Nazarian Center	188				17%		Jazz Combo
Nazarian Center	188				13%		Jazz Combo
Nazarian Center	188				40%		Sight Singing&Ear Training III
Nazarian Center	188				63%		Sight Singing&Ear Training III

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Nazarian Center	188				113%		Music In Non-Western Worlds
Nazarian Center	188				113%		Music In Non-Western Worlds
Nazarian Center	188				13%		Jazz Combo
Nazarian Center	188				13%		Jazz Combo
	188 Total	**762**	**30**	**25.4**	**56%**	**65%**	
Nazarian Center	189				40%		Music Theatre Singing
Nazarian Center	189				103%		American Popular Music
Nazarian Center	189				67%		Music Theory I
Nazarian Center	189				57%		Music Theory I
Nazarian Center	189				47%		Meth & Matl of Music Educ
Nazarian Center	189				30%		Opera
Nazarian Center	189				13%		Master Class Applied Music
Nazarian Center	189	642	30	21.4	37%		Sight Singing&Ear Training I
Nazarian Center	189				50%		Sight Singing&Ear Training I
Nazarian Center	189				83%		Sight Singing&Ear Training I
Nazarian Center	189				93%		Music In Non-Western Worlds
Nazarian Center	189				40%		Meth & Matl of Music Educ
Nazarian Center	189				57%		Meth & Matl of Music Educ
Nazarian Center	189				63%		Introd to Music Education
	189 Total	**642**	**30**	**21.4**	**56%**	**77%**	
Nazarian Center	193				43%		Beginning Voice
Nazarian Center	193				40%		Beginning Voice
Nazarian Center	193				100%		History of Jazz
Nazarian Center	193				77%		Survey of Music
Nazarian Center	193				70%		Survey of Music
Nazarian Center	193	641	30	21.4	100%		Music History&Lit I
Nazarian Center	193				53%		Basic Rhythm
Nazarian Center	193				50%		Basic Rhythm
Nazarian Center	193				107%		Fund Theat Design&Production
Nazarian Center	193				63%		Beginning Guitar
	193 Total	**641**	**30**	**21.4**	**70%**	**48%**	
Nazarian Center	213	833	25	33.3	20%		Practicum In Music Educ I
	213 Total	**833**	**25**	**33.3**	**20%**	**15%**	
Nazarian Center	228	869	20	43.5	65%		Workshop:
Nazarian Center	228				45%		Scenography
	228 Total	**869**	**20**	**43.5**	**55%**	**15%**	
Nazarian Center Total		**3,747**	**135**	**27.8**	**59%**		
School Of Social Work Building	005	551	25	22.0	64%		Clin SW Pract I:Adults&Family
	005 Total	**551**	**25**	**22.0**	**64%**	**7%**	
School Of Social Work Building	009	551	25	22.0	104%		Human Behav,Divers&Oppress I
School Of Social Work Building	009				80%		Gen Found&Skills:Direct Prct I
School Of Social Work Building	009				48%		Ethnic Sensitive SW Pract
School Of Social Work Building	009				60%		Workshop:
School Of Social Work Building	009				52%		Field Education And Seminar I
School Of Social Work Building	009				100%		Human Behav,Divers&Oppress I
	009 Total	**551**	**25**	**22.0**	**74%**	**42%**	
School Of Social Work Building	010				60%		Generalist Social Work
School Of Social Work Building	010	514	25	20.6	116%		Hbse:Soc Systems,Instit&Org
School Of Social Work Building	010				40%		Hbse:Soc Systems,Instit&Org

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
School Of Social Work Building	010				68%		Generalist Social Work
School Of Social Work Building	010				108%		Intro to Soc Work&Soc Welfare
School Of Social Work Building	010				60%		Integrative Project
School Of Social Work Building	010				68%		Intro to Soc Work&Soc Welfare
	010 Total	**514**	**25**	**20.6**	**74%**	**51%**	
School Of Social Work Building	134	610	25	24.4	0%		Non-Scheduled - DAY
	134 Total	**610**	**25**	**24.4**	**0%**	**0%**	
School Of Social Work Building	A01				8%		Workshop:
School Of Social Work Building	A01				52%		Field Work Seminar
School Of Social Work Building	A01				104%		Hbse:Ind,Family&Small Grps
School Of Social Work Building	A01	590	25	23.6	68%		Generalist Social Work
School Of Social Work Building	A01				56%		Creat Chg through SWRK Pract I
School Of Social Work Building	A01				36%		Field Education And Seminar I
School Of Social Work Building	A01				60%		Creat Chg through SWRK Pract I
	A01 Total	**590**	**25**	**23.6**	**55%**	**46%**	
School Of Social Work Building	A02				36%		Field Education&Seminar III
School Of Social Work Building	A02				32%		Workshop:
School Of Social Work Building	A02				40%		Leadership and Management
School Of Social Work Building	A02	576	25	23.0	60%		Practice With Trauma Clients
School Of Social Work Building	A02				24%		Clin Pract I:Older Adults&Faml
School Of Social Work Building	A02				52%		Clin SW Pract:Child&Families
School Of Social Work Building	A02				56%		Soc Wk Research&Evaluation I
School Of Social Work Building	A02				56%		General Found&Skills:Pol&Org I
School Of Social Work Building	A02				56%		General Found&Skills:Pol&Org I
	A02 Total	**576**	**25**	**23.0**	**46%**	**61%**	
School Of Social Work Building Total		**3,392**	**150**	**22.6**	**59%**		
Whipple Hall	107				125%		Mass Media and Society
Whipple Hall	107	920	24	38.3	117%		Introd To Film And Video
Whipple Hall	107				125%		Introd To Film And Video
Whipple Hall	107				117%		Research Methods in Comm
Whipple Hall	107				121%		Introd To Film And Video
	107 Total	**920**	**24**	**38.3**	**121%**	**46%**	
Whipple Hall	203				105%		Hist of Theatre:Origins -1625
Whipple Hall	203				130%		Public Speaking
Whipple Hall	203				95%		Making Sense of Rhetoric
Whipple Hall	203				70%		Introduction to Psychology
Whipple Hall	203	708	20	35.4	70%		Phonetics and Phonology
Whipple Hall	203				155%		Mass Media and Society
Whipple Hall	203				120%		Research Methods in Comm
	203 Total	**708**	**20**	**35.4**	**106%**	**54%**	
Whipple Hall	204A	604	25	24.2	124%		Aesthetics
Whipple Hall	204A				120%		Aesthetics
Whipple Hall	204A				116%		Society And Social Behavior
Whipple Hall	204A				100%		Persuasion
Whipple Hall	204A				76%		Writing and Rhetoric
	204A Total	**604**	**25**	**24.2**	**107%**	**37%**	
Whipple Hall	204B				72%		Critical Iss in Contemp Africa
Whipple Hall	204B	633	25	25.3	116%		Educational Psychology
Whipple Hall	204B				104%		Writing and Rhetoric

Building	Room	Room ASF	#Seats	SF per Station	% Seats	% Hours	Course Title
Whipple Hall	204B				96%		Critical Inq Into Free Speech
Whipple Hall	204B				124%		Non-Western Worlds:
	204B Total	**633**	**25**	**25.3**	**102%**	**48%**	
Whipple Hall	215	536	25	21.4	76%		Research Methods in Comm
Whipple Hall	215				88%		Public Speaking
Whipple Hall	215				88%		Argumentation and Debate
Whipple Hall	215				116%		Mass Media and Society
Whipple Hall	215				120%		Educational Psychology
Whipple Hall	215				60%		Spanish Lit&Cult:Pre 18th Ct
Whipple Hall	215				120%		Appreciation&Enjoymnt Of Thea
Whipple Hall	215				120%		Message,Media and Meaning
	215 Total	**536**	**25**	**21.4**	**99%**	**61%**	
Whipple Hall	216	454	20	22.7	0%		Non-Scheduled
	216 Total	**454**	**20**	**22.7**	**0%**	**0%**	
Whipple Hall	217				96%		Intermediate Spanish
Whipple Hall	217	534	25	21.4	128%		Found Therapeutic Intervention
Whipple Hall	217				92%		Public Speaking
Whipple Hall	217				104%		Public Speaking
Whipple Hall	217				20%		Hist of Theatre:Origins -1625
Whipple Hall	217				120%		Western Literature
Whipple Hall	217				96%		Public Speaking
Whipple Hall	217				64%		Gender and Communication
	217 Total	**534**	**25**	**21.4**	**90%**	**58%**	
Whipple Hall	218				120%		Contemporary Professional Nurs
Whipple Hall	218				124%		Advertising
Whipple Hall	218	585	25	23.4	120%		Public Relations
Whipple Hall	218				88%		Adv Public Relations
Whipple Hall	218				68%		Speech&Language Development
Whipple Hall	218				68%		Research Methods in Comm
	218 Total	**585**	**25**	**23.4**	**98%**	**45%**	
Whipple Hall Total		**4,974**	**189**	**26.3**	**100%**		
Grand Total		**81,576**	**3470**	**23.5**	**76%**	**51%**	

Specialized Instructional Space Utilization: Room-by-Room Summary

Building	Room	Room ASF	# Seats	SF per Station	% Seats	% Hours	Course Title
Alger Hall	101	946	24	39.4	96%		Computers in Management
Alger Hall	101				13%		Applied Software Develop Proj
Alger Hall	101				96%		Computers in Management
Alger Hall	101				104%		Computers in Management
Alger Hall	101				100%		Auditing
Alger Hall	101				71%		Introd to Visual Basic in Bus
Alger Hall	101				38%		Introd to Web Page Development
	101 Total	**946**	**24**	**39.4**	**74%**	**49%**	
Alger Hall	102	836	25	33.4	100%		Accounting Systems&Concepts
Alger Hall	102				100%		Computers in Management
Alger Hall	102				100%		Accounting Systems&Concepts
Alger Hall	102				32%		Systems Analysis&Design
Alger Hall	102				116%		Applied Forecasting Techniques
Alger Hall	102				96%		Computers in Management
Alger Hall	102				92%		Computers in Management
	102 Total	**836**	**25**	**33.4**	**91%**	**54%**	
Alger Hall Total		**1,782**	**49**	**36.4**	**83%**		
Art Center	001	1,247	15	83.1	73%		Printmaking:Lithograph&Relief
Art Center	001				80%		Studio III:
	001 Total	**1,247**	**15**	**83.1**	**77%**	**29%**	
Art Center	002	822	15	54.8	87%		Design I:Two Dimension Design
Art Center	002				113%		Design I:Two Dimension Design
Art Center	002				127%		Design I:Two Dimension Design
Art Center	002				113%		Design I:Two Dimension Design
Art Center	002				47%		Introduction to Photography
	002 Total	**822**	**15**	**54.8**	**97%**	**74%**	
Art Center	003	1,330	8	166.3	88%		Painting II
Art Center	003				63%		Painting I
Art Center	003				175%		Painting I
	003 Total	**1,330**	**8**	**166.3**	**108%**	**44%**	
Art Center	005	1,044	30	34.8	53%		Design II:3-Dimensional Design
Art Center	005				50%		Design II:3-Dimensional Design
	005 Total	**1,044**	**30**	**34.8**	**52%**	**29%**	
Art Center	007	756	15	50.4	93%		Studio IV:
	007 Total	**756**	**15**	**50.4**	**93%**	**15%**	
Art Center	008	969	15	64.6	100%		Drawing II
Art Center	008				107%		Drawing I: General Drawing
Art Center	008				100%		Synthesis-Two Dimension
Art Center	008				73%		Synthesis-Two Dimension
Art Center	008				107%		Synthesis-Three Dimension
	008 Total	**969**	**15**	**64.6**	**97%**	**74%**	
Art Center	009	1,075	15	71.7	60%		Ceramics I
Art Center	009				53%		Ceramics II
Art Center	009				67%		Ceramics I
Art Center	009				53%		Studio IV:
	009 Total	**1,075**	**15**	**71.7**	**58%**	**59%**	
Art Center	010	1,870	15	124.7	33%		Studio III:
	010 Total	**1,870**	**15**	**124.7**	**33%**	**15%**	
Art Center	011	569	15	37.9	87%		Metalsmith&Jewelry Design
Art Center	011				73%		Studio IV:
	011 Total	**569**	**15**	**37.9**	**80%**	**29%**	
Art Center	012	898	15	59.9	0%		Non-Scheduled - DAY
	012 Total	**898**	**15**	**59.9**	**0%**	**0%**	

Building	Room	Room ASF	# Seats	SF per Station	% Seats	% Hours	Course Title
Art Center	016	850	20	42.5	95%		Methods&Materials in Art Educ
Art Center	016				100%		Methods&Materials in Art Educ
Art Center	016				100%		Methods&Materials in Art Educ
	016 Total	**850**	**20**	**42.5**	**98%**	**22%**	
Art Center	01A	600	12	50.0	133%		Synthesis-Two Dimension
	01A Total	**600**	**12**	**50.0**	**133%**	**15%**	
Art Center	08A	840	15	56.0	107%		Drawing I: General Drawing
Art Center	08A				113%		Drawing I: General Drawing
Art Center	08A				107%		Drawing I: General Drawing
Art Center	08A				133%		Drawing I: General Drawing
Art Center	08A				113%		Drawing I: General Drawing
	08A Total	**840**	**15**	**56.0**	**115%**	**74%**	
Art Center Total		**12,870**	**205**	**62.8**	**85%**		
Clarke Science Building	115	1,048	24	43.7	125%		Earth's Physical Environments
Clarke Science Building	115				100%		Introduction to Geology
Clarke Science Building	115				58%		Introd to Environmental Chem
Clarke Science Building	115				108%		Introduction to Geology
	115 Total	**1,048**	**24**	**43.7**	**98%**	**23%**	
Clarke Science Building	119	1,046	24	43.6	104%		Physical Science
Clarke Science Building	119				100%		Physical Science
Clarke Science Building	119				104%		Physical Science
Clarke Science Building	119				92%		Physical Science
	119 Total	**1,046**	**24**	**43.6**	**100%**	**28%**	
Clarke Science Building	120	854	20	42.7	20%		Analog Electronics
Clarke Science Building	120				150%		Introduction to Astronomy
	120 Total	**854**	**20**	**42.7**	**85%**	**14%**	
Clarke Science Building	123	1,056	24	44.0	88%		Mechanics
Clarke Science Building	123				108%		General Physics I
Clarke Science Building	123				100%		Mechanics
Clarke Science Building	123				92%		General Physics I
	123 Total	**1,056**	**24**	**44.0**	**97%**	**59%**	
Clarke Science Building	211	1,048	24	43.7	79%		Organic Chemistry I
Clarke Science Building	211				100%		Organic Chemistry I
	211 Total	**1,048**	**24**	**43.7**	**90%**	**15%**	
Clarke Science Building	212	856	24	35.7	100%		Gen Organic&Biological Chem I
Clarke Science Building	212				92%		Gen Organic&Biological Chem I
Clarke Science Building	212				121%		Gen Organic&Biological Chem II
Clarke Science Building	212				108%		Gen Organic&Biological Chem I
Clarke Science Building	212				108%		Gen Organic&Biological Chem I
Clarke Science Building	212				100%		Gen Organic&Biological Chem I
Clarke Science Building	212				96%		Gen Organic&Biological Chem I
Clarke Science Building	212				100%		Gen Organic&Biological Chem I
Clarke Science Building	212				125%		Gen Organic&Biological Chem II
Clarke Science Building	212				100%		Gen Organic&Biological Chem I
Clarke Science Building	212				104%		Gen Organic&Biological Chem I
Clarke Science Building	212				88%		Gen Organic&Biological Chem I
	212 Total	**856**	**24**	**35.7**	**103%**	**89%**	
Clarke Science Building	213	1,046	24	43.6	0%		Non-Scheduled - DAY
	213 Total	**1,046**	**24**	**43.6**	**0%**	**0%**	
Clarke Science Building	214	864	24	36.0	100%		General Chemistry I
Clarke Science Building	214				100%		General Chemistry I
Clarke Science Building	214				96%		General Chemistry I
Clarke Science Building	214				100%		General Chemistry I

Building	Room	Room ASF	# Seats	SF per Station	% Seats	% Hours	Course Title
	214 Total	**864**	**24**	**36.0**	**99%**	**30%**	
Clarke Science Building	217	1,056	24	44.0	0%		Non-Scheduled
	217 Total	**1,056**	**24**	**44.0**	**0%**	**0%**	
Clarke Science Building Total		**8,874**	**212**	**41.9**	**93%**		
Craig-Lee Hall	131	703	24	29.3	46%		Topics:
	131 Total	**703**	**24**	**29.3**	**46%**	**10%**	
Craig-Lee Hall	132	703	24	29.3	0%		Non-Scheduled
	132 Total	**703**	**24**	**29.3**	**0%**	**0%**	
Craig-Lee Hall Total		**1,406**	**48**	**29.3**	**23%**		
Fogarty Life Science Building	057	718	24	29.9	100%		Fund Concepts Of Biology
Fogarty Life Science Building	057				92%		Fund Concepts Of Biology
Fogarty Life Science Building	057				96%		Fund Concepts Of Biology
Fogarty Life Science Building	057				100%		Fund Concepts Of Biology
Fogarty Life Science Building	057				96%		Fund Concepts Of Biology
Fogarty Life Science Building	057				96%		Fund Concepts Of Biology
Fogarty Life Science Building	057				100%		Fund Concepts Of Biology
Fogarty Life Science Building	057				100%		Fund Concepts Of Biology
Fogarty Life Science Building	057				96%		Fund Concepts Of Biology
Fogarty Life Science Building	057				100%		Fund Concepts Of Biology
	057 Total	**718**	**24**	**29.9**	**98%**	**74%**	
Fogarty Life Science Building	060	974	24	40.6	100%		Introductory Biology I
Fogarty Life Science Building	060				96%		Introductory Biology I
Fogarty Life Science Building	060				96%		Introductory Biology I
Fogarty Life Science Building	060				104%		Introductory Biology I
	060 Total	**974**	**24**	**40.6**	**99%**	**29%**	
Fogarty Life Science Building	103A	917	25	36.7	32%		Fundamentals of Nurs Practice
Fogarty Life Science Building	103A				32%		Fundamentals of Nurs Practice
Fogarty Life Science Building	103A				76%		Health Assessment
Fogarty Life Science Building	103A				128%		Found Therapeutic Intervention
Fogarty Life Science Building	103A				128%		Found Therapeutic Intervention
Fogarty Life Science Building	103A				128%		Public&Community Hlth Nursing
Fogarty Life Science Building	103A				72%		The Nursing Experience II
Fogarty Life Science Building	103A				72%		Health Assessment
Fogarty Life Science Building	103A				40%		Transition to Prof Practice
Fogarty Life Science Building	103A				96%		Adult Health Nursing I
Fogarty Life Science Building	103A				32%		Fundamentals of Nurs Practice
	103A Total	**917**	**25**	**36.7**	**76%**	**114%**	
Fogarty Life Science Building	103B	1,377	15	91.8	167%		Ecology
Fogarty Life Science Building	103B				80%		Ecology
	103B Total	**1,377**	**15**	**91.8**	**123%**	**15%**	
Fogarty Life Science Building	107	944	24	39.3	113%		Human Anatomy
Fogarty Life Science Building	107				113%		Human Anatomy
Fogarty Life Science Building	107				108%		Human Anatomy
Fogarty Life Science Building	107				92%		Human Anatomy
	107 Total	**944**	**24**	**39.3**	**106%**	**29%**	
Fogarty Life Science Building	123	919	24	38.3	96%		Basic Principles of Biology
	123 Total	**919**	**24**	**38.3**	**96%**	**6%**	
Fogarty Life Science Building	124	1,222	15	81.5	0%		Non-Scheduled - DAY
	124 Total	**1,222**	**15**	**81.5**	**0%**	**0%**	
Fogarty Life Science Building	201	934	24	38.9	108%		Genetics
	201 Total	**934**	**24**	**38.9**	**108%**	**7%**	
Fogarty Life Science Building	207	934	24	38.9	104%		Human Physiology
Fogarty Life Science Building	207				67%		Human Physiology

Building	Room	Room ASF	# Seats	SF per Station	% Seats	% Hours	Course Title
Fogarty Life Science Building	207				104%		Human Physiology
Fogarty Life Science Building	207				113%		Human Physiology
	207 Total	**934**	**24**	**38.9**	**97%**	**29%**	
Fogarty Life Science Building	214	934	24	38.9	33%		Practicum in Secondary Educ
Fogarty Life Science Building	214				83%		The Plant Kingdom
	214 Total	**934**	**24**	**38.9**	**58%**	**31%**	
Fogarty Life Science Building	231	959	24	40.0	100%		Basic Principles of Biology
Fogarty Life Science Building	231				96%		Basic Principles of Biology
Fogarty Life Science Building	231				104%		Basic Principles of Biology
Fogarty Life Science Building	231				96%		Basic Principles of Biology
Fogarty Life Science Building	231				100%		Basic Principles of Biology
Fogarty Life Science Building	231				113%		Basic Principles of Biology
Fogarty Life Science Building	231				104%		Basic Principles of Biology
Fogarty Life Science Building	231				104%		Basic Principles of Biology
	231 Total	**959**	**24**	**40.0**	**102%**	**59%**	
Fogarty Life Science Building	242	1,033	24	43.0	108%		Microbiology
Fogarty Life Science Building	242				79%		Microbiology
Fogarty Life Science Building	242				100%		Microbiology
	242 Total	**1,033**	**24**	**43.0**	**96%**	**22%**	
Fogarty Life Science Building Total		**11,865**	**271**	**43.8**	**92%**		
Gaige Hall	163	652	24	27.2	100%		Computer Programming I
Gaige Hall	163				46%		Computer Programming II
Gaige Hall	163				100%		Introduction to Computers
Gaige Hall	163				100%		Introduction to Computers
	163 Total	**652**	**24**	**27.2**	**86%**	**11%**	
Gaige Hall	165	687	24	28.6	129%		Development of Amer Democracy
Gaige Hall	165				54%		Field Experiences in Pub Sectr
	165 Total	**687**	**24**	**28.6**	**92%**	**14%**	
Gaige Hall	168	549	24	22.9	100%		Topics:
Gaige Hall	168				63%		CADD I
	168 Total	**549**	**24**	**22.9**	**81%**	**10%**	
Gaige Hall Total		**1,888**	**72**	**26.2**	**86%**		
Horace Mann Hall	180	903	30	30.1	43%		Research Meth:Applied Areas
Horace Mann Hall	180				60%		Research Meth:Applied Areas
Horace Mann Hall	180				43%		Research Meth in Dev Psych
Horace Mann Hall	180				43%		Research Meth in Dev Psych
	180 Total	**903**	**30**	**30.1**	**48%**	**19%**	
Horace Mann Hall	181	903	30	30.1	87%		Research Meth in Dev Psych
Horace Mann Hall	181				103%		Research Meth:Applied Areas
Horace Mann Hall	181				17%		Pract Chem Depend Addiction
Horace Mann Hall	181				10%		Pract Chem Depend Addiction
	181 Total	**903**	**30**	**30.1**	**54%**	**23%**	
Horace Mann Hall	182	903	24	37.6	71%		Intro To Emerging Technologies
Horace Mann Hall	182				67%		Intro To Emerging Technologies
Horace Mann Hall	182				96%		FSEHD Tech Competency Test
Horace Mann Hall	182				67%		Intro To Emerging Technologies
Horace Mann Hall	182				50%		Intro To Emerging Technologies
	182 Total	**903**	**24**	**37.6**	**70%**	**31%**	
Horace Mann Hall Total		**2,709**	**84**	**32.3**	**57%**		
Nazarian Center	123				98%		Contemp Dance&Culture
Nazarian Center	123	1,552	40	38.8	68%		Introductory Ballet
Nazarian Center	123				48%		Contemp Dance&Culture
Nazarian Center	123				28%		Choreography I

Building	Room	Room ASF	# Seats	SF per Station	% Seats	% Hours	Course Title
Nazarian Center	123				50%		Contemp Dance&Culture
Nazarian Center	123				30%		Choreography I
Nazarian Center	123				63%		Introductory Jazz
	123 Total	**1,552**	**40**	**38.8**	**55%**	**52%**	
Nazarian Center	128	2,002	45		40%		Touring Theatre Productions
Nazarian Center	128				11%		Performance and Social Change
Nazarian Center	128				38%		Movement For The Actor
Nazarian Center	128				38%		Actor's Self:Improvisat&Tech
	128 Total	**2,002**	**45**	**-**	**32%**	**45%**	
Nazarian Center	194	750	30	25.0	57%		Class Piano II
Nazarian Center	194				80%		Elementary Music Theory
Nazarian Center	194				73%		Class Piano I
Nazarian Center	194				80%		Beginning Piano
	194 Total	**750**	**30**	**25.0**	**73%**	**26%**	
Nazarian Center	198				26%		Experiencing the Perform Arts
Nazarian Center	198				11%		Chamber Singers
Nazarian Center	198				8%		Brass Class
Nazarian Center	198				13%		Fundamentals of Conducting
Nazarian Center	198				13%		Fundamentals of Conducting
Nazarian Center	198				120%		Student Recital Series
Nazarian Center	198				6%		Chamber Music Ensemble:
Nazarian Center	198	1,820	110		1%		Chamber Music Ensemble:
Nazarian Center	198				49%		Wind Ensemble
Nazarian Center	198				49%		Chorus
	198 Total	**1,820**	**110**	**-**	**30%**	**49%**	
Nazarian Center Total		**6,124**	**225**	**27.2**	**37%**		
Recreation Center	DANC	2,135	25	85.4	80%		Introductory Ballet
Recreation Center	DANC				108%		Introductory Tapdance
	DANC Total	**2,135**	**25**	**85.4**	**94%**	**19%**	
Recreation Center Total		**2,135**	**25**	**85.4**	**94%**		
Whipple Hall	100	846	24	35.3	0%		Non-Scheduled - DAY
	100 Total	**846**	**24**	**35.3**	**0%**	**0%**	
Whipple Hall	101	3,243	24	135.1	0%		Non-Scheduled - DAY
	101 Total	**3,243**	**24**	**135.1**	**0%**	**0%**	
Whipple Hall	103A	1,400	17	82.4	47%		Photography II
Whipple Hall	103A				71%		History of Photography
Whipple Hall	103A				82%		Studio III:
Whipple Hall	103A				76%		Studio III:
	103A Total	**1,400**	**17**	**82.4**	**69%**	**51%**	
Whipple Hall	104	1,405	24	58.5	63%		Filmmaking Workshop
Whipple Hall	104				88%		Television Production
Whipple Hall	104				92%		Broadcast Journalism
Whipple Hall	104				54%		Senior Portfolio
Whipple Hall	104				88%		Television Production
Whipple Hall	104				83%		Digital Media Production
	104 Total	**1,405**	**24**	**58.5**	**78%**	**43%**	
Whipple Hall	105	1,026	24	42.8	71%		Graphic Design I
Whipple Hall	105				71%		Digital Design:Pixel-Based
Whipple Hall	105				46%		Graphic Design II
Whipple Hall	105				29%		Presentation Techniques
	105 Total	**1,026**	**24**	**42.8**	**54%**	**59%**	
Whipple Hall Total		**7,920**	**113**	**70.1**	**59%**		
Grand Total		**57,573**	**1,304**	**44.2**	**69%**	**32%**	

3.1 Community Environs Assessment

Overview

The Community Environs Assessment has evaluated the Rhode Island College (RIC) campus from the following perspectives:

- Historical Context
- Community Context
- Environmental Context

The Historical Context addresses the development of the college and the campus through significant historical projects, site features, land acquisitions, construction development projects and other external factors.

The Community Context evaluates and analyzes the social and political factors that influence and affect RIC.

The Environmental Context evaluates and analyzes Land Use, Zoning and Environmental Conditions that influence and impact the campus.

3.2 Campus History

Overview

RIC is Rhode Island's oldest institution of higher education. RIC was established in 1854 as the Rhode Island State Normal School a higher education institution providing a two and one-half year course of study for Rhode Island residents who wished to obtain a teaching certificate. The Normal School was housed in various locations throughout Rhode Island. In 1898 the institution began a period of growth which led to expansion and its evolution into a teacher's college. In April 1920 the Rhode Island General Assembly acted to change the name of the Rhode Island Normal School to the Rhode Island College of Education (RICE). This change enabled the institution to expand to a four-year college degree program and, thus, attract more qualified students to the teaching profession. RICE was located in downtown Providence at a site which is now the Providence Place Mall. In 1958-59, the college moved to its current location in the Mount Pleasant section of Providence and was renamed Rhode Island College in July 1960 to reflect its new broader purpose as a comprehensive institution of higher education offering educational programs in nursing, education, social work and general studies.

Campus Development


Rhode Island College of Education located in downtown Providence from 1898 to 1957

The Central Campus

In 1953, Rhode Island's Governor Dennis J. Roberts hired Professor Louis Wetmore of MIT to conduct a special study of the physical needs of RICE. An earlier accreditation visit by the American Association of Colleges for Teacher Education and The New England Association of Colleges and Secondary Schools cited concern over the poor physical condition of the buildings at the RICE campus which was then located

in downtown Providence. The campus was also in need of expansion as student enrollment demands had increased.

In 1954 the firm of Howe, Prout & Ekman developed a quadrangle unistructure design for the proposed RIC campus. This plan was then changed to a more flexible campus arrangement which included separate buildings joined by covered walkways. These separate buildings included a 750-seat auditorium, classroom buildings, a gymnasium and Henry Barnard School. The six original buildings included Roberts Hall, Whipple Gymnasium, Alger Hall, Craig-Lee Hall, the Student Center, and Henry Barnard School. These six buildings currently comprise parts of the Central Campus and the Mall area. Groundbreaking for this campus was December 27, 1956, and the first classes were held on September 8, 1958. This campus was designed for 1,000 students with potential expansion for 1,500 students. The 1957 cost was $5.6 million.

RIC's symbol of the flame originated as part of a mural in the lobby of Robert's Hall. In this mural, the flame symbolized the energy of life. The flame symbol drew inspiration from the college's original symbol, the anchor. (The anchor is the symbol of hope and on the seal fo rthe state of Rhode Island.) It was subsequently adopted as the symbol of the college representing the light of learning and became the new college seal designed by Dr. Edith Becker of the RIC Art Department.

Subsequent additions and changes to the central campus included the addition of the John Nazarian Center for the Performing Arts which was dedicated in 2000. The Nazarian Center which was designed by William D. Warner Architects and Planners was added to the rear and east sides of Roberts Hall.

The East Campus

RIC's East Campus is the newest addition to the college's current 180-acre site. The East Campus was originally the site of the State Home and School for Children and subsequently the Rhode Island Children's Center and the Department of Children, Youth and Families. The State Home and School's various buildings housed Rhode Island's state orphanage. These buildings subsequently became offices for the State of Rhode Island Department of Children, Youth and Families just prior to their assimilation into the RIC campus.

East Campus

RIC expanded its facilities into the East Campus in 1978. The building names were changes from the original names of Native American tribes and state historical figures to a simple numbering system. In 1991, the State of Rhode Island transferred two stone structures that were part of the State Home and School and were originally part of the 1870 Chapin Homestead to RIC. A subsequent fire later that year gutted much of these buildings but did not deter planned renovations. These structures were renovated and one is now the Sylvan R. Foreman Center which was dedicated in 1994. The center houses Admission, the School of Graduate Studies, Office of Summer Sessions and Continuing Education, a lecture hall and three classrooms. The architect was Presbey/ Torrado of Providence, and it received an AIA of Rhode Island Design Merit Award. The Yellow Cottage, an original structure from the State Home and School, was built circa 1865 and was determined to be eligible to the National Register of Historic Places. A National Register nomination for the East Campus as an archaeological and historic

district is undergoing review at the Rhode Island Historic Preservation and Heritage Commission and may be presented to the Review Board in September 2010.

The buildings on the East Campus house the school of Social Work, Admissions, various administrative divisions such as Accounting and Bursars Office, the Paul Sherlock Center and a number of outreach programs.

Further acquisitions on the East Campus occurred in 1985 when the college acquired 1.9 acres of land that included the Activities Building and the Sandra E. Surdut Swimming Pool. The activities building and the swimming pool became part of the Phase 1, 45,000 square foot Recreation Center in 1989. The new Recreation Center work involved enclosing the pool and connecting the Activities Building to a new 35,000 square foot field house. Designers were Garafalo & Associates of Warwick.

The Residence Halls

The college's first residence hall was Mary T. Thorpe Hall which was designed by the Providence architectural firm of Lamborghini, Christoph & Pipka. Groundbreaking was June 21, 1960, and the hall was occupied in September 1961. The building materials matched the beige brick of the original central campus buildings. Two more residence halls were added as part of the West Campus expansion, Weber Hall was added in 1965 and Browne Hall was added in 1968. The fourth residence hall was dedicated in October 1971 and was named for Charles B. Willard, College Alumnus and Vice President for Academic Affairs. All were designed by architects Lamborghini & Pipka of Providence.

Recent additions to residence halls include the largest and newest 337-bed, four-story facility designed by Robinson Green & Beretta, completed in 2008 which has a LEED certification.

The Mall Area

The Mall Area and the West Campus

Plans for the Mall Area began in October 1960 when the college unveiled a 20-year master plan developed by Lachlan Blair of Blair Associates to address expansion in the western part of the campus. The master plan envisioned doubling the size of the 50-acre campus and constructing 11 new buildings to accommodate a projected enrollment of 4,000 by 1980. The master plan included a new science classroom building, a library, dining center, humanities classroom building, physical education center, two residence halls and a house for the President.

To further the realization of the West Campus, in 1962 the Board of Trustees for the college agreed to purchase 37 acres between the west side of the Central Campus (then the existing west side of the campus) and Fruit Hill Avenue in North Providence. This agreement resulted in the actual purchase of 50 acres in 1962 which doubled the size of the original campus.

Buildings within the West Campus were constructed between 1962 and 1974. These include the following:

- The James Pickwell Adams Library, designed by Providence architect Lester J. Millman, opened in January 1962. A 50,000 square foot addition to the library was dedicated in October 1978.
- The John Clarke Science Building was dedicated in May 1962.
- The President's house was dedicated and then occupied in August 1965 by then President and Mrs. Gaige.
- Mary Amalia Weber Residence Hall opened in September 1965.
- The Michael F. Walsh Health and Physical Education Center designed by Lamborghini & Pipka was dedicated in December 1965. This complex burned in a 1992 fire. A new Health, Physical Education and Athletic Complex was designed by Robinson Green and Beretta Architects of Providence and this complex opened in 1994.
- Horace Mann Hall, a classroom building just west of Adams Library, was dedicated in May 1966. The structure was also designed by Lamborghini & Pipka. A Computer Center was added to Horace Mann Hall in 1966.
- In February 1968, the new student Union was dedicated. Project architects were again Lamborghini & Pipka.
- The second residence hall of the West Campus Master Plan and the third residence hall for the college was opened in September 1969 and named the Rose Butler Browne Residence Hall in honor of a member of the 1919 graduate of the RI Normal School. Ms. Butler Browne was the fist black woman to earn a doctorate from Harvard University.
- The new Horace Mann Hall for professional studies programs is completed and dedicated in April 1971.
- The John Fogarty Life Science Building is dedicated in 1975.
- David Sweet Hall dedicated in 1991.

Further expansion in the western part of the RIC campus was provided through land and building acquisitions along Fruit Hill Avenue on properties originally owned by the Doorley and Hennessey families. In 1968 the college acquired a farmhouse and surrounding buildings on Fruit Hill Avenue that were part of the Lyman Farm. In 1970 the college purchased a 65-acre parcel on Fruit Hill Avenue which included three buildings and two barns. These structures were owned by the Doorley family but were also part of the original Lyman Farm. The "Doorley Barn" has housed maintenance operations. In August 1982, the Rhode Island College Foundation acquired property at 300 Hennessey Avenue and an adjacent 17-car parking lot as well as 18,000 square feet of additional land.

Master Plans and Campus-wide Initiatives

Beyond the 1953 study by Professor Louis Wetmore of MIT which established the central part of the RIC campus, there have been four master plans including this current one.

- 1960 - Master plan by Lachlan Blair of Blair Associates focusing on the college's expansion to the west of the original central campus.

- 1966 - Master plan by Sasaki, Dawson, DeMay Associates, Inc. focusing on expansion to existing campus buildings as well as making recommendations for new buildings and parking.
- 2000 - Master plan by Goody Clancy & Associates focusing on the strategies for assimilating and bridging the East Campus with the Central Campus
- 2009 - Current master plan by Saratoga Associates

In 1982, the college used a $1 million state bond to initiate a campus-wide program to remove structural barriers for those with disabilities Further ADA improvements were made to the Presidents House and Alumni House in 1993. In 2008, the college initiated President Nancy Carriuolo's "Illuminate Walkway" project which installed blue lighted columns containing emergency phones throughout the campus.

Campus Art

RIC has some notable art elements within the campus landscape. The large concrete "book" at Mt. Pleasant Avenue which announces entry to RIC and contains the flame symbol designed by Dr. Edith Becker of the RIC Art Department was a commencement gift from the RIC class of 1964.

The tile mosaic of the college seal which is set into the walkway in front of Adams Library is the gift of the Class of 1963.

Both the 35-foot triple-spire abstract aluminum sculpture to the east of the student union and the rectangular study in balance on the west side of the student union were rendered by Martin Hirsh-Newman of the University of Hawaii faculty.

In 1973 a totem pole, designed by art student Katherine Fontes, was erected outside of Gaige Hall. This was known as the RIC Raven pole. The artist modeled it after poles carved by Native Americans of southwestern Alaska and it symbolized compassion, enlightenment, and the wise use of power and resources. The totum pole has since been removed.

In 1984, metal sculptor Joseph Noboru Goto donated a large steel sculpture entitled "Victory" which was displayed on the south lawn of the Art Center.

In 1986, RIC adopted a new college signature consisting of a new logotype and a modified version of the flame symbol depicted in the Holbrook murals displayed in the lobby of Roberts Hall. The new signature was designed by Malcolm Grear Designers. The color burgundy was added to the official college colors of gold and white.

The Fruit Hill Avenue entrance to the college received its sign in 1987 with the dedication of a four-ton piece of carved Westerly blue granite.

Campus Landscaping

The 1958 central campus plan included the installation of numerous trees which have since become part of a campus arboretum walk. These "original trees" include Sycamores, Blue Atlas Cedars, Northern Red Oak, Red Maple, Dogwoods and Spruce. The characteristics of each species are described on small numbered plaques at the front of each tree.

The vegetation in the East Campus is the oldest vegetation on the campus having been part of the original Chapin Estate and the State Home and School for orphaned children. The trees around the Foreman Center are the oldest with trunk diameters over 48 inches.

Outdoor recreational activities are provided in the north central and north western parts of the campus. The track and football field were a part of the original Central Campus. This facility was upgraded with new fencing, bleachers and secured entrance in 1997. The softball and baseball fields, which were originally placed in service in 1979, were also renovated at this time. Other smaller practice fields are located near the residence halls. RIC leases a one-acre triangular piece of land from the golf course for a nominal yearly fee; The college utilizes part of this leased land as a practice athletic field.

The campus mall which runs from the west side of Craig-Lee west to the Health, Physical Education and Athletic Complex was constructed in 1968 – and the section between Craig Lee and Adams Library was renovated in 1996.

Recent landscape initiatives included a re-landscaping of the Mount Pleasant entrance to the college in 2004. A signature White Oak tree, estimated at 150 years old was highlighted as part of this landscape work designed by Beckman Weremey & Associates of North Kingstown.

3.3 Community Context

Overview

The RIC campus is comprised of 180 acres and is situated in the communities of Providence and North Providence, Rhode Island. Providence is the Capital City of Rhode Island with a population of 626,000. North Providence is a small suburban town with a population of 32,400. The Providence portion of the property was originally the Chapin Homestead until 1883 when the State of Rhode Island acquired it for the State Home and School, the first orphanage and school in Rhode Island. The North Providence portion of the campus was originally the Lyman Farm. Some of the farm acreage was purchased by the Doorley and Hennessey families who sold their respective parcels to the State of Rhode Island in the late 1960s.

Community Profile

On-Campus

RIC has a vibrant and diverse campus community. The majority of students are commuters. The resident population of 1,197 students is housed in dormitories located in the southwest section of the RIC campus. Students are offered a wide variety of campus activities through the Office of Student Life. Campus activities include performing arts, intramural and intercollegiate athletics, concerts and special events, upward bound programs, diverse campus ministry programs, counseling and health services, international student services, a women's center, a number of programs for affirmative action and students with disabilities and food services through the main dining center and smaller café venues within the student center.

Neighborhoods Surrounding Campus

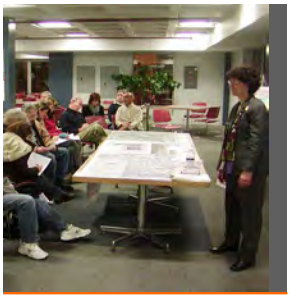
Currently, the RIC campus is bordered by Triggs Memorial Golf Course (designed by noted golf course architect Donald Ross) and the Manton Neighborhood in Providence to its south and southwest; the Fruit Hill Neighborhood in North Providence to its west and north; and the Mount Pleasant Neighborhood in Providence to its east. These neighborhoods are comprised of largely single-family homes on ¼-acre to ½-acre sized lots. A number of the homes in the Fruit Hill Neighborhood are historic and are listed on the National Register of Historic Places. Within a one-mile radius walking distance of the RIC campus, one finds various services, civic buildings and religious buildings including:

- Fire Department Engine Company No. 2 – Fruit Hill Avenue, North Providence
- Mount Pleasant High School, Providence
- St. Augustine Catholic Church, Providence
- St. Thomas Catholic Church, School and Daycare, North Providence
- St. James Episcopal Church, North Providence
- The Missionaries of Mary Novitiate, North Providence
- Various commercial enterprises (bank, drugstore, pizza, etc) along Smith Street in North Providence

With the exception of a few historic 18th and 19th century structures, the neighborhoods that abut the RIC campus were developed between 1940 and 1970. These neighborhoods have remained viable and the properties are well maintained. The Fruit Hill Neighborhood Association has a long-standing relationship with RIC with many professors and staff from the college residing in this neighborhood. Currently, retired Professor Barry Schiller sits on the RIC's Master Plan Committee and serves as liaison to the Fruit Hill Neighborhood Association.

Charrette Summary

An integral part of the research and analysis of the RIC campus involved a Charrette Workshop which occurred at the onset of the master plan. Members of the design team were available on campus to meet both formally and informally with students, faculty, staff and neighborhood residents.



Community "charrette" workshop

The Campus Charrette/Workshop was held on February 3 - 4, 2010 in Donovan Dining Center. Members of the design team were available throughout the day and evening to answer questions and assist faculty, staff and students in completing questions and marking maps. The questions and maps provided the design team with insight as to how faculty, staff and students used the campus as well as their thoughts regarding campus challenges, campus assets and future improvements. Mapping exercises requested information on a variety of topics including the standard routes to and from campus, walking routes between classes and which areas of the campus were the most frequented.

The Neighborhood Community Charrette/Workshop was held on February 3, 2010 at 7:30 pm in Donovan Dining Center on campus. Residents of the surrounding neighborhoods were made aware of the Community Charrette through advance notice

via newspaper announcements, email announcements and direct invitation through their respective neighborhood organizations.

Neighborhood participants were introduced to the goals of the RIC's Master Plan by the late Dr. Ivy Locke, Vice President of Operations for Rhode Island College (Dr. Locke passed away unexpectedly in March 2010). The participants were provided with background information about the purpose of the Charrette/Workshop. They were asked to mark maps of the campus to illustrate the three key assets and three key challenges of having RIC as a neighbor. They were also asked to fill out a questionnaire. Their participation in the neighborhood evening Charrette provided the consulting team with insight as to the benefits and challenges of living near this college campus.

Issues

The questionnaire completed by neighborhood residents at the Community Charrette provided the following key issues and items of concern with respect to RIC's relationship with its neighbors:

Traffic and Parking

Neighborhood residents voiced concern over traffic tie-ups at both the Mt. Pleasant Avenue and the Fruit Hill Avenue entrances particularly in the morning and late afternoon during peak arrival and departure hours. They were also concerned with perimeter traffic congestion along the streets surrounding the college as well as concerned about students parking along Fruit Hill Avenue rather than within the parking lots on campus. There is also some conflict with combined traffic from Mount Pleasant High School during peak arrival and departure times. Both the college administrative staff and the neighborhood residents voiced frustration with the "drive-through" traffic along College Road. This traffic is of concern for student safety crossing from residence halls to other parts of the campus.

Campus Lighting

In the past, some extended hours for athletic events had created lighting spillover into neighborhood homes at night. Neighbors felt that there was still excessive lighting spillover from Parking Lot "Y" which is near Hennessey Avenue. The college's Office of Facilities has investigated this situation and has already made efforts to correct it at the time of this report.

Some neighbors voiced concern over excessive storm water runoff along College Road during heavy rains causes flooding problems across Fruit Hill Avenue into private property. This issue has been addressed by the college, and a major flood experience in Rhode Island in April 2010 did not result in any complaints to the college.

Campus Expansion

Neighbors are concerned about campus expansion in terms of location and size of structures, particularly residence halls. The college indicated that it will maintain an open line of communication to neighborhood groups throughout the master plan process and throughout any future development plans.

Assets and Opportunities

The neighborhood questionnaire revealed a number of positive opportunities and assets with respect to having RIC as a neighbor. These assets include:

- Neighbors like to walk around the campus; they find the campus to be a pleasant walking experience and would welcome more walking trails. They would also bicycle around campus if a bicycle trail were incorporated into the campus.

- Neighbors appreciate the opportunity to use the athletic fields and running track for exercising.

- Neighbors attend events and concerts at the Nazarian Performing Arts Center.

- The Fruit Hill Farmer's Market is an asset and has been recently moved to Parking Lot "Y" near Fruit Hill Avenue providing easier access to nearby residents of that neighborhood.

3.4 Environmental Context

Land Use and Zoning

City of Providence Land Use map for the Mount Pleasant Neighborhood shows the areas abutting RIC to be largely single-family residential. Institutional land use includes St. Augustine Catholic Church and School (designated as church land use) and Mount Pleasant High School (designated as municipal land use). The largest abutting land parcel is Triggs Memorial Golf Course to the southwest of the campus which is an 18-hole privately-owned public golf course designated as municipal land.

Environmental Conditions

RIC was built on former farmland acreage. Both the Lyman Farm and Chapin Homestead were largely dairy farms. The main portion of campus is set on a plateau that slopes dramatically to both the east towards Mt. Pleasant Avenue and west towards Fruit Hill Avenue. The eastern end of campus is largely forested with many of the oldest trees on campus that date back to the Chapin Homestead. There is a ridgeline just east of the Foreman Center for which field reconnaissance reveals a large expanse of bedrock outcropping. Aerial photographs of the campus reveal a wetland at the base of this rocky slope towards the northeast corner of the campus. The rock outcrops and wetlands in this area present constraints to building and infrastructure development in this area.

2008 RI GIS Soil Survey maps show the following soils present in and around the RIC campus.

- Lodgement carboniferous Till
- Lodgement Till (mixed)
- Loess over Ablation Till
- Loess over Fluvial Deposits

Detailed characteristics of these soils are as follows:

Lodgement Carboniferous Till (also called basal or dense till)	Unsorted, non-stratified material deposited by glacial ice and consisting of a heterogeneous mixture of clay to boulder-sized particles. Lodgement till is usually found on drumlins and till uplands. Lodgement till tends to have a higher percentage of silt and clay than ablation till and is usually very dense. This group is for areas of lodgement till derived from dark colored mineralogy associated with the Narragansett Basin Bedrock (Carboniferous in age).
Lodgement Carboniferous Till (sandy mantled)	Same as above but these map units have a sandy to loamy sand mantle (Poquonock and Birchwood Soils). NOTE: This coding does not include those areas where the sandy mantle is very thick and was mapped as glacial fluvial soils (Windsor and Agawam) these areas will show up as fluvial soils even though they are underlain by carboniferous till or bedrock.
Lodgement Till (mixed lithology)	Unsorted, non-stratified material deposited by glacial ice and consisting of a heterogeneous mixture of clay to boulder size particles. Lodgement till is usually found on drumlins and till ridges. Lodgement till tends to have a higher percentage of silt and clay than ablation till and is usually very dense.
Loess over Ablation Till	These soils formed in silt loam textured loess overlying sandy, ablation till.
Loess over Fluvial	These soils formed in silt loam textured loess overlying fluvial deposits.

Environmental Issues

The RIC campus comprises 180 acres of which approximately 80% has been developed. There are a minimal number of remaining open areas on campus that provide viable locations for the construction of new buildings, additional parking or new infrastructure and roadways. Because almost 50% of the college's students are commuters, parking and traffic circulation are key issues with respect to future campus initiatives. It will be important to address circulation and parking in ways that minimizes increased storm water runoff.

Because the land use surrounding the college is largely single family residential, campus expansion and development must be mindful of maintaining adequate privacy buffers to abutting neighborhoods.

Environmental Opportunities

There is an existing arboretum on the RIC campus. A variety of tree species are identified via a numbered tree tags. Additional campus landscaping could enhance the current number of tree species and also provide shade and aesthetic enhancements to parking areas and campus roadways.

COMMUNITY CONTEXT / NEIGHBORHOODS

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

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4.1 Introduction and Process

Process

The assessment team evaluated the existing condition of thirty-one buildings on the Rhode Island College (RIC) campus during the week of January 18-22, 2010. The Facilities Assessment section of the Master Plan reflects the findings during that evaluation period only. The college has continued to make improvements on various buildings throughout the campus since that time, principally during the 2010 summer break. Those improvements are not accounted for within this report. The buildings evaluated comprised approximately 80% of the total square feet of space currently on campus. Data was gathered from a variety of sources, including:

- On-site building assessment
- Review of previous Master Plan
- Interviews with the campus personnel
- Historical records
- Review of past capital improvement projects

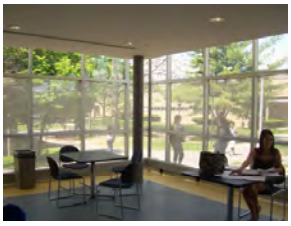
Once all of the data was compiled, the buildings were evaluated using the following criteria.

- Condition of the building envelope (roof, windows, structure and façade).
- Effect of past renovations that had occurred on the building.
- Identification of any persistent problems with the building.
- General condition of the interior finishes throughout the building (walls, floors and ceilings).
- The condition of the mechanical systems (heating, ventilation, cooling and controls).
- The condition of the plumbing systems (water, sanitary, fire suppression and storm water).
- The condition of the electrical systems (service/distribution, emergency power/lighting, fire alarm, lighting, telephone/data and specialty systems).

Evaluation

- Using the evaluation criteria, Excellent, Good, Fair and Poor condition designations were assigned to surveyed buildings.

Examples of the building condition designations



Excellent - Alger Hall

Good - Donovan Dining Center

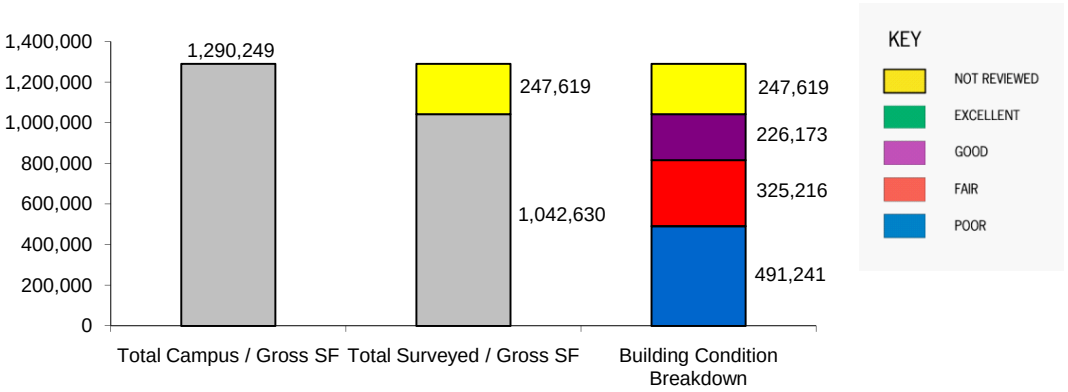
Fair - Horace Mann Hall

Poor - Craig-Lee Hall

4.2 Building Conditions Survey Summary

Approximately 1,042,630 sf of campus buildings was surveyed. Figure 4.1 illustrates the square footage by condition category.

Figure 4.1
Building Conditions Survey



4.3 Prioritization

Four priority levels were utilized to provide a means by which decisions could be made for renovations. These were as follows:

Priority 1 – Life Safety and Code Compliance
Highest priority need

Priority 2 – Asset Preservation
Short-term need to preserve value of a larger system (1-3 years)

Priority 3 – Asset Preservation
Mid-term need to preserve value of a larger system (3-7 years)

Priority 4 – Building Function or Quality of Life need (timed as budget allows)

Priority 1 Example
Replace deteriorated handicap ramp

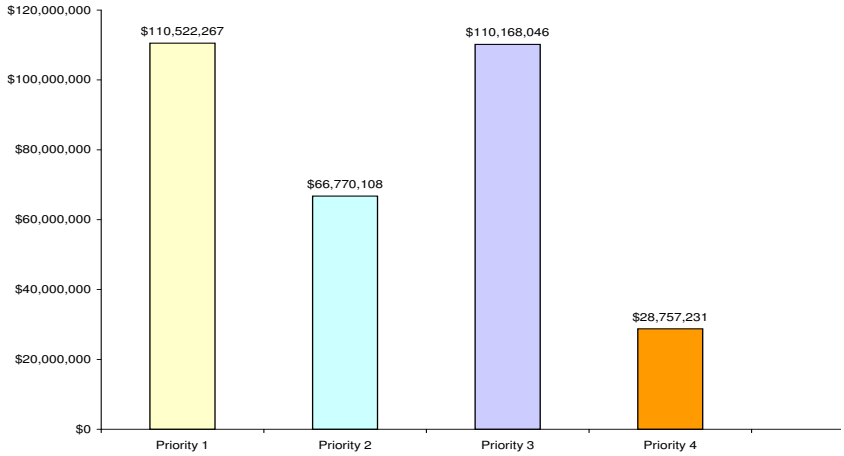
Priority 2 Example
Repair retaining wall

Priority 3 Example
Correct ponding issues on roof

Priority 4 Example
Replace worn interior finishes

4.4 Cost Estimate Summary by Priority

Figure 4.2
By Priority Level



Facility Evaluation

- Architectural category contains square foot cost for renovation (includes all other systems)
- Total estimated cost for all priority levels = $316,217,652

4.4 Conclusions

In general the majority of buildings reviewed on campus are in fair to poor condition condition. The exceptions would be the three most recently constructed buildings (John Nazarian Center, the Murray Center, the new residence hall, and the renovated Alger Hall). A detailed description of each building's condition can be found within the building condition assessment report. Many of the older academic buildings on campus, i.e. buildings originally constructed in the 1960s and 70s have reached the end of their useful life, due to the changes in curriculum and space requirements since that time. These buildings will require extensive renovation to maintain a high caliber of instructional space. The residential buildings receive a high degree of wear and tear and will require continual maintenance. Recent improvements have also been made with regard to the accessibility of the residence halls, and this effort should continue.

It is recommended that renovation and new building projects follow sustainable design practices. The values of social justice and equality should also be recognized in the planning and design process.

Major building findings based on conditions survey are as follows:

Good Condition

- The Murray Center
- David E. Sweet Residence Hall
- Fred J. Donovan Dining Center
- John Nazarian Center for the Performing Arts
- Yellow Cottage

Fair Condition

- Roberts Hall - Administration
- Fogarty Life Science
- Horace Mann Hall
- Mary Tucker Thorp Residence Hall
- The Sylvan R. Forman Center - Undergraduate Admissions
- Adams Library
- President's House

Poor Condition

- Craig-Lee Hall
- Gaige Hall
- Building #2 - Offices
- Outreach Programs
- Clarke Science
- Brown Residence Hall
- Willard Residence Hall
- Weber Residence Hall
- Barnard Laboratory School
- Whipple Hall
- Faculty Center
- Cooperative Preschool
- Fruit Hill Avenue Building
- RI Adult Education Professional Development Center
- Hennessey Building
- Student Athlete Learning Center

EXISTING BUILDING USE

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

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KEY

- ACADEMIC
- RESIDENTIAL
- SUPPORT
- ATHLETICS/RECREATION
- SERVICE
- BARNARD SCHOOL
- VACANT

LIBRARY ROAD
COLE ROAD
COLLEGE ROAD
FRUIT HILL AVENUE

CAMPUS BUILDINGS

1 Technology Services
2 Offices
3 Financial Aid
4 Bursar/Records
5 Accounting/Payroll/Purchasing
6 Education Management Collaborative
7 Sherlock Center on Disabilities
8 Outreach Programs
9 School of Social Work
10 Joseph F. Kauffman Center
11 The Sylvan R. Forman Center - Undergraduate Admissions
12 Yellow Cottage (1899)
13 Recreation Center
14 Cooperative Preschool
15 John Nazarian Center for the Performing Arts
16 Lucius A. Whipple Hall
17 Dennis J. Roberts Hall - Administration
18 Art Center
19 John Lincoln Alger Hall
20 Craig-Lee Hall
21 John Clarke Science Building
22 John E. Fogarty Life Science Building
23 James P. Adams Library
24 William C. Gaige Hall
25 The Murray Center
26 Student Athlete Learning Center
27 Hennessey Building
28 Physical Plant Building
29 Fruit Hill Ave. Building
30 RI Adult Education Professional Development Center
31 Dyer Homestead (1870s-1890s)
32 President's House
33 David E. Sweet Residence Hall
34 Rose Butler Brown Residence Hall
35 Charles B. Willard Residence Hall
36 Mary A. Weber Residence Hall
37 Mary Tucker Thorp Residence Hall
38 Horace Mann Hall
39 Student Union
40 Fred J. Donovan Dining Center
41 Faculty Center
42 Henry Barnard Laboratory School
43 New Residence Hall

0 75 150 300 450 600 Feet

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This map is computer generated using data acquired by Saratoga Associates from various sources and is intended only for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are required.

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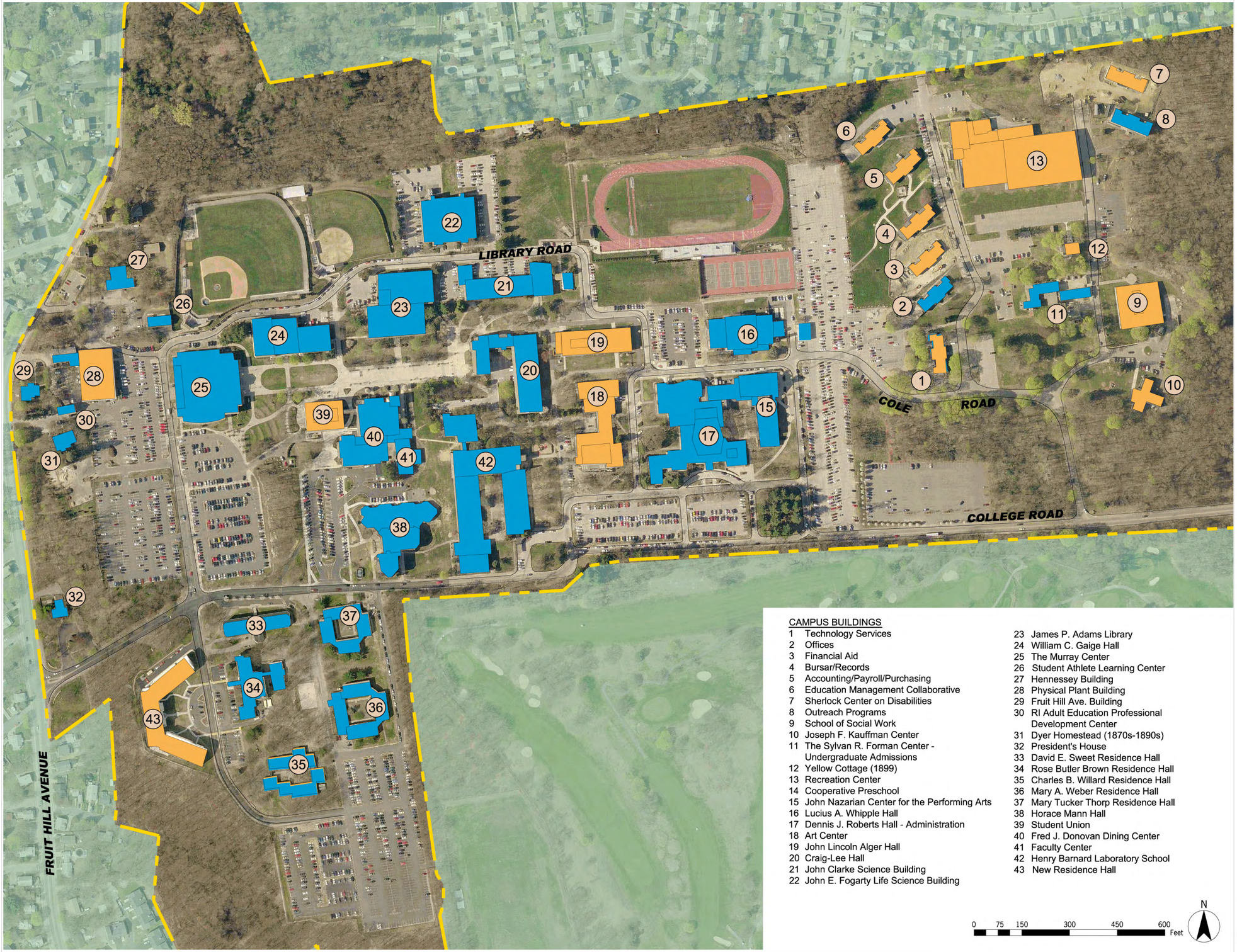

EXISTING BUILDING ASSESSMENT

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

ASSESSED

NOT ASSESSED

CAMPUS BUILDINGS

1 Technology Services
2 Offices
3 Financial Aid
4 Bursar/Records
5 Accounting/Payroll/Purchasing
6 Education Management Collaborative
7 Sherlock Center on Disabilities
8 Outreach Programs
9 School of Social Work
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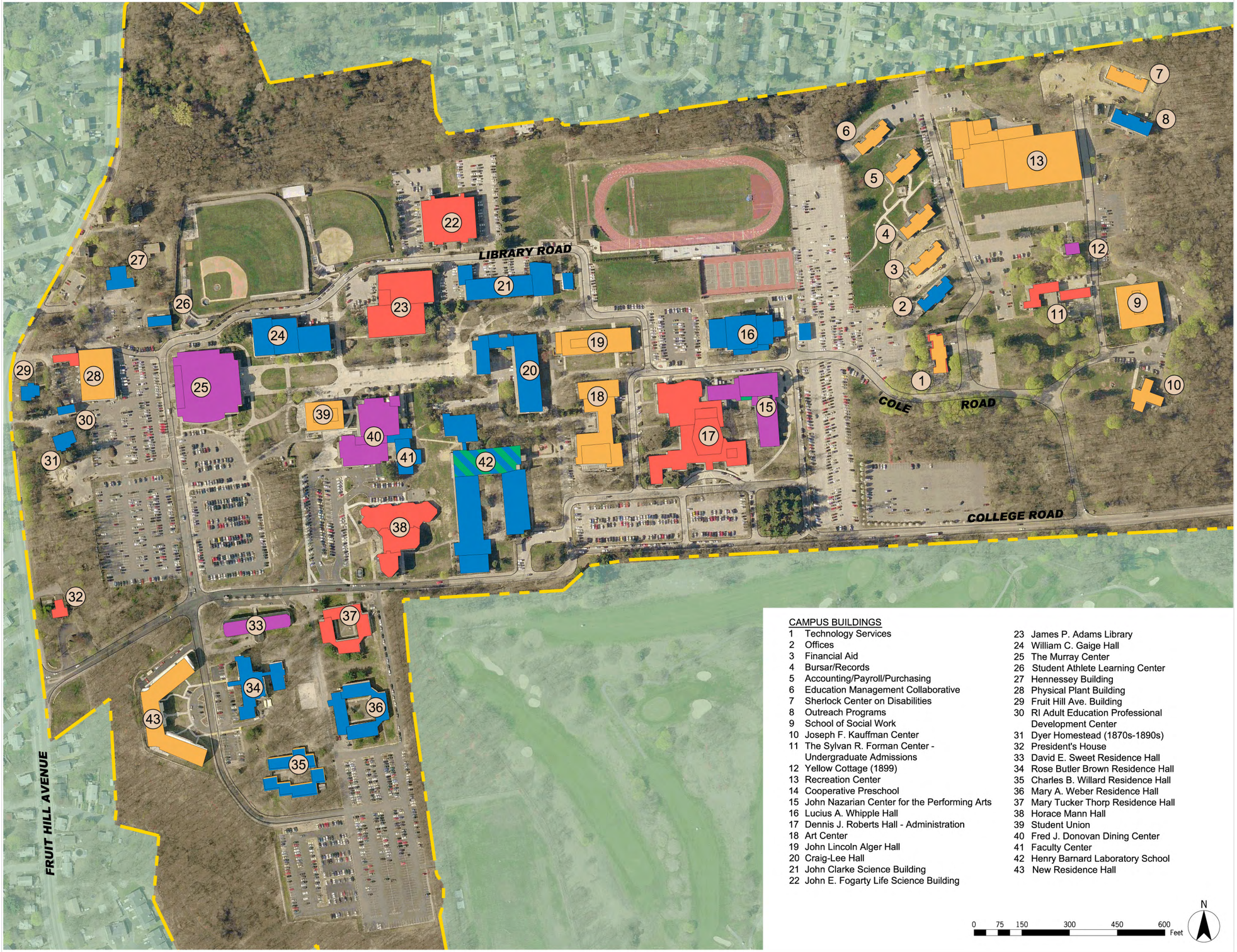

EXISTING BUILDING CONDITIONS

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- NOT ASSESSED
- EXCELLENT
- GOOD
- FAIR
- POOR

CAMPUS BUILDINGS

1 Technology Services
2 Offices
3 Financial Aid
4 Bursar/Records
5 Accounting/Payroll/Purchasing
6 Education Management Collaborative
7 Sherlock Center on Disabilities
8 Outreach Programs
9 School of Social Work
10 Joseph F. Kauffman Center
11 The Sylvan R. Forman Center - Undergraduate Admissions
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Building Name: 1 Technology Services

Original Construction Date:
Previous Renovation Date: 2000
Existing Programming: Offices
GSF: 9,065

Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
EPDM with aluminum gravel stop

Structure/Foundation:
2-story brick façade structure built on cast-in-place concrete foundation walls and a concrete slab-on-grade. The building has a walkout basement at the south end of the building. Steel I-beams, bar-joists, and lally columns make up the steel framing of the building.

Façade/Walls:
Exterior brick façade walls with CMU backup walls are non-load bearing as lally columns are embedded into exterior walls with perimeter beams at the roof level. Paper-backed welded wire fabric supports the concrete decking between bar-joists, which comprises the first floor and roof framing.

Windows:
Double-glazed with aluminum frames. Sealant at windows perimeters is in good condition.

Recommendations:

- Priority 4 – The building appears to be in good condition, however, the extensive foundation cracks at building corners should be sealed.

- Priority 2 – Repair or replace steel grating and supports over window wells.

Interior

Ceilings:
Acoustical ceiling tiles – fair condition

Walls/Partitions:
Wall covering on gypsum wall board – fair condition

Floors:
Carpet in the main public areas and offices – good condition
Vinyl composition tile in the accessible restroom – poor condition

Doors:
Wood doors are in fair condition

Hazardous Materials:
None observed

Recommendations:

- Priority 4 – Update interior finishes.

Accessibility

Accessible restrooms are provided within the building.

Steps/ramp:
The second floor of the building is accessible via a ramp at the front of the building. The lower level is accessible from the rear of the building.

Clearances:
Stairs to lower level are narrow and do not meet minimum ADA clearance.

Recommendations:

- Priority 1 – Modify existing stairs to comply with ADA/Building code.

Mechanical

Ventilation:
Ventilation to the building is provided by operable windows. The ducted rooftop system appears to provide cooling only with no economizer controls.

HVAC Controls:
The building has a stand-alone electronic HVAC Controls system with no tie in to central

Campus building management system. Heating zoning is performed with individual circulator zones. Cooling zoning consists of a single rooftop unit zone and multiple ductless split system zones. HVAC controls are poor and need to be upgraded.

Cooling:

Cooling to areas of the upper level is provided by a packaged rooftop unit. This is supplemented by a large number of ductless split system on the upper and lower levels. Condition of rooftop unit is unknown. Condition of ductless splits is good.

Heating:

The building is equipped with a single gas fired boiler to provide heat to the various zones of radiation (convectors/baseboard). Boiler is 1986 and is in fair condition.

Recommendations:

- Priority 4 – Means for Mechanical Ventilation should be provided to all occupied areas.
- Priority 4 – Building should be tied into campus building management system to track energy usage and reset controls to optimize energy consumption.
- Priority 4 – Boiler is reaching the end of it's useful life expectancy. Consider replacement with newer, more efficient, model.
- Priority 1 – Combustion air should be unblocked and provided with an interlocked motorized damper.

Electrical

Electrical Service/Distribution:

The building is served from the campus distribution system via a bank of (3) utility pole mounted transformers to the building's 800 amp, 208Y/120 volt, 3-phase, 4-wire main disconnect switch & Square-D panelboard located in the basement main electric room of the building. The main electric service is original to the building. Since the building is to be used as a data center, the main electric panels should be replaced.

Emergency Power/Lighting System:

A 100kW Kohler emergency generator located at the west side of the building provides emergency power for both life safety and critical equipment. An automatic transfer switch & 60 amp, 208Y/120 volt, 3-phase, 4-wire amp panelboard located in the basement boiler room appears to be dedicated to life safety & computer equipment. There is a second automatic transfer switch and 125 amp, 208Y/120 volt, 3-phase, 4-wire panelboard in the main electric room serving air conditioning equipment and receptacles.

Fire Alarm System:

Addressable EST fire alarm control panel and associated notification and initiating devices appear to be new and conform to current codes. Master Box #3926 & FACP are located at the main entrance to the building.

Lighting System (inc. branch Wiring):

Recessed fluorescent fixtures throughout the building. Lighting is controlled by local switching.

Specialty System (clock, PA, Sec, Etc.):
Card access with alarmed doors connected to the site security system.

Tel./Data System (Cabling only):
WiFi is available in the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Lights:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.

Plumbing

Domestic Water:
Domestic water to the building is provided by one (1) 1-inch main that enters the building in a Mechanical Room in the basement. The service is equipped with a 1-inch gate valve. The piping distribution appears in fair condition with much of the piping in the basement routed below the floor slab.

Domestic hot water is provided by a 30-gallon gas-fired water heater located in the mechanical room. The heater appeared in good condition.

Storm:
The building has a conventional storm system with gutters & downspouts. The system appears in good condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. The piping appears in good condition.

Natural Gas:
The building is equipped with a 2” natural gas service and meter. The meter is located inside the building. The system supplies gas fired boilers and domestic water heater. The piping appears in good condition.

Fire Suppression:
The building is not equipped with a sprinkler system.

Recommendations:

- Since this will become a data center, a fire suppression system needs to be installed.

Building Name: 2 Offices

Original Construction Date: 1954
Previous Renovation Date:
Existing Programming: Offices
GSF: 9,065

Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Structure/Foundation:
2-story brick façade structure built on cast-in-place concrete foundation walls and a concrete slab-on-grade. The building has a walkout basement at the southwest end of the building. The buildings interior was not accessible during our site investigations but appears to be of similar construction given its age and likeness to Building's #1 & #8.

Façade/Walls:
Brick Veneer

Windows:
Steel frame /Single-glazed

Recommendations:

- Priority 2 – Replace all single glazed windows with new double-glazed.
- Priority 2 – Monitor and repair the foundation cracks at corners of the building.

Interior

Interior of building was not accessible at the time of inspection. The following assessments are derived from observations made from the exterior the building.

Ceilings:

Acoustical ceiling tiles – poor condition

Walls/Partitions:

Wallpaper on gypsum wallboard – poor condition

Floors:

Vinyl and Asbestos composition tile – poor condition

Hazardous Materials:

Asbestos floor tile

Recommendations:

- Priority 2 – The interior of the building is in need of renovation. The building's finishes have not been upgraded in many years.

Accessibility

Steps/ramp:

The second floor is currently not accessible. The existing ramp is deteriorated to the point that it is unsafe.

Recommendations:

- Priority 1 – Remove and replace the front entrance handicap ramp due to its failed condition.

Mechanical

Ventilation:

Ventilation to the building is provided by operable windows. The ducted rooftop system appears to provide cooling only with no economizer controls.

HVAC Controls:

The building has a stand-alone electronic HVAC Controls system with no tie in to central Campus building management system. Heating zoning is performed with individual circulator zones. Cooling zoning consists of a single rooftop unit zone.

Cooling:

Cooling to areas of the upper level is provided by a packaged rooftop unit. Condition is unknown. Rooftop unit is supplemented by a few thru wall ac units.

Heating:

The building is equipped with two gas fired boilers to provide heat to the various zones of radiation (convectors/baseboard). Boilers are in fair condition.

Recommendations:

- Priority 4 – Means for Mechanical Ventilation should be provided to all occupied areas.
- Priority 4 – Building should be tied into campus building management system to track energy usage and reset controls to optimize energy consumption.
- Priority 4 – Boiler is reaching the end of it's useful life expectancy. Consider replacement with newer more efficient model.
- Priority 1 – Combustion air should be unblocked and provided with an interlocked motorized damper.

Electrical

Electrical Service/Distribution:

The building is served from the campus distribution system via a bank of (3) utility pole mounted transformers to the building's 200 amp, 208Y/120 volt, 3-phase, 4-wire main disconnect switch & Square-D, 42 circuit panelboard located in the basement electric room of the building.

Emergency Power/Lighting System:

Emergency battery units & emergency lighting heads.

Fire Alarm System:

Addressable Cintas fire alarm control panel located at the main entrance to the building. Associated notification and initiating devices appear to be new and conform to current codes. No Master Box was observed.

Lighting System (inc. branch Wiring):

Recessed fluorescent fixtures throughout the building. Lighting is controlled by local switching.

Specialty System (clock, PA, Sec, Etc.):

Card access with alarmed doors connected to the site security system.

Tel./Data System (Cabling only):

There are central telephone and data systems on the campus that feed all buildings.

Exit Lights:

Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Contact the Providence Fire Department to determine if a master box is required.

Plumbing

Domestic Water:
Domestic water to the building is provided by one (1) 1-inch main that enters the building in a Mechanical Room in the basement. The service is equipped with a 1-inch gate valve. The piping distribution appears in fair condition with much of the piping in the basement routed below the floor slab.

Domestic hot water is provided by a 40-gallon gas-fired water heater located in the mechanical room. The heater appeared in good condition.

Storm:
The building has a conventional storm system with gutters & downspouts. The system appears in good condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. The piping appears in good condition.

Natural Gas:
The building is equipped with a 2” natural gas service and meter. The meter is located inside the building. The system supplies gas fired boilers and domestic water heater. The piping appears in good condition.

Fire Suppression:
The building is not equipped with a sprinkler system.

Recommendations:

- None

Building Name: 8 Outreach Programs

Original Construction Date:
Previous Renovation Date: 2001
Existing Programming: Offices
GSF: 9,065

Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
The roof was constructed out of steel bar-joists pitched at an approximate 5:1 slope (in two directions). Bar-joists are supported by steel I-beams at the ridge and steel channels along the perimeter. Roof bar-joists are spaced approximately 4-feet on center supporting built-up roofing made of prefabricated concrete fiber panels, plywood sheathing, and asphalt shingles, previously replaced in the 1980s.

Structure/Foundation:
2-story brick façade structure built on cast-in-place concrete foundation walls and a concrete slab-on-grade. The building has a walkout basement at the southeast end, where concrete columns support the upper building framing. Steel I-beams, bar-joists, and lally columns make up the structural framing of the building.

Façade/Walls:
Exterior brick façade with CMU backup walls are non-load bearing as steel lally columns are embedded into the exterior walls. Paper-backed welded wire fabric supports concrete decking between bar-joists approximately spaced at 2-feet on center, which comprises the first floor framing.

Windows:
Steel frame /Single glazed

Recommendations:

- Priority 4 – Exterior foundation cracks need to be repaired especially at the northwest corner of the building.
- Priority 1 – Remove and replace asphalt shingles, wood soffits, and wood fascia boards as the shingles are at the end of their life expectancy and the soffits and fascia boards are rotten and sagging.
- Priority 1 – Remove and replace the southwest entrance concrete staircase due to its failed condition.
- Priority 2 – Replace all exterior single glazed windows with new double glazed.

Interior

Ceilings:
Painted gypsum board throughout – fair condition

Walls/Partitions:
Painted gypsum board throughout – fair condition

Floors:
Vinyl composition tile in the main public spaces and office spaces – good condition
Ceramic tile in the accessible bathroom – good condition

Doors:
Wood doors in hollow metal frames – fair condition

Hazardous Materials:
None observed

Recommendations:

- Priority 4 – Upgrade interior finishes.

Accessibility

Steps/ramp:
The upper level of the building is accessible via a ramp at the front of the building and lower level is accessible through an entrance at the rear of the building.

Clearances:
The accessible bathroom does meet the required 5’ diameter clear area for turning.

Recommendations:

- Priority 1 – Modify accessible bathroom to provide minimum clearances.

Mechanical

Ventilation:
Ventilation to the building is provided by operable windows. The ducted rooftop system and wing air handling units appear to provide cooling only with no economizer controls.

HVAC Controls:

The building has a stand-alone electronic HVAC Controls system with no tie in to central Campus building management system. Heating zoning is performed with individual circulator zones. Cooling zoning consists of three units, one central and two wings.

Cooling:

Cooling to areas of the upper level is provided by a packaged rooftop unit in the central core and two attic air handling units in the wings . Condition is unknown. Units are supplemented by a few thru wall ac units.

Heating:

The building is equipped with two gas fired boilers to provide heat to the various zones of radiation (convectors/baseboard). Boilers are in poor condition and need to be replaced.

Recommendations:

- Priority 4 – Means for Mechanical Ventilation should be provided to all occupied areas.
- Priority 4 – Building should be tied into campus building management system to track energy usage and reset controls to optimize energy consumption.
- Priority 4 – Boiler is reaching the end of its useful life expectancy. Consider replacement with newer more efficient model.
- Priority 1 – Combustion air should be unblocked and provided with an interlocked motorized damper.

Electrical

Electrical Service/Distribution:

The building is served from the campus distribution system via a bank of (3) utility pole mounted transformers to the building's 400 amp, 208Y/120 volt, 3-phase, 4-wire General Electric main disconnect switch & 24 circuit panelboard located in the basement electric room of the building. This panelboard feeds two (2) additional 225 amp, 208Y/120 volt, 3-phase, 4-wire panelboards.

Emergency Power/Lighting System:

Some emergency battery units & emergency lighting heads were observed.

Fire Alarm System:

Addressable FCI fire alarm control panel & associated notification and initiating devices appear to be new and conform to current codes. Master Box #1953 & FACP are located at the main entrance to the building.

Lighting System (inc. branch Wiring):

Recessed & surface mounted fluorescent fixtures throughout the building. Lighting is controlled by local switching.

Specialty System (clock, PA, Sec, Etc.):

None observed

Tel./Data System (Cabling only):
There are central telephone and data systems on the campus that feed all buildings.

Exit Lights:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Upgrade emergency lighting to current life safety standards.
- Priority 1 – The main distribution panel is at capacity and need to be upgraded.

Plumbing

Domestic Water:
Domestic water to the building is provided by one (1) 2-inch main that enters the building in a Mechanical Room in the basement. The service is equipped with a 2-inch gate valve that supplies a distribution piping manifold. The piping distribution appears in fair condition with much of the piping in the basement routed below the floor slab.

Domestic hot water is provided by a 30-gallon gas-fired water heater located in the mechanical room. The heater appeared in good condition.

Storm:
The building has a conventional storm system with gutters & downspouts. The system appears in good condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. The piping appears in good condition.

Natural Gas:
The building is equipped with a 2” natural gas service and meter. The system supplies gas fired boilers and domestic water heater. The piping appears in good condition.

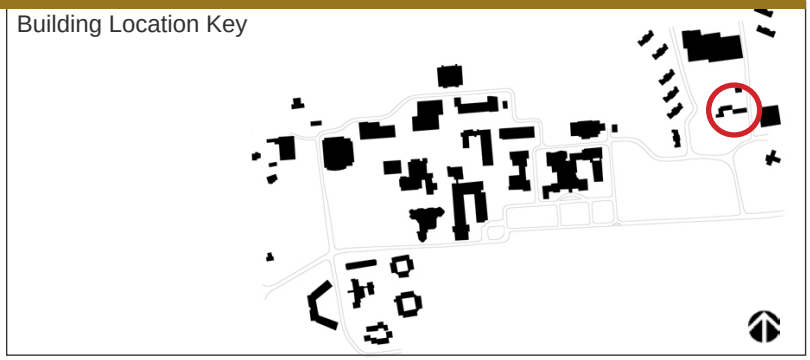
Fire Suppression:
The building is not equipped with a sprinkler system.

Recommendations:

- None

Building Name: 11 The Sylvan R. Forman Center - Undergraduate Admissions

Original Construction Date:
Previous Renovation Date: 1994
Existing Programming: Offices
GSF: 20,986



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
The roof framing appears to be wood construction and is covered in asphalt shingles. Ballasted built up roofing at the flat roof.

Structure/Foundation:
3-story mortared stone façade structure built on mortared fieldstone and cast-in-place concrete foundation walls with a concrete slab-on-grade. The basement was accessed from exterior doorways at the southern corner. Originally the building was timber-framed with an arched brick flooring system visible in the basement at the east wing. However, the building went through an extensive renovation in 1994 where the framing was retrofitted with new steel beams, steel tube columns, steel angles, timber floor joists, timber beams, concrete footings, and plywood decking.

Façade/Walls:
Mortared stone construction

Windows:
Wood framed double glazed – poor condition

Recommendations:

- Priority 2 – Given the age of the mortared fieldstone foundation, a close eye should be kept on the foundation walls structural integrity and any mortared washout areas should be re-mortared.
- Priority 2 – Address water damaged exterior timber issues.
- Priority 2 – Investigate and repair exterior timber retaining wall as it is tipping over.
- Priority 3 – We recommend that the floor systems be monitored for additional sagging under current loading configurations.
- Priority 1 – Replace/repair all damaged exterior wood trim and railings. Paint all exterior wood.

Interior

Ceilings:

Painted gypsum board ceilings (conference room, stairway) are in good condition. Acoustical tile ceilings in main public areas and offices are in fair condition. Minor water damage was observed in the annex elevator lobby.

Walls/Partitions:

Painted gypsum board throughout – good condition

Floors:

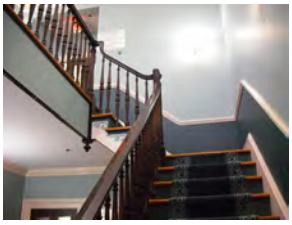
Carpeting in the annex is in fair condition. The main building consists of carpeting, poor condition and vinyl composition tile, poor condition.

Hazardous Materials:

None observed

Recommendations:

- Priority 1 – Address water infiltration issues. Water infiltration has damaged some of the interior finishes and in some instances mold and mildew was observed.



Accessibility

Accessible restrooms and elevators are provided.

Steps/ramp:

Accessible ramp provided to the lower level of the annex. The main building is accessible from grade.

Clearances:

Clearances are adequate throughout.

Recommendations:

- None

Mechanical

Ventilation:
Ventilation to the building is provided by air handling units located in the Attic and lower levels.

HVAC Controls:
The building has a pneumatic controls system tied into Siemens Campus Building Management System. The system is a two pipe changeover system.

Cooling:
Cooling is provided by a Trane air cooled chiller located at grade outside the building. The system also includes some ice storage tanks; it is unknown as to whether or not these tanks are still being utilized. Chilled water piping is routed underground and distributed by base mounted chilled water pumps located in the basement mechanical room. Cooling is provided to the spaces by the multizone air handling unit and floor mounted fan coil units. Condition of systems is good. Insulation in many areas needs to be repaired.

Heating:
Hot water for the building is generated using a bank of four gas fired Slant Fin Caravan boilers located in the basement. Inline pumps located at the ceiling distribute hot water to the air handling units and fan coils. Condition of systems is good.

Recommendations:

- Priority 1 – Repair insulation and address condensation issues that destroyed insulation in the first place.

Electrical

Electrical Service/Distribution:
The building is served from the campus 4160 volt distribution system to a Square-D indoor dry-type 300kVA transformer with a 1200 amp, 208Y/120 volt, 3-phase, 4-wire main disconnect switch and distribution panel in the basement main electric room of the Class Room “A” building.

Emergency Power/Lighting System:
A Kohler emergency generator located at the south side of Class Room “B” & “C” building provides emergency power for life safety to both buildings. An automatic transfer switch & 60 amp, 208Y/120 volt, 3-phase, 4-wire amp panelboard located in the basement of Class Room “B” & “C”C building provide power to life safety equipment.

Fire Alarm System:
Conventional ZANS fire alarm control panel and associated notification and initiating devices appear to with current codes. Master Box #2713, Kohler remote panel & FACP are located at the main entrance to the building.

Lighting System (inc. branch Wiring):
Recessed, suspended, surface mount fluorescent fixtures & compact fluorescent fixtures throughout the building. Lighting is controlled by local switching.

Specialty System (clock, PA, Sec, Etc.):
None observed.

Tel./Data System (Cabling only):
There are central telephone and data systems on the campus that feed all buildings.

Exit Lights:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.

Plumbing

Domestic Water:
Domestic water to the building is provided by one (1) 2-inch main that enters the building in a Mechanical Room (Wing A) in the basement. The service is equipped with a 2-inch gate valve that supplies a distribution piping manifold. The piping distribution appears in fair condition with much of the piping in the basement routed below the floor slab.

Domestic hot water is provided by a 40-gallon gas-fired water heater located in the mechanical room (Wing A). The heater appeared in good condition.

Storm:
The building has a conventional storm system with gutters & downspouts. The system appears in good condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. The piping appears in good condition. The system includes a duplex sewage ejector located in a basement mechanical room. The sewage ejector appears to have been recently commissioned.

Natural Gas:
The building is equipped with a 2” natural gas service and meter. The system supplies gas fired boilers and domestic water heater (Wing A). The piping appears in good condition.

Fire Suppression:

Fire Protection is provided by a 6-inch water main that enters the building in a Mechanical Room (Wing A) in the basement. The service includes a 6-inch double check valve assembly and 4" wet alarm check valve. The system has two dedicated sprinkler zones (Wing A Building / Wing B&C Building). The entire complex has sprinkler coverage with an underground feed to the Wing B&C. All piping and components appear in good condition.

Recommendations:

- None

Building Name: 12 Yellow Cottage (1899)

Original Construction Date: 1899
Previous Renovation Date: 2010
Existing Programming:
GSF: 4,650

Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Asphalt shingles

Structure/Foundation:
2-story wood framed structure with a mortared fieldstone foundation and a pitched asphalt-shingled roof. The building is currently under renovation and was not accessible during our investigation.

Façade/Walls:
Painted wood clapboard siding

Windows:
Double glazed, wood double hung windows.

Recommendations:

- None – Exterior has been recently renovated

Interior

The interior of the building consisted of wood studs at the time of the assessment.

Accessibility

Steps/ramp:
A new wooden handicapped ramp provides access to the main level of the building.

Recommendations:

- None

Mechanical

Ventilation:
Ventilation is provided by operable windows.

HVAC Controls:
The building has an electronic thermostat.

Cooling:
The building is not currently provided with cooling.

Heating:
The building is currently gutted and a gas fired direct vent furnace has been installed in the basement and roughed up through the first floor. There is currently no heat source for the upstairs. Unit is new.

Recommendations:

- Recommendations can be provided once a usage for the building has been determined.

Electrical

Electrical Service/Distribution
The building is served from the campus distribution system via a utility pole mounted transformer to a new Cutler-Hammer 200 amp, 120/240 volt, single phase, 3-wire, 42 circuit panelboard located in the northeast corner of the basement of the building.

Emergency Power/Lighting System:
None observed. Building is undergoing a complete renovation.

Fire Alarm System:
A new addressable EST2 fire alarm control panel has been installed. No other devices were observed. Building is undergoing a complete renovation.

Lighting System (including branch Wiring):
None observed. Building is undergoing a complete renovation.

Specialty Systems (clock, PA, Security, etc.):
None observed. Building is undergoing a complete renovation.

Tele/Data System:
None observed

Building is undergoing a complete renovation.

Exit Lights:
None observed. Building is undergoing a complete renovation.

Recommendations:

- No recommendation offered – building is being renovated.

Plumbing

Domestic Water:
The building's domestic system has been demolished back to its service entrance. It appears a new service has been brought to the building.

Storm:
The building has a conventional storm system with gutters & downspouts.

Sanitary:
The building's sanitary, waste and vent system has been demolished back to its service entrance.

Natural Gas:
The building is equipped with a 2" natural gas service and meter. The system supplies a gas fired furnace. The piping appears in good condition.

Fire Suppression:
The building is not equipped with a sprinkler system. It appears a new service has been brought to the building.

Recommendations:

- None

Building Name: 14 Cooperative Preschool

Original Construction Date: 1972
Previous Renovation Date:
Existing Programming: Classroom
GSF: 1,821

Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Pitched roof is sheathed in sheet metal.

Structure/Foundation:
1-story pre-engineered building constructed on a concrete slab-on-grade foundation.

Façade/Walls:
The exterior façade is sheathed in sheet metal.

Windows:
Double glazed in steel frame

Recommendations:

- Priority 3 – Address rust at exterior siding .
- Priority 2 – Rake out existing sealant joints and replace with new sealant.

Interior

Ceilings:
Exposed steel joists

Walls/Partitions:
Painted gypsum wall board – fair condition

Floors:
Vinyl composition tile – fair condition

Hazardous Materials:
None observed

Recommendations:

- Priority 4 – Upgrade interior finishes

Accessibility

Clearances:
Clearances are sufficient on exterior doorways.

Mechanical

Ventilation:
Ventilation to the building is provided by operable windows and a roof mounted exhaust fan.

HVAC Controls:
The building has a single electronic programmable thermostat to control the single zone of heating. Thru wall AC units are provided with unit mounted controls.

Cooling:
The building is provided with two thru wall AC units. Condition is good.

Heating:
Heating is provided by a zone of hot water baseboard presumably served from the adjacent Whipple Building. There is no boiler in this building. Condition of baseboard heat is generally good, however, enclosure in the bathroom is in poor condition.

Recommendations:

- Priority 1 – Corroded baseboard cover should be replaced immediately to avoid injury to children.

Electrical

Electrical Service/Distribution

Emergency Power/Lighting System:
Emergency battery units with emergency light heads.

Fire Alarm System:
The fire alarm system is connected to the site master system. Horn strobes & pull stations appear to be adequate. No smoke detectors were observed.

Lighting System (including branch Wiring):
Screw-in compact fluorescent lamps have been installed in fixtures. Lighting is controlled by local switching.

Specialty Systems (clock, PA, Security, etc.):
None observed

Tele/Data System (Cabling only):
There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 2 – Replace antiquated Federal Pacific main disconnect switch and panelboard.
- Priority 2 – Relocate electric meter to building exterior.
- Priority 1 – Install occupancy sensors in restrooms with passive infrared and ultrasonic type sensor.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.

Plumbing

Domestic Water:
Domestic water to the building is provided by one (1) ¾”-inch main that enters the building in the janitor’s closet. The service is equipped with a ¾”-inch gate valve. The piping appears in good condition.

Domestic hot water is provided by a 40-gallon electric water heater (240-v, 1-phase) located in the janitor’s closet. The heater appeared in good condition.

Storm:
The building has a conventional storm system with gutters & downspouts. The system appears in good condition.

Sanitary:

The building has a conventional sanitary, waste and vent system. The piping appears in good condition.

Natural Gas:

The building is not equipped with a natural gas system.

Fire Suppression:

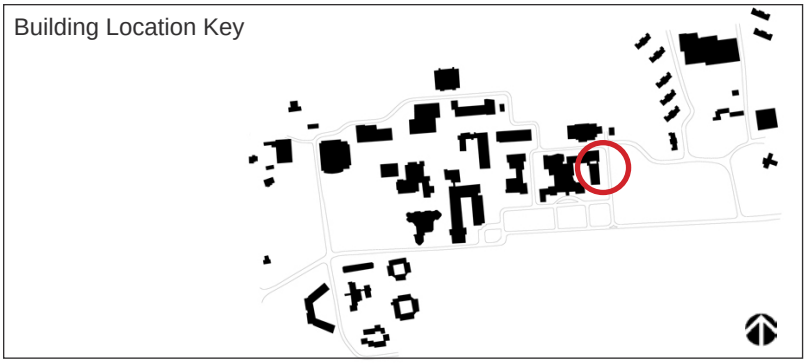
The building is not equipped with a sprinkler system.

Recommendations:

- None

Building Name: 15 John Nazarian Center for the Performing Arts

Original Construction Date: 1999
Previous Renovation Date:
Existing Programming: Performing Arts
GSF: 46,110



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Roofs were sheathed in plywood and covered in asphalt shingles.

Structure/Foundation:

2-story building, which rises approximately 4-stories in height over the main stage. The overall construction of the building encompassed a variety of framing techniques, such as; timber post and beam at the main entrance, elevated reinforced concrete bleachers supporting the main stages seating and balconies, structural steel trusses and beams at the south 2-story classroom wing, load bearing CMU walls, and steel joists supporting most flooring elements.

A full basement is located under the main stage. The southern wing of the building did not have a basement and was constructed on a concrete slab-on-grade foundation. The basement of the main wing was constructed with a concrete slab-on-grade and cast-in-place concrete foundation walls supporting steel joists with a metal pan decking and a concrete slab for the first floor framing.

Steel trusses or post and beam construction typically supported roof framing.

Façade/Walls:
Brick veneer throughout the main building, slate shingles at auditorium space.

Windows:
Double glazed in aluminum frames

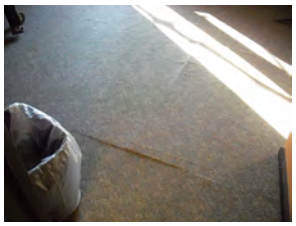
Recommendations:

- Priority 2 – Monitor substrate and verify the security of the slate sidewall shingles and repair if needed.
- Priority 2 – Investigate all main stage rigging supports to determine their load carrying capacity.
- Priority 4 – Repair or replace timber soffits.

Interior

Ceilings:
Many of the spaces within the building are exposed to the structure above. In general offices, classrooms and hallways have acoustical ceiling tiles and they are in good condition.

Walls/Partitions:
Painted concrete masonry units and painted gypsum wall board in good condition.



Floors:
Carpet and vinyl composition tile in good condition.

Doors:
Hollow metal doors and frames are in good condition.

Hazardous Materials:
None observed

Recommendations:

- Priority 4 – Maintain current interior finishes.

Accessibility

An accessible elevator is available to access all floors. The building is accessible from both the front and the rear of the building from grade. Accessible restrooms are provided.

Mechanical

Ventilation:
Ventilation to the building is provided a number of large Trane modular air handling units located in the lower level of the building.

HVAC Controls:
The building is tied into Seimens Campus Building Management System. It appears that local controls are a combination of pneumatic and electronic. Condition is good.

Cooling:

Cooling for the building is provided via large multi circuit direct expansion condensing units located at grade and piped to the large air handling units in the lower level. Cooling system is poor and should needs to be upgraded. Chilled water systems are in poor condition and need to be replaced.

Heating:

The building is provided with a high pressure steam service at 35 psi which is knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by a large steam converter and distributed to the various air handling units (AHU) by hot water pumps. Condition is good.

Recommendations:

- None

Electrical

Electrical Service/Distribution:

The building is served from a padmounted transformer. The padmount transformer is served from underground from the campus 4160 volt primary distribution system. The transformer reduces the voltage from 4160 volt to 480Y/277 volts, 3-phase, 4-wire. The main switchboard manufactured by General Electric has a 2000 amps main breaker and is located in the basement. A 225kVA step-down transformer provides 208Y/120 volt power for receptacles, etc.

Emergency Power/Lighting System:

Caterpillar #D200P1, 200kW emergency generator provides power for the building. The annunciator panel is located at the main entrance. There are (3) automatic transfer switches in the basement that provide emergency power to the building lighting system and addition equipment in the building. The automatic transfer switches are:

- ATS#1: 70 amps, 480Y/277 volts
- ATS#2: 400 amps, 480Y/277 volts
- ATS#3: 225 amps, 480Y/277 volts

Fire Alarm System:

There is an addressable Gamewell fire alarm control panel located at the main entrance. Master Box #4752. The fire alarm system appears to conform to current codes.

Lighting System (including branch Wiring):

There are fluorescent light fixtures in the building that are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):

There are none

Tele/Data System (Cabling only):

Data outlets are available in the office areas and at selected areas throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – All electrical equipment in this building and Dennis J. Roberts Hall - Administration needs to be clearly labeled to distinguish voltage sources and how each building is served.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.

Plumbing

Domestic Water:
Domestic water to the building is provided by one (1) 4-inch main that enters the building in a Mechanical Room in the basement. The service is equipped with a 4-inch gate valve. The piping distribution appears original to the building and is in good condition.

Domestic hot water for the John Nazarian Center for the Performing Arts has three (3) steam fired heat exchangers that supply hot water to the building.

Storm:
The building has a combination of conventional storm system with roof drains and internal rainwater conductors for flat roof areas and gutters & downspouts for sloped roof areas. The piping appears original to the building and is in good condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. The piping appears original to the building and is in good condition. Sewage from Whipple Hall is pumped to a sewage pit located in this building. The condition needs to be corrected.

Natural Gas:
The building is not equipped with a natural gas service.

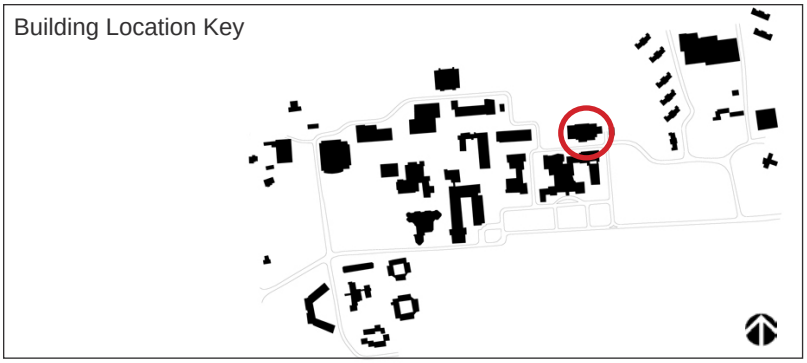
Fire Suppression:
Fire Protection is provided by a 6-inch main that enters a basement mechanical room. The system consists of a 30-hp fire pump, 6-inch double check valve assembly, wet alarm check valve and two (2) zone risers (one for Dennis J. Roberts Hall and one for the John Nazarian Center). The John Nazarian Center has sprinkler coverage throughout. All piping and components appear in good condition.

Recommendations:

- None

Building Name: 16 Lucius A. Whipple Hall

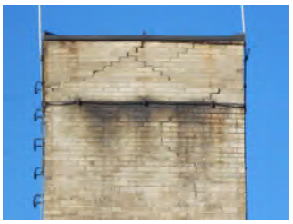
Original Construction Date: 1958
Previous Renovation Date: 1988
Existing Programming: Classrooms
GSF: 37,960



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

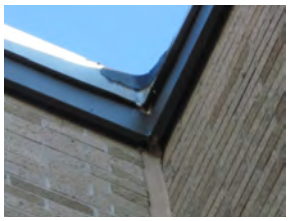
BUILDING SYSTEMS



Exterior

Roof:
Ballasted built-up roofing on the main 2–story building and torch down asphalt membrane roofing on the power plant roof. Roofing replacement to occur summer 2010.

Structure/Foundation:
2-story brick façade structure. The building is separated into two separate structures; the first is the main 2-story building housing office and classroom space and the second is the power plant, built mostly underground and houses the campus's heating systems.



The main structure was constructed on a slab-on-grade foundation supporting a structural steel frame, which is independent of the brick façade exterior walls. During an unknown renovation date the building was converted from a gymnasium into office/ classroom space. The newer construction is all steel framing supporting metal pan decking with a concrete slab for the second floor and metal decking at the roof. Steel joists bearing on steel w-shaped beams and columns support the second floor and roof.

The power plant appears to be independent of the main structure and was constructed mostly underground with a reinforced concrete frame.

Façade/Walls:
Pre-cast concrete panels and brick veneer

Windows:
Single glazed in aluminum frame storefront system

Recommendations:

- Priority 1 – Investigate and repair the cause of the ponding on the entrance roof.
- Priority 1 – Monitor the stairwell addition, as it appears to be settling and separating away from the building.
- Priority 1 – Repair and secure top of chimneystacks.
- Priority 2 – Monitor and repair the cracking in the concrete foundation at the northeast corner.
- Priority 1 – Replace roofing over entire building.

Interior

Ceilings:
Acoustical tile ceilings in fair condition

Walls/Partitions:
Painted concrete masonry units are in good condition and the painted gypsum wall board is in fair condition.

Floors:
Vinyl composition tile and carpeting in fair condition. Ceramic tile in the bathrooms in good condition.

Hazardous Materials:
None observed

Recommendations:

- Priority 3 – Replace acoustical ceiling tiles and support grid

Accessibility

Steps/ramp:
Accessible ramp provided. An elevator is provided to access all levels.

Clearances:
Available clearances comply with the ADA.

Mechanical

Ventilation:
Ventilation to the building is provided by small air handling units in mechanical closets.

HVAC Controls:
The building controls appear original and utilize pneumatics. No tie in to Seimens system was noted. System is a two pipe changeover system. Condition is poor.

Cooling:
Cooling for the building is provided by a chiller located in the boiler plant. A cooling tower is located on grade adjacent to the plant. Condition is fair.

Heating:
The building is provided with a high pressure steam service at 35 psi which is knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by a steam converter and distributed to the various fan coil and air handling units (AHU) by hot water pumps. Condition is poor.

The Whipple Building also houses the main steam plant for the campus. The steam plant consists of three 400HP water tube boilers. Steam is produced at 75 psi and then reduced to 35 psi for distribution to the campus steam network. Condition is good.

Recommendations:

- Priority 2 – The entire Whipple Hall system is in need of replacement.
- Priority 2 – Steam absorber is in poor condition and should be replaced.

Electrical

Electrical Service/Distribution:
The building is served from a padmounted transformer. The padmount transformer is served from underground from the campus 4160 volt primary distribution system. The transformer reduces the voltage from 4160 volt to 480Y/277 volts, 3-phase, 4-wire. The main switchboard manufactured by Square-D has an 800 amps main breaker and is located in the main boiler plant.

Emergency Power/Lighting System:
A 25kW emergency generator provides power for the buildings emergency lighting system and selected boiler room equipment.

Fire Alarm System:
There is a zone Gamewell Zans 400 fire alarm control panel located at the main entrance. Master Box #3925. The fire alarm system appears to conform to current codes.

Lighting System (including branch Wiring):
There are fluorescent light fixtures in the building that are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):
A key fob is required to access classrooms.

Tele/Data System (Cabling only):
Data outlets are available in the office areas and at selected areas throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 2 – The main switchboard appears to be original to the building. Replacement should be considered.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 4 – Lighting should be replaced with new energy efficient fixtures with updated switching & wall sensors.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 4 – The emergency generator service the building should be replaced.
- Priority 1 – Fire suppression needs to be installed in the stairwells.

Plumbing

Domestic Water:
Domestic water to the building could not be identified. Based on review of existing documents, it appears a 3” domestic water service enters the main steam plant and supplies Whipple Hall.

Domestic hot water for Whipple hall is generated from an 85-gallon, 208v, 9kW electric water heater located in the main steam plant. The water heater is 12 years old and appeared in fair condition.

Fire Suppression:
Fire Protection is provided by a 6-inch main that enters the rear of the building in a computer room. The system consists of a 6-inch gate valve and wet alarm check valve with no double check valve assembly. The building has sprinkler coverage throughout the first floor but no coverage in the stairwells or second floor.

Storm:

The building has a combination of conventional storm system with roof drains and internal rainwater conductors for flat roof areas and gutters & downspouts for sloped roof areas. The piping appears original to the building and is in good condition.

Sanitary:

Sewage from Whipple Hall is needs to be connected directly to the site sewage system. The connection at B-15 needs to be eliminated.

Natural Gas:

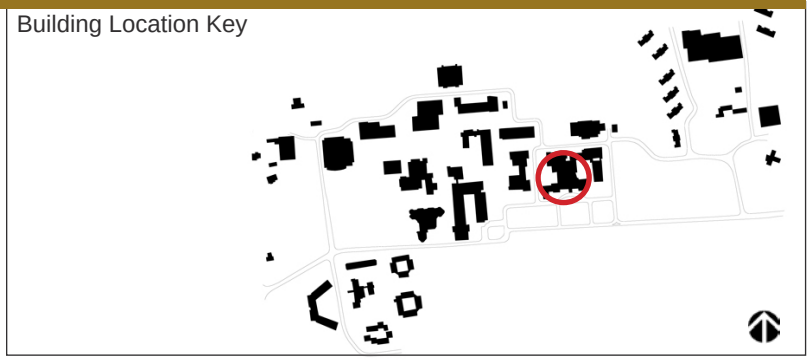
The main gas line to the boiler plant is a high volume service connection.

Recommendations:

- Priority 4 – The main shut-off valve should be tested to determine its functionality and replaced as required.
- Priority 4 – The existing electric domestic hot water heater should be tested to determine its functionality and commissioned/replaced as required.
- Priority 1 – Install fire service double check valve assembly.

Building Name: 17 Dennis J. Roberts Hall - Administration

Original Construction Date: 1958
Previous Renovation Date:
Existing Programming: Offices
GSF: 61,845



Prioritization Categories:

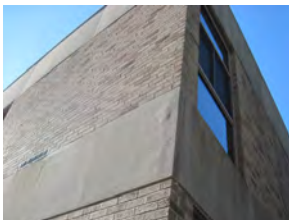
1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Dennis J. Roberts Hall - Administration was built in three different phases.

Exterior

Roof:
The roofs of the building are ballasted built-up tar supported on metal decking and a reinforced concrete slab over the main stage.



Structure/Foundation:
2-story brick and concrete panel façade building. The building was constructed on a concrete slab-on-grade foundation using multiple framing techniques.

The main stage located at the center of the building was constructed of a reinforced concrete frame with load bearing CMU walls supporting the reinforced concrete slab roof. The lower east wing appears to have been an addition constructed at an unknown time and made of structural steel framing with w-shaped beams, steel joists, and w-shaped and steel tubes for columns. Metal decking and concrete support the first floor and metal decking was used for the roof. The remaining wings of the building appear to be original and are framed with load bearing CMU corridor walls, reinforced concrete beams along the perimeter supported by lally columns, and concrete slabs on steel joists for flooring.

Façade/Walls:
Brick veneer and aluminum storefront system

Windows:
The central portion of the building has double glazed wood framed windows and single glazed aluminum storefronts. The wings of the building are constructed of double glazed aluminum storefront.

Recommendations:

- Priority 1 – Investigate all main stage rigging supports to determine their load carrying capacity.
- Priority 2 – Repair flaking architectural concrete façade panels.
- Priority 2 – Monitor and repair south entrance concrete retaining wall vertical crack.
- Priority 2 – Monitor and repair settlement cracks in the east wing back staircase.
- Priority 3 – Replace all single glazed storefront with new double glazed system.

Interior

Ceilings:
The majority of the ceilings are acoustical ceiling tile systems and are in fair condition. Plaster ceilings were observed in various locations and are in good condition. Painted gypsum board ceilings in the restrooms are in excellent condition. The ceilings in the main lobby contain asbestos. The ceilings will have to be removed if any future projects occur in this area.

Walls/Partitions:
Exposed brick wall surfaces are in good condition. Painted gypsum wall board partitions are in good condition.

Floors:
Vinyl composition tile in the corridors is in good condition. The carpeting in the offices is in excellent condition in the Alumni office and in fair condition elsewhere.

Doors:
Wood doors are in fair condition.

Hazardous Materials:
Vinyl asbestos tile observed
Asbestos ceilings

Recommendations:

- Priority 4 – Remove all vinyl asbestos tile as part of any renovation project in immediate vicinity of tiles
- Priority 4 – Upgrade interior finishes

Accessibility

Steps/ramp:

The building is accessible from both the front and rear of the building from grade. A wheel chair lift is provided to the lower level and is in need of replacement.

Clearances:

Clearances comply with the ADA.

Recommendations:

- Priority 4 – Provide an elevator at the auditorium end of the building, due to long travel distances required to access the single elevator.

Mechanical

Ventilation:

Ventilation to the building is provided by four large air handing units in the auditorium. Units are original to the building. The air handling unit for the Forman Theatre needs to be replaced.

HVAC Controls:

The building controls appear original and utilize pneumatics. No tie in to Seimens system was noted. System is a two pipe changeover system. Condition is poor.

Cooling:

Cooling for the building is provided by a small split system chiller located in the upper level mechanical room with exterior roof mounted condenser. Chilled water pumps distribute the chilled water to the air handling units for the Roberts Theatre. Condition is poor. The DX units in the northwest area of the building need to be replaced with a more efficient cooling system.

Heating:

The building is provided with a high pressure steam service at 35 psi which is knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by a steam converter and distributed to the various air handling units (AHU) by hot water pumps. Condition is poor.

Recommendations:

- Priority 2 – The entire Roberts Theatre system is in need of replacement. All equipment has exceeded normal useful life expectancies by at least 20 years.

Electrical

Electrical Service/Distribution:

The building is served from a padmounted transformer. The padmount transformer is served from underground from the campus 4160 volt primary distribution system. The transformer reduces the voltage from 4160 volt to 208Y/120 volts, 3-phase, 4-wire. The main switchboard has a 400 amps main breaker and is located in an electric room on the ground floor.

Emergency Power/Lighting System:
A 500kW emergency generator & 1000 amp automatic transfer switch provides power both life safety and all but cooling equipment to the building.

Fire Alarm System:
Appears to be connected to the John Nazarian Center for the Performing Arts.

Lighting System (including branch Wiring):
There are fluorescent light fixtures in the building that are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):
There are none.

Tele/Data System (Cabling only):
Data outlets are available in the office areas and at selected areas throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – All electrical equipment in this building and the Nazarian Center needs to be clearly labeled to distinguish voltage sources and how each building is served.
- Priority 3 – All electrical equipment in this building that is no longer in service should be labeled as such and be scheduled for removal.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.

Plumbing

Domestic Water:
Domestic water to the building is provided by one (1) 4-inch main that enters the building in a Mechanical Room in the basement. The service is equipped with a 4-inch gate valve that appears original to the building. The piping distribution appears mostly original to the building and is in fair condition. A concern is the functionality of any isolation valves.

Domestic hot water for the Dennis J. Roberts Hall is provided by multiple sources. The building has one (1) steam fired heat exchanger located in a basement mechanical room that has recently been replaced and in good condition. The new steam fired heat

exchanger and associated piping has not been re-insulated. The building has two (2) 60-gallon electric water heaters that supply hot water to the theatre dressing rooms.

Storm:

The building has a combination of conventional storm system with roof drains and internal rainwater conductors for flat roof areas and gutters & downspouts for sloped roof areas. The piping appears original to the building and is in fair condition. The system includes a simplex sump pump located in a basement mechanical room. The pump appears old and has most likely reached its estimated life expectancy.

Sanitary:

The building has a conventional sanitary, waste and vent system. The piping for the Dennis J. Roberts Hall appears original to the building and is in fair condition. The system includes a duplex sewage ejector located in a basement mechanical room. The sewage ejector appears to have been recently replaced and in good condition.

Natural Gas:

The building is not equipped with a natural gas service.

Fire Suppression:

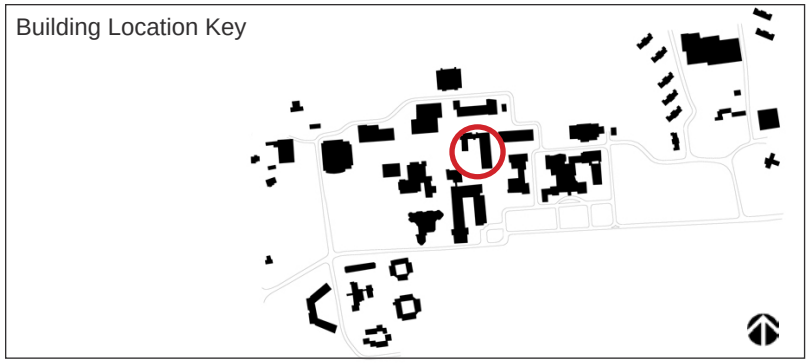
Fire Protection is provided from the John Nazarian Center and has limited sprinkler coverage in the Shop and Theatre space. All piping and components appear in good condition.

Recommendations:

- Priority 4 – The main shut-off valve should be tested to determine its functionality and replaced as required.
- Priority 1 – The new steam fired heat exchanger and associated piping should be re-insulated.
- The storm system sump pump should be tested to determine its functionality and commissioned/replaced as required.
- The existing steam fired domestic hot water heat exchangers should be tested to determine their functionality and commissioned/replaced as required.

Building Name: 20 Craig-Lee Hall

Original Construction Date: 1958
Previous Renovation Date: 1973
Existing Programming: Classrooms
GSF: 80,352



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Ballasted Built-up tar roof on metal decking at 5-story wing and EPDM membrane roofing at 3-story wing.

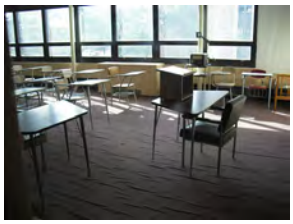
Structure/Foundation:
3 & 5-story brick and glass curtain façade building. Both wings of the building have a full basement constructed of a reinforced concrete frame. The east wing of the building was constructed entirely of a reinforced concrete frame supporting precast concrete panel decks at each floor level. The humanities wing constructed in 1973 of reinforced concrete beams and columns with CMU infill walls along corridors. CMU infill walls support steel bar-joists at exterior classrooms bearing on reinforced concrete beams on steel lally columns at exterior glass curtain walls. Steel bar-joists support a metal pan decking with a concrete slab.

Façade/Walls:
Brick veneer

Windows:
Double glazed with aluminum framed windows (old) and curtain wall (new)

Recommendations:

- Priority 2 – Repair the spalled concrete and exposed reinforcement on the underside of the east side elevated walkway adjacent to the building.
- Priority 4 – Remove vegetation from brick façade.
- Priority 3 – Rake out sealant joints and provide new sealant at expansion joint and windows.



Interior

Ceilings:

Acoustical ceiling tiles throughout west wing of the building are showing their age and are in generally poor condition. Plaster ceilings in the old building (east wing) are in fair condition.

Walls/Partitions:

Painted gypsum wall board partitions are in generally fair condition.

Floors:

Carpeting in classrooms, hallways is in poor condition.

Doors:

Hollow metal doors and frames in older portion of the building are in poor condition. Wood doors and frames in new wing are in fair condition.

Hazardous Materials:

None observed

Recommendations:

- Priority 2 – Replace all ceiling grid and tiles throughout both wings of the building.
- Priority 2 – Replace all carpeting throughout both wings of the building.
- Priority 4 – Upgrade all interior finishes.

Accessibility

Steps/ramp:

The building is accessible from both the front and rear at grade.

Clearances:

The accessible bathroom does meet the required 5’ diameter clear area for turning.

Recommendations:

- Priority 1 – Modify accessible bathroom to provide minimum clearances.
- Priority 4 – Provide an elevator in the 3-story addition to reduce required travel distance for handicapped.

Mechanical

The Craig-Lee Hall was built in two pieces approximately 20 years apart. The older portion of the building was upgraded at the time of the 1977 addition.

Ventilation:
The older building is provided with ventilation by four units located on the roof of the building and feeding down through the building with distribution ductwork. The newer building is provided with ventilation from air handling units on each floor drawing outside air through louvers through the exterior of the building.

HVAC Controls:
The original pneumatic controls system has been tied into the newer Siemens Campus Building management system. Condition is fair to poor.

Cooling:
The building is equipped with a Trane electric screw chiller located in the basement of the new addition. This chiller serves the eight AHUs and rejects heat through a cooling tower on the roof. The cooling tower appears to be recently replaced. The chilled water pumps are located in the basement; currently one of the pumps is missing.

Heating:
The building is provided with two high pressure steam services at 35 psi which is knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by steam converters and distributed to the various air handling units (AHU) by hot water pumps. Condition is poor.

Recommendations:

- Priority 4 – The entire system in the older portion of the building (with the exception of the rooftop units) is in need of replacement. All equipment has exceeded normal useful life expectancies by at least 20 years.
- Priority 2 – The systems in the newer portion of the building are approximately 30 years old. Chiller, pumps, steam traps, bearings and other high wear components of the system should be evaluated and replaced as necessary.

Electrical

New

Electrical Service/Distribution:
The building is served from a padmounted transformer. The padmount transformer is served from underground from the campus 4160 volt primary distribution system. The transformer reduces the voltage from 4160 volt to 208Y/120 volts, 3-phase, 4-wire. The main switchboard manufactured by Federal Pacific is rated for 1600 amps and is located in the basement.

Emergency Power/Lighting System:

A 45kW Kohler natural gas emergency generator provides power for the emergency lighting system. Power feed through the main electric room underground to the Henry Barnard School and Arts Center. The condition needs to be corrected.

Fire Alarm System:

There is a Simplex conventional fire alarm panel. Master Box #1951.

Lighting System (including branch Wiring):

There are fluorescent light fixtures in the building that are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):

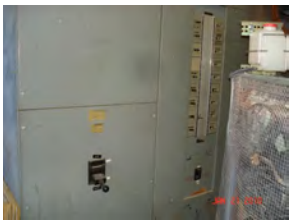
There are none.

Tele/Data System (Cabling only):

Data outlets are available in the office areas and at selected areas throughout the building. WiFi appears to be available throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:

Exit signs with battery back-up are illuminated and appear to be adequate.



Recommendations:

- Priority 4 – Lighting in the building appears to be original. Replacement with new fixtures with energy efficient lamps & ballasts will reduce electrical consumption.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.

Old

Electrical Service/Distribution:

Indoor dry-type transformer (4160 volt to 208Y/120) volts provides power to this portion of the building. Transformer requires evaluation.

Emergency Power/Lighting System:

There is no emergency generator or power to this portion of the building. There is no emergency lighting system.

Fire Alarm System:

Appears to be connected to the new portion of the building..

Lighting System (including branch Wiring):
There are fluorescent light fixtures in the building that are controlled by wall switches. Motion sensors appear to have been installed in a limited number of classrooms. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):
There are none.

Tele/Data System (Cabling only):
Data outlets are available in the office areas and at selected areas throughout the building. WiFi appears to be available in the classrooms. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Provide emergency battery units with remote heads to bring the building into life safety code compliance for emergency lighting.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 4 – Lighting in the building that is original should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 1 – The main electrical gear in this building has outlived its useful life. The main electric room does not meet the spacial requirements outlined in NEC-2008, Art.110.26.
- Priority 4 – Replace the indoor dry-type transformer.

Plumbing

ORIGINAL BUILDING

Domestic Water:
Domestic water to the building is provided by one (1) 3-inch main that enters the building in a Mechanical Room in the basement. The service is equipped with a 3-inch gate valve that appears original to the building. The piping distribution appears mostly original to the building and is in fair condition. A concern is the functionality of any isolation valves.

Domestic hot water is provided by one (1) domestic hot water storage tank. The tank includes a steam fired heat exchanger as its heating source. The tank and steam fired heat exchanger appears old and has most likely reached its estimated life expectancy.

Storm:
The building has a conventional storm system with roof drains and internal rainwater conductors. The piping appears original to the building and is in fair condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. The piping appears original to the building and is in fair condition.

Natural Gas:
The building is equipped with a natural gas service and meter the supply a back-up generator located in the mechanical room.

Fire Suppression:
The building is not equipped with a sprinkler system.

Recommendations:

- Priority 4 – The main shut-off valve should be tested to determine its functionality and replaced as required.
- Priority 4 – The existing steam fired domestic hot water heat exchanger should be tested to determine its functionality and commissioned/replaced as required.
- Priority 1 – Sewage ejector pumps appear to act as sump pumps during heavy rains. This condition needs to be investigated and corrected.

NEW BUILDING

Domestic Water:
Domestic water to the building is provided by one (1) 3-inch main that enters the building in a Mechanical Room in the basement. The service is equipped with a 3-inch gate valve that appears original to the building. The piping distribution appears mostly original to the building and is in fair condition. A concern is the functionality of any isolation valves.

Domestic hot water is provided by one (1) steam fired heat exchanger located in the mechanical room. The steam fired heat exchanger appears old and has most likely reached its estimated life expectancy.

Storm:
The building has a conventional storm system with roof drains and internal rainwater conductors. The piping appears original to the building and is in fair condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. The piping appears original to the building and is in fair condition. The system includes a duplex sewage ejector located in a basement mechanical room. The pump appears old and has most likely reached its estimated life expectancy.

Natural Gas:

The building is not equipped with a natural gas service.

Fire Suppression:

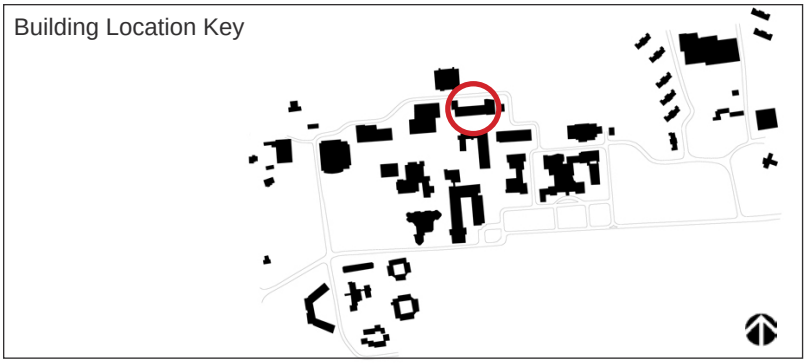
The building is not equipped with a sprinkler system.

Recommendations:

- Priority 4 – The main shut-off valve should be tested to determine its functionality and replaced as required.
- Priority 4 – The sanitary sewage ejector should be tested to determine its functionality and commissioned/replaced as required.
- Priority 4 – The existing steam fired domestic hot water heat exchanger should be tested to determine its functionality and commissioned/replaced as required.

Building Name: 21 John Clarke Science Building

Original Construction Date: 1966
Previous Renovation Date:
Existing Programming: Laboratories
GSF: 43,126



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Greenhouse:
Many of the windows in the greenhouse are inoperable and should be repaired. Many glazing panels are broken or missing and need replacement.

Roof:
The roof is ballasted built-up tar on the main building and torch down asphalt on the auditorium. The auditorium roof had been leaking and was replaced within the last eight months.

Structure/Foundation:
2-story building was constructed on a concrete foundation system, which includes concrete foundation walls, piers, and concrete beams and slabs. The north side of the building is used as a loading dock area. The south side of the loading dock area has a large retaining wall supporting a cantilevered concrete staircase.

The upper floors of the building are framed with steel beams and columns supporting steel bar-joists. The first floor is a reinforced concrete slab with the second floor a metal deck and concrete slab. The roof is supported on a metal decking and steel bar-joists.

Façade/Walls:
Brick veneer

Windows:
Single glazed with aluminum frames

Recommendations:

- Priority 1 – Remove and replace the elevated concrete staircase on the north side of the building, due to its failed condition.
- Priority 2 – Alleviate ponding issue in the valley on the lower roof structure.
- Priority 3 – Monitor and repair cracking along the concrete foundation walls.
- Priority 2 – Replace all single glazed windows with new double glazed.

Interior

Ceilings:
Acoustical ceiling tile is in poor condition.

Walls/Partitions:
Painted concrete masonry units are in fair condition.

Floors:
Vinyl composition tile is in poor condition. Vinyl asbestos tile in the corridors are in poor condition. Ceramic tile in the restrooms is in good condition.

Doors:
Hollow metal doors and frames are in poor condition.

Hazardous Materials:
Vinyl asbestos tile

Recommendations:

- Priority 2 – Replace all acoustical tile ceilings and grid with new.
- Priority 2 – Replace all damaged hollow metal doors and frames.
- Priority 4 – Remove all vinyl asbestos tile as part of any renovation project in immediate vicinity of tiles.
- Priority 4 – Upgrade all interior finishes.

Accessibility

The building is accessible and accessible restrooms are provided.

Mechanical

Ventilation:
The building is supplied with ventilation air by unit ventilators with outside air louvers as well as by three ducted AC units. Condition is poor.

HVAC Controls:

The original pneumatic controls system has been tied into a newer Landis & Gyr control panel that we are assuming is tied into the Campus Building management system. System is a two pipe changeover type. Condition of pneumatics is poor.

Cooling:

The building is equipped with a Trane Electric reciprocating chiller located in the basement of the building. This chiller is original to the building and serves the eight AHUs and rejects heat through a cooling tower on the roof. The cooling tower appears original and is corroded beyond recognition. The chilled water pumps are located in the basement and are also original; it is apparent that the motors of both pumps have been changed. Condition of the original equipment is poor.

Heating:

The building is provided with a high pressure steam service at 35 psi which is knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by steam converters and distributed to the various air handling units (AHU) by hot water pumps. Condition is poor.

Recommendations:

- Priority 4 – The entire system is in need of replacement. All equipment has exceeded normal useful life expectancies by at least 10 years.

Electrical

Electrical Service/Distribution:

Power to the building is provided by two (2) indoor oil filled transformers. These transformers should be replaced with indoor dry-type. Unit substation #1 is 225 kVA, 4160 volt to 208Y/120 volts, 3-phase, 4-wire with an 800 amp main breaker. Unit substation #3 is 225 kVA, 4160 volt to 480Y/277 volts with a 400 amp main breaker. Power within the building is distributed to lighting and power panelboards throughout the building. Unit substation #1 is in good condition. Unit substation #2 appears to be original to the building. The remainder of the panels appear to be original to the building.

Emergency Power/Lighting System:

A new 250kW Kohler generator provides emergency power & lighting to the building. There is a generator annunciator panel located at the main entrance to the building. The emergency lighting system appears to be connected to the generator.

Fire Alarm System:

An addressable FCI fire alarm control panel and associated devices are located throughout the building. Master Box #1944.

Lighting System (including branch Wiring):

Lighting fixtures & fluorescent lamps are controlled by wall switches. Except for the facilities offices on the second floor, all fixtures & lamping appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):
There appear to be none.

Tele/Data System (Cabling only):
Data outlets are available in the office areas and at selected areas throughout the building. WiFi appears to be available throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 4 – Lighting original to the building should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.

Plumbing

Domestic Water:
Domestic water to the building is provided by one (1) 4-inch main that enters the building in a crawl space in the basement. It is assumed that the service is equipped with a 4-inch gate valve that would be original to the building. The piping distribution appears mostly original to the building and is in fair condition. A concern is the functionality of any isolation valves.

Domestic hot water is provided by a domestic hot water storage tank. The tank includes a steam fired heat exchanger as its heating source. The storage tank appears in good condition.

Storm:
The building has a conventional storm system with roof drains and internal rainwater conductors. The piping appears original to the building and is in fair condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. The piping appears original to the building and is in fair condition.

Natural Gas:
The meter is for an auxiliary gas supply that serves the campus dining hall, arts center and natural gas generators. This service does not supply gas heating equipment.

Fire Suppression:

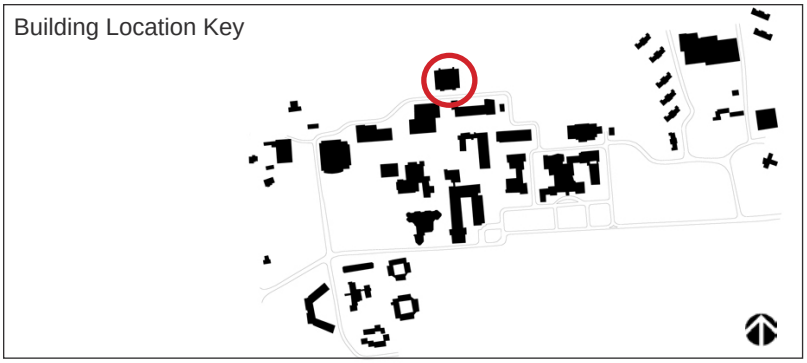
The building is not equipped with a sprinkler system.

Recommendations:

- Priority 4 – The main shut-off valve should be tested to determine its functionality and replaced as required.

Building Name: 22 John E. Fogarty Life Science Building

Original Construction Date: 1977
Previous Renovation Date:
Existing Programming: Classrooms
GSF: 55,924



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Ballasted built up tar roofing

Structure/Foundation:
3-story brick and concrete façade building. The building was constructed on a hill causing the concrete slab-on-grade foundation to step up. The superstructure of the building is a reinforced concrete frame with reinforced concrete floors. The roof is supported on a reinforced slab.

Façade/Walls:
Brick veneer

Windows:
Double glazed with aluminum frames

Recommendations:

- Priority 2 – Monitor and repair the settlement issues associated with the eastern end of the building, which is supported on the stepped foundation.
- Priority 3 – Remove vegetation from the façade.
- Priority 3 – Repair areas of excessive erosion, pop out, and cracking in the concrete building frame.
- Priority 3 – Rake out all existing sealant joints and replace with new sealant.

Interior

Ceilings:
Acoustical ceiling tiles and grid were replaced recently and are in excellent condition.

Walls/Partitions:

Painted gypsum wall board and painted concrete masonry units are in fair condition.

Floors:
Carpeting is in poor condition.

Doors:
Wood door with hollow metal frames are in poor condition.

Hazardous Materials:
None observed

Recommendations:

- Priority 2 – Upgrade all interior finishes.
- Priority 2 – Replace all damaged doors and frames.

Accessibility

Steps/ramp:
The building is accessible on the lower level from grade. An elevator is provided to access all levels.

Clearances:
Accessible restroom does not have required turn around clearances.

Recommendations:

- Priority 1 – Modify existing restroom to comply with the ADA clearances

Mechanical

Ventilation:
The building is supplied with ventilation air by 4 large Mammoth rooftop units with hot and chilled water coils. The building is at an extreme negative pressure as sensed at any of the doors.

HVAC Controls:
The original pneumatic controls system has been tied into a newer Siemens control panel that we are assuming is tied into the Campus Building management system. Condition of pneumatics is poor.

Cooling:
The building is equipped with a Thermax Absorption chiller located in the lower level of the building. This chiller is original to the building and serves the four AHUs and rejects heat through a cooling tower located at the rear of the building. Roof top units need to be re-sealed. The cooling tower and all condenser water piping appears new. Condition of the original equipment is poor. The use of glycol in the cooling tower should be investigated.

Heating:
The building is provided with a high pressure steam service at 35 psi which is knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by steam converters and distributed to the various air handling units (AHU) by hot water pumps. Condition is poor. There is no baseboard heat in this building. All heating is provided by the existing air handling units and is not adequate for the perimeter of the building.

Recommendations:

- Priority 2 – The systems are approximately 30 years old. Chiller, pumps, steam traps, bearings and other high wear components of the system should be evaluated and replaced as necessary.
- Priority 4 – Systems should be scheduled for replacement as budget allows.
- Priority 1 – The negative pressure issue should be investigated and resolved.

Electrical

Electrical Service/Distribution:
The building is served from a padmounted transformer. The padmount transformer is served from underground from the campus 4160 volt primary distribution system. The transformer reduces the voltage from 4160 volt to 208Y/120 volts, 3-phase, 4-wire. The main switchboard manufactured by Square-D is rated for 1400 amps and is located in the basement.

Emergency Power/Lighting System:
There are (2) emergency generators serving the building. One is 300 kW with a 1000 amp automatic transfer switch. The second is a 100kW generator with a 225 amp

automatic transfer switch. Both provide 208Y/120 volt emergency power to the entire building and lighting system. The annunciator panel is located at the main entrance to the building.

Fire Alarm System:
There is a Simplex fire alarm panel located in the main electric room. Master Box #1946.

Lighting System (including branch Wiring):
There are fluorescent light fixtures in the building that are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):
There are none.

Tele/Data System (Cabling only):
Data outlets are available in the office areas and at selected areas throughout the building. WiFi appears to be available throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 4 – Lighting original to the building should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 4 – All electrical equipment should be labeled.

Plumbing

Domestic Water:
Domestic water for the building is provided by one (1) combination 6-inch water main that enters the building in a Mechanical Room. The service is equipped with a 3-inch tee to supply domestic water to the building. The domestic water service is equipped with a 3-inch gate valve that appears original to the building. The piping distribution for the building appears mostly original to the building and is in good condition.

Domestic hot water is provided by one (1) steam fired heat exchanger located in the mechanical room. The steam fired heat exchanger appears old and has most likely reached its estimated life expectancy.

Storm:

The building has a conventional storm system with roof drains and internal rainwater conductors. The piping appears original to the building and is in good condition.

Sanitary:

The building has a conventional sanitary, waste and vent system. The piping appears original to the building and is in good condition.

Natural Gas:

The building is equipped with a 2" natural gas service and meter the supply a back-up generator located in the mechanical room. The building also appears to be equipped with a propane gas service located in the north-west corner of the building. No propane tank was identified (possible below tank installation).

Fire Suppression:

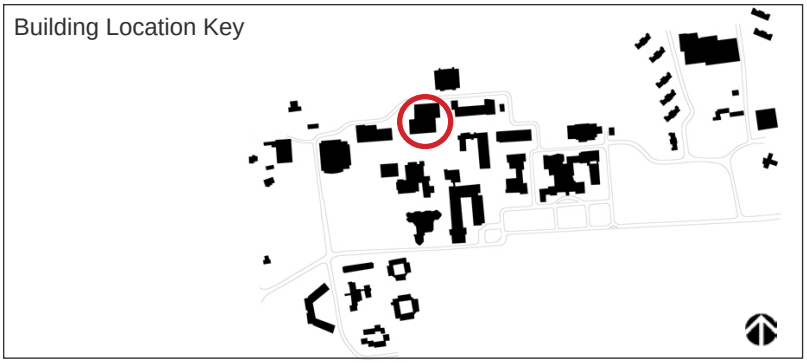
Fire Protection is provided by four (4) 6-inch mains that enter each corner of the building. The building does not have sprinkler coverage. Each service supplies a standpipe riser with fire department valves located on each level within each stairwell. All piping and components appear in good condition.

Recommendations:

- Priority 4 – The main shut-off valve should be tested to determine its functionality and replaced as required.
- Priority 4 – The existing steam fired domestic hot water heat exchanger should be tested to determine its functionality and commissioned/replaced as required.

Building Name: 23 James P. Adams Library

Original Construction Date: 1966
Previous Renovation Date:
Existing Programming: Library
GSF: 103,178



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Both roofs are ballasted built-up tar with patches of torched down asphalt.

Structure/Foundation:
2 & 3-story slate and concrete façade building. The building was originally constructed with a full basement partially accessible to the north. A 3-story addition was constructed to the north end of the building on a concrete slab-on-grade foundation. Both the original construction and addition are reinforced concrete frame and waffle slab floors.

Façade/Walls:
Slate veneer

Windows:
Single glazed fixed with wood frames

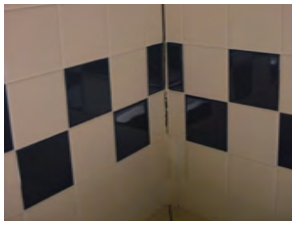
Recommendations:

- Priority 1 – Re-mortar, refasten, and/or replace slate façade.
- Priority 2 – Identify and repair roof leaks.
- Priority 3 – Repair areas of erosion, pop out, and cracking on concrete building frame.
- Priority 3 – Monitor observed deflections between the original building and addition.
- Priority 2 – Re-stain or replace window frames.

Interior

Ceilings:
Acoustical ceiling tile in good condition

Walls/Partitions:
Painted concrete masonry units and painted gypsum wall board are in good condition. The ceramic tile in the restrooms is in good condition. The lower level areas where water damage has occurred are in need of repair.



Floors:
Carpeting on the lower levels is in poor condition. The quarry tile in the restrooms is in good condition.

Recommendations:

- Priority 2 – Replace all carpeting.
- Priority 2 – Remove and replace water damaged gypsum wall board on the lower level.

Accessibility

Steps/ramp:
The building is accessible in the front via accessible ramp. Elevators provide access to all levels.

Clearances:
Adequate clearances are provided.

Mechanical

Ventilation:
Ventilation for the building is provided by multiple multizone air handling units. Multizone units appear to have been retrofitted in the 70's.

HVAC Controls:
The original pneumatic controls system has been tied into a newer Siemens control panel that we are assuming is tied into the Campus Building management system. Condition of pneumatics is poor.

Cooling:

The building is equipped with a newer Trane Centrifugal chiller located in the lower level of the building. The loading on the building chiller is 10 years old and has a measured maximum demand of only 20%. This chiller serves the multiple multizone AHUs and rejects heat through a new cooling tower with stainless steel base located on the roof of the building. Condition of the original equipment is poor.

Heating:

The building is provided with a high pressure steam service at 35 psi which is knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by steam converters and distributed to the various air handling units (AHU) and fan coils by hot water pumps. Condition is poor.

Recommendations:

- Priority 4 – All original components are in need of replacement (steam/ HW). Multizone units installed in the 70's are also due for replacement. All equipment has exceeded normal useful life expectancies by 10 to 20 years.
- Priority 4 – Humidification systems should be installed to help preserve the books stored here in the Library.

Electrical

Electrical Service/Distribution:

There are to (2) services to the building: Service #1 is a 300kVA indoor dry-type transformer (4160 volts to 208Y/120 volts) serving a 600 amp main distribution panel with a 600 amp main breaker. Service #2 is from a padmounted transformer to a 2000 amp, 208Y/120 volt switchboard with a 1600 amp main breaker. There is also a 700 amp breaker on this service dedicated to the building fire pump.

Emergency Power/Lighting System:

There is an emergency generator located on the roof of the building. The generator appears to be original to the building. The 400 amp automatic transfer switch is located in the main electric room. It appears that the building emergency lighting system is served from the generator and emergency battery units with remote heads.

Fire Alarm System:

A new addressable FCI fire alarm control panel and associated devices are located throughout the building. The fire alarm control panel is located in the basement adjacent to the main electric room. Master Box #1943.

Lighting System (including branch Wiring):

Fluorescent Lighting fixtures appear to be relatively new and are controlled by wall switches.

Specialty Systems (clock, PA, Security, etc.):

None observed

Tele/Data System (Cabling only):
Data outlets are available throughout the building. There appears to be limited WiFi available in the building. This system appears to be adequate for this building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 4 – Replace the emergency generator.
- Priority 2 – The fire alarm control panel is addressable; however the initiating and notification devices are conventional. These need to be replaced with fully addressable devices.
- Priority 2 – The roof top emergency generator has outlived its useful life. It needs to be replaced and relocated to the ground.

Plumbing

Domestic Water:
Domestic water to the building is provided by one (1) 3-inch main that enters the building in a Mechanical Room in the basement. The service is equipped with a 3-inch gate valve that appears original to the building. The piping distribution appears mostly original to the building and is in fair condition. A concern is the functionality of any isolation valves.

Domestic hot water is provided by one (1) steam fired heat exchanger located in the mechanical room. The steam fired heat exchanger appears old and has most likely reached its estimated life expectancy.

Storm:
The building has a conventional storm system with roof drains and internal rainwater conductors. The piping appears original to the building and is in fair condition. The system includes a simplex sump pump located in a basement mechanical room. The pump appears old and has most likely reached its estimated life expectancy.

Sanitary:
The building has a conventional sanitary, waste and vent system. The piping appears original to the building and is in fair condition.

Natural Gas:

The building is equipped with a 2” natural gas service and meter.

Fire Suppression:

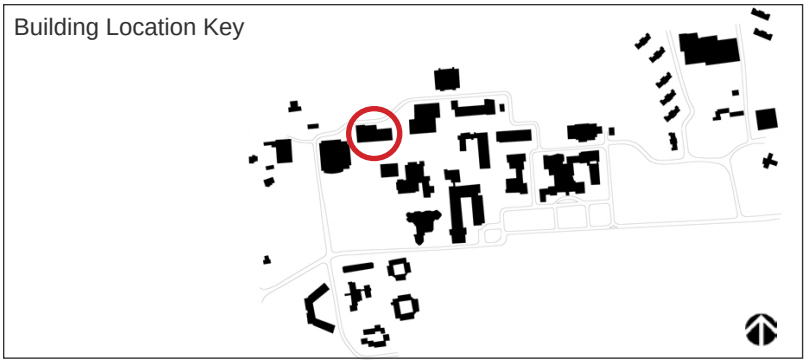
Fire Protection is provided by an 8-inch main that enters a basement mechanical room. The system consists of a 40-hp fire pump that supplies a standpipe system. The building does not have sprinkler coverage. The fire pump was leaking. All other piping and components appear in good condition.

Recommendations:

- Priority 4 – The main shut-off valve should be tested to determine its functionality and replaced as required.
- Priority 4 – The storm system sump pump should be tested to determine its functionality and commissioned/replaced as required
- Priority 4 – The existing steam fired domestic hot water heat exchanger should be tested to determine its functionality and commissioned/replaced as required.
- Priority 1 – Repair leak on fire pump.
- Priority 1 – Rain leaders appear to be connected to sanitary drains. This condition needs to be investigated and corrected.

Building Name: 24 William C. Gaige Hall

Original Construction Date: 1967
Previous Renovation Date:
Existing Programming: Classrooms/Data Center
GSF: 62,952



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
The auditorium roof is a ballasted builtup and is two to three years old. The remaining roofs are torch down asphalt

Structure/Foundation:
3-story brick façade building. The building was constructed with a concrete slab-on-grade foundation and a full basement. A structural steel frame supports metal decking and concrete slab floors on steel bar-joists. The roof is supported a on a metal deck and steel bar-joists.

Façade/Walls:
Brick veneer and single glazed with aluminum frame storefront system. Sealant at the expansion joints has been recently replaced.

Windows:
Double glazed, double hung aluminum frame

Recommendations:

- Priority 3 – Brick façade expansion joints around the perimeter of the building have been recently replaced, but our site observations shows that the replaced sealant appears to be the wrong material and should be completely removed and replaced with the proper sealant.
- Priority 4 – The front entrance slab has settled and should be monitored for additional movement.
- Priority 2 – Rake out all existing exterior sealant joints at the windows and storefront and replace with new sealant.

Interior

Ceilings:

Acoustical ceiling tiles – poor condition

Walls/Partitions:

Painted gypsum wallboard and painted concrete masonry units – fair condition

Floors:

Carpeting – fair condition. New carpeting installed in the lower level A/V room. Raised access floor in the server room – good condition.

Doors:

Wood doors in hollow metal frames

Hazardous Materials:

Vinyl asbestos tile

Recommendations:

- Priority 2 – Replace all acoustical tile ceilings and grid with new.
- Priority 4 – Remove all vinyl asbestos tile as part of any renovation project in immediate vicinity of tiles.
- Priority 4 – Upgrade all interior finishes.

Accessibility

Steps/ramp:

The first floor of the building is accessible via an accessible ramp. The lower level is accessible from grade. An elevator provides access to the upper levels. A stair lift to the lower level is inoperable.

Recommendations:

- Priority 1 – Repair / replace stair lift to lower level.

Mechanical

Gauge Hall consists of East and West buildings each provided with their own chillers, steam services and air handling systems. The natural gas meter is for an auxiliary gas supply that serves the campus dining hall, arts center and natural gas generators. This service does not supply gas heating equipment.

Ventilation:

- The east building is set up for offices on the front side and classrooms on the back side of the building. As such the front side is served with floor mounted fan coils and the back side is served by floor mounted unit ventilators. Air is drawn through exterior louvers behind each terminal unit.
- The west building is served by multizone units located in the basement. Air is drawn through exterior louvers.
- The condition of terminal units is generally poor.

HVAC Controls:

The original pneumatic controls system has not yet been tied into the Campus Building management system. Condition of pneumatics is poor.

Cooling:

The building is equipped with Trane Absorption chillers located in the East and West basements. These chillers serve each side of the building; fan coils and UVs on the east side and multizone units on the west side. There is a cooling tower on each side of the building. The east side unit is about 15 years old and the west side unit looks older. The computer data center is located in the West building and is served by four brand new (2009) Trane split system DX units. Condition of the original equipment is poor.

Heating:

The building is provided with two high pressure steam services at 35 psi which are knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by steam converters and distributed to the various air handling units (AHU) and fan coils by hot water pumps. Condition is poor.

Recommendations:

- Priority 4 – All original components are in need of replacement (steam/ HW). Multizone units installed in the 70's are also due for replacement. All equipment has exceeded normal useful life expectancies by 10 to 20 years.

Electrical

William C. Caige Hall-East

Electrical Service/Distribution:

An outdoor padmounted transformer provides power to indoor switchgear located in basement of the building. A main breaker provides 208Y/120 volt power to this portion of the building.

Emergency Power/Lighting System:
A 45kW natural gas emergency generator provides power to a 200 amp automatic transfer switch. The generator provides power to the emergency lighting system.

Fire Alarm System:
There is an addressable Notifier fire alarm control panel for the building. Master Box #1949. The system appears to conform to current fire alarm codes.

Lighting System (including branch Wiring):
Fluorescent light fixtures in the building are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):
There does not appear to be a security system for the building, however there is a local alarm at the audio/video room.

Tele/Data System (Cabling only):
Data outlets are available throughout the building. There is WiFi located at the main entrance. The main telephone & cable boards are located in the basement. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 4 – Lighting original to the building should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 4 – All electrical equipment in this building that is no longer in service should be labeled as such and be scheduled for removal.
- Priority 1 – All electrical equipment in this building should be labeled.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 2 – Since the emergency generator services life safety equipment it should be replaced with a diesel fire unit.

William C. Caige Hall-West

Electrical Service/Distribution:
300kVA Westinghouse indoor dry-type transformer (4160 volt to 208Y/120) volts provides power to this portion of the building through a 1200 amp main breaker.

Emergency Power/Lighting System:
A 125kW Kohler emergency generator provides power to a Kohler automatic transfer switch and the building computer room and associated equipment. A second 100kW emergency generator provides power to the emergency lighting system for the building.

Fire Alarm System:
There is a Notifier fire alarm control panel for the building. Master Box #1949. The system appears to conform to current fire alarm codes.

Lighting System (including branch Wiring):
Fluorescent light fixtures in the building are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):
There does not appear to be a security system for the building is portion of the building.

Tele/Data System (Cabling only):
Data outlets are available throughout the building. There is WiFi located at the main entrance. The main telephone & cable boards are located in the basement. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 2 – There is a natural gas fired 125kW emergency generator that provides power to the data center. This should be replaced with a diesel fired unit.

Plumbing

Domestic Water:

Domestic water to the building is provided by two domestic water services. One (1) 3-inch main that enters the West-side building in a Mechanical Room and one (1) 4-inch main enters the East-side building in a Mechanical Room. The West-side service is equipped with a 3-inch gate valve that appears original to the building. The East-side service valve has been recently replaced with a new ball valve and appears in good condition. The piping distribution for the building appears mostly original to the building and is in fair condition. A concern is the functionality of any isolation valves.

Domestic hot water for the building is provided by two (2) steam fired heat exchanger located in basement mechanical rooms (one for the West-side and one for the East-side). The steam fired heat exchangers appear old and have most likely reached their estimated life expectancy.

Storm:

The building has a conventional storm system with roof drains and internal rainwater conductors. The piping for the building appears original to the building and is in fair condition. The system includes a simplex sump pump located in a basement mechanical room. The pump appears old and has most likely reached its estimated life expectancy.

Sanitary:

The building has a conventional sanitary, waste and vent system. The piping for the building appears original to the building and is in fair condition. The system includes a duplex sewage ejector located in a basement mechanical room. The pump appears old and has most likely reached its estimated life expectancy.

Natural Gas:

The building is equipped with a 2” natural gas service/meter the supplies a back-up generator located in a basement mechanical room.

Fire Suppression:

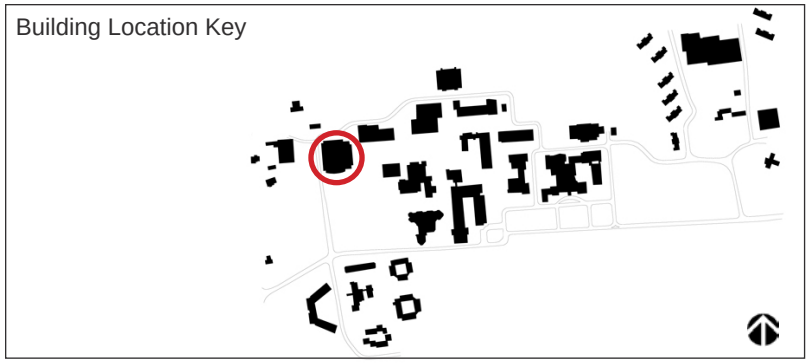
The building is not equipped with a sprinkler system.

Recommendations:

- Priority 4 – The main shut-off valve (West-side) should be tested to determine its functionality and replaced as required.
- Priority 4 – The storm system sump pump should be tested to determine its functionality and commissioned/replaced as required.
- Priority 4 – The sanitary sewage ejector should be tested to determine its functionality and commissioned/replaced as required.

Building Name: 25 The Murray Center

Original Construction Date: 1993
Previous Renovation Date:
Existing Programming: Gymnasium
GSF: 72,265



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Roofing over the basketball court is sheet metal. The paint job on the barrel roof is showing signs of deterioration. Fasteners are visibly rusty. The remaining areas of the building have a ballasted built-up tar roofing with various skylights throughout.

Structure/Foundation:
2-story brick façade building. The building has a basement constructed of cast-in-place concrete foundation walls and a concrete slab-on-grade. Upper floors are supported by load bearing CMU exterior and corridor walls. Floors are concrete and metal pan decking on steel joists. The basketball court is a steel framed structure supporting arched steel roof trusses spanning the entire width of the basketball court. CMU walls are 2-stories high, located in between CMU encased steel columns. The roof over the basketball court is supported by steel joists spanning between arched trusses.

Façade/Walls:
Brick veneer and double glazed aluminum frame storefront system. A vista wall system was incorporated into the end walls of the basketball court.

Windows:
Double glazed with aluminum frames

Recommendations:

- Priority 2 – Investigate and repair roof leaks around main entry skylight.
- Priority 2 – Monitor and repair the vertical crack originating at the north corner of the emergency generator pit foundation walls and ending at the roof level. The crack is visible on the exterior and interior of the basketball court.
- Priority 2 – Remove vegetation growth around roof drains.
- Priority 3 – Repair vertical masonry cracks above exterior doorway lintels.
- Priority 3 – Repair sealant at window openings.
- Priority 2 – Repair barrel vault roofing.

Interior

Ceilings:
Acoustical ceiling tile – good condition.

Walls/Partitions:
Painted gypsum wall board and painted concrete masonry units – good condition.

Floors:
Carpeting in the offices – good condition, carpeting on the lower level – fair condition. Vinyl composition tiles in corridors – good condition. Ceramic tile in the bathrooms and locker rooms – excellent condition.

Doors:
Hollow metal doors and frames – excellent condition

Hazardous Materials:
None observed

Recommendations:

- Priority 4 – Maintain existing finishes.

Accessibility

Steps/ramp:
The ground floor of the building is accessible via a ramp and from grade. An elevator provides access to the other levels.

Mechanical

Ventilation:
The building is provided with ventilation by the large air handling units in the Gymnasium as well as smaller air handling units servicing the locker rooms and offices. Condition of equipment is good.

HVAC Controls:

The controls are tied back to a Landis & Gyr control panel in the mechanical room. This panel appears to be tied back to the Campus Building Management System. Condition of equipment is good.

Cooling:

The building is equipped with a Trane electric reciprocating chiller located in the mechanical room. This chiller serves the air handling units to provide cooling to each area. The split system chiller rejects heat to a condenser located at the exterior of the building. Condition of equipment is good.

Heating:

The natural gas meter is for an auxiliary gas supply that serves the campus dining hall, arts center and natural gas generators. This service does not supply gas heating equipment. The building is provided with a high pressure steam service at 35 psi which are knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by a steam converter and distributed to the various air handling units (AHU) and by hot water pumps. Condition is good.

Recommendations:

- Priority 4 – Air conditioning compressor needs to be upgraded within the next 10 years. Replacement should be with a gas fired heating/cooling system and an electric/mechanical refrigeration system.

Electrical

Electrical Service/Distribution:

A 750 kVA Square-D indoor dry-type transformer (4160 volt to 208Y/120) volts provides power to the building through a 2500 amp main breaker. The oil filled transformers in the building should be replaced with indoor dry-type.

Emergency Power/Lighting System:

A 75kW emergency generator provides power to a 200 amp automatic transfer switch. The generator provides power to the emergency lighting system.

Fire Alarm System:

There is a conventional Gamwell fire alarm control panel for the building. Master Box #4769. The system appears to conform to current fire alarm codes.

Lighting System (including branch Wiring):

Metal halide & fluorescent light fixtures in the building are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):

None

Tele/Data System (Cabling only):
Data outlets are available throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.

Plumbing

Domestic Water:
Domestic water is provided by one (1) combination 8-inch water main that enters the building in a Mechanical Room. The service is equipped with a 4-inch tee to supply domestic water to the building. All piping is in good condition.

Domestic hot water is provided by one (1) Patterson Kelly Series 500 domestic hot water storage tank. The tank includes a steam fired heat exchanger as its heating source. The system is equipped with a master mixing valve. The storage tank appears in good condition.

Storm:
The building has a conventional storm system with roof drains and internal rainwater conductors. All piping appears in good condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. All piping appears in good condition.

Natural Gas:
The building is not equipped with a natural gas service.

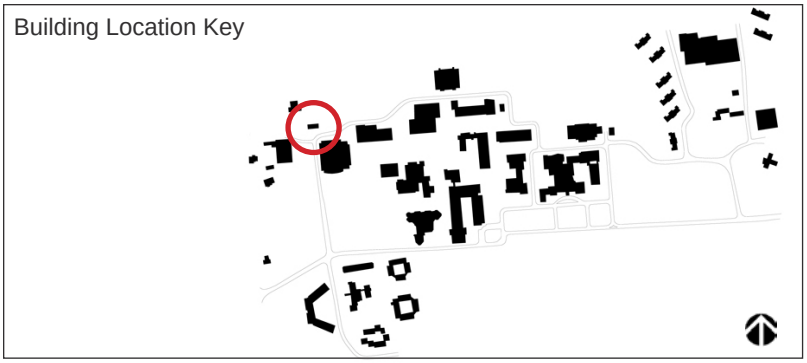
Fire Suppression:
Fire Protection is provided by one (1) combination 8-inch water main that enters the building in a Mechanical Room. The service includes a 4-inch double check valve assembly and wet alarm check valve. The entire building has sprinkler coverage and all piping and components appear in good condition.

Recommendations:

- None

Building Name: 26 Student Athlete Learning Center

Original Construction Date: 1969
Previous Renovation Date:
Existing Programming: Offices
GSF: 3,514



Prioritization Categories:

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3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Plywood sheathing with asphalt shingles

Structure/Foundation:
2-story brick façade building. The building was constructed on a concrete slab-on-grade foundation with a full basement. The remaining building was constructed with typical residential wood framing with the load bearing walls along the perimeter. The roof is supported by pre-engineered wood trusses.

Façade/Walls:
Brick veneer

Windows:
Double glazed wood casement windows

Recommendations:

- Priority 3 – Monitor and repair vertical cracks in concrete foundation walls.
- Priority 3 – Re-seal all construction joints in concrete foundation walls.
- Priority 3 – Repair spalled concrete on handicap ramp.
- Priority 2 – Replace existing exterior doors with new.

Interior

Ceilings:
Acoustical ceiling tiles – poor condition.

Walls/Partitions:
Paneling – fair condition. Painted gypsum wall board – excellent condition.

Floors:
Carpeting – fair condition. Vinyl asbestos tile – fair condition.

Doors:
Wood doors and frames

Hazardous Materials:
Vinyl asbestos tile

Recommendations:

- Priority 2 – Replace all acoustical tile ceilings and grid with new.
- Priority 4 – Remove all vinyl asbestos tile as part of any renovation project in immediate vicinity of tiles.
- Priority 4 – Upgrade all interior finishes.

Accessibility

Steps/ramp:
The upper level of the building is accessible via a ramp on the from of the building. The lower level is accessible from grade at the rear of the building.

Mechanical

Ventilation:
Ventilation is provided by a split system heat pump located in the untempered attic space.

HVAC Controls:
The building controls consist of a programmable thermostat to control the heat pump and line voltage thermostats to control the electric baseboard. There is no tie in to the Campus Building Management system.

Cooling:
Cooling is provided on the upper level by the split system heat pump unit in the attic. Condition is poor. Condensing unit appears to be 25 years old.

Heating:
Heating is provided by the heat pump on the upper level and by electric baseboard on the lower level.

Recommendations:

- Priority 4 – The entire system is in need of replacement. All equipment has exceeded normal useful life expectancies by at least 10 years. Consider bringing a new gas service to the building.

Electrical

Electrical Service/Distribution:

The building is served from 75 kVA (estimated) padmounted transformer. The padmount transformer is served from underground from the campus 4160 volt primary distribution system. The transformer reduces the voltage from 4160 volt to 208Y/120 volts, 3-phase, 4-wire. There is a main breaker and panelboard located in the basement. The main breaker is rated at 225 amps. The panelboard is 200 amps, 3-phase, 4-wire 42 circuit. There is also a 100 amp, 3-phase, 4-wire, 30 circuit sub-panel.

Emergency Power/Lighting System:

There is no emergency power to the building. There is no emergency lighting system in the building.

Fire Alarm System:

There is no fire alarm system.

Lighting System (including branch Wiring):

There are fluorescent light fixtures in the building that are controlled by wall switches. Fixtures appear to be greater than 10 years old.

Specialty Systems (clock, PA, Security, etc.):

There are none.

Tele/Data System (Cabling only):

There is a Cox communication cable connection in a basement men's room.

Exit Signs:

Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Provide emergency battery units with remote heads to bring the building into life safety code compliance for emergency lighting.
- Priority 4 – Lighting in the building that is original should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 1 – Provide a new code compliant fire alarm system for the building.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.

Plumbing

Domestic Water:
Domestic water is provided by one (1) ¾" main that enters the building in the basement. The service is equipped with a ¾" meter and backflow assembly. All piping is in good condition.

Domestic hot water is provided by a 20-gallon, 120-v, 1.5-kW electric water heater. The heater appeared in good condition.

Storm:
The building has a conventional storm system with gutters & downspouts. The system appeared in fair condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. All piping appears in good condition.

Natural Gas:
The building has an abandoned 2" gas service stubbed into the basement and capped.

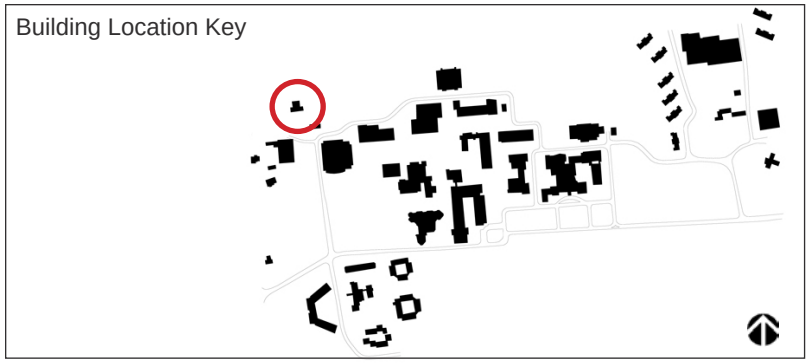
Fire Suppression:
The building is not equipped with a sprinkler system.

Recommendations:

- None

Building Name: 27 Hennesey Building

Original Construction Date:
Previous Renovation Date:
Existing Programming: Storage



Prioritization Categories:

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2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
The roof is asphalt shingled.

Structure/Foundation:
2-story building constructed on mortared fieldstone and cast-in-place concrete foundation walls. The building is supported with load bearing CMU perimeter walls supporting pre-engineered wood trusses. The building was constructed with a basement but has been sealed off and is not currently accessible. The ground floor framing was constructed with wood joists and sheathed in plywood.

Windows:
Single glazed wood frame. The windows are in extremely poor condition with many windows missing.

Recommendations:

- Priority 1 – Monitor and repair the step crack located at the northeast corner of the building.
- Priority 1 – Re-point mortared fieldstone foundation walls, as little to no mortar remains.
- Priority 2 – Repair undermined footings on the north foundation wall.
- Priority 3 – Monitor and repair step cracks at wall openings in exterior CMU bearing walls.
- Priority 2 – Replace all window with double glazed units.

Interior

This is a storage building with plywood floors and exposed structure above.

Accessibility

Steps/ramp:
No access to the lower level.

Mechanical

Ventilation:
There is no ventilation provided to the building.

HVAC Controls:
The building controls consist of electronic thermostats to control the gas fired unit heaters located in the space.

Cooling:
Cooling is available from thru wall AC units.

Heating:
Heating is provided by five gas fired unit heaters. Building heat was off when the visit was performed.

Recommendations:

- None

Electrical

Electrical Service/Distribution:
The building is served from a utility pole on Fruit Hill Avenue. Service to the building is a 200 amp, 120/240 volt, single phase, 3-wire. Main panelboard is located in the basement and is rated for 200 amps. There is no connection to the campus distribution system.

Emergency Power/Lighting System:
There is no emergency power to the building. There is no emergency lighting system.

Fire Alarm System:
There is a local conventional fire alarm system with local smoke detectors at each level and the exits. Local pull stations& horn strobes are located at the exits.

Lighting System (including branch Wiring):
There fluorescent light fixtures in the building that are controlled by wall switches. Fixtures appear to be greater than 10 years old.

Specialty Systems (clock, PA, Security, etc.):
There appears to be none.

Tele/Data System (Cabling only):
Data outlets are available in the office areas and at selected areas throughout the building. There are central telephone and data systems on the campus that feed all buildings.

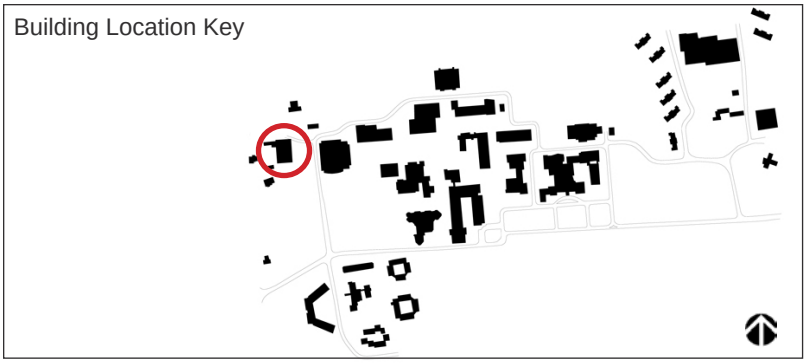
Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Provide emergency battery units with remote heads to bring the building into life safety code compliance for emergency lighting.
- Priority 4 – Lighting in the building that is original should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 2 – The main panelboard should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 1 – Install the cover to the panelboard.

Building Name: 28 Physical Plant Building

Original Construction Date: 1967
Previous Renovation Date:
Existing Programming: Office/Receiving
GSF: 30,306



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Asphalt shingle roof

Structure/Foundation:
3-story pre-engineered building constructed on a cast-in-place concrete foundation with a concrete slab-on-grade ground floor. The pre-engineered building has steel beams and columns supporting exterior walls and a pitched roof. The second floor was constructed with a concrete slab on a metal deck.

Façade/Walls:
Sheet metal façade

Windows:
Single glazed with aluminum frames

Recommendations:

- Priority 2 – Repair cracks, spalling, and exposed aggregate in north side loading dock.
- Priority 2 – Replace north side steel loading dock stairs.
- Priority 2 – Repair or replace steel fire escape stairs as they have severely corroded.
- Priority 4 – Repair second floor expansion cracks in concrete slab at storage area along column lines.

Interior

Ceilings:

Acoustical tile ceilings – poor condition.

Walls/Partitions:

Painted gypsum wall board with wood framing – poor condition.

Floors:

Vinyl composition tile – poor condition. Painted concrete in storage and workshop areas – fair condition.

Hazardous Materials:

None observed

Recommendations:

- Priority 4 – Upgrade interior finishes as projects allow.

Accessibility

The building is accessible on the ground level from grade. No other levels are accessible.

Mechanical

Ventilation:

Ventilation is provided to the offices by a split system air handling unit located downstairs in the garage area. This unit is also equipped with gas fired duct heaters.

HVAC Controls:

The building controls consist of an electronic thermostat to control the AHU and electric thermostats to control the gas fired unit heaters. There was no tie in to the Campus Building Management system noted.

Cooling:

Cooling is provided on the upper level by the split system unit in the garage. Condition is poor. Equipment appears original.

Heating:
Heating is provided by the heat pump on the upper level and by electric baseboard on the lower level.

Recommendations:

- Priority 4 – The entire system is in need of replacement. All equipment has exceeded normal useful life expectancies by at least 10 years.

Electrical

Electrical Service/Distribution:
The building is served from padmounted transformer that was replaced in 2009. The padmount transformer is served from a riser pole fed by the campus 4160 volt primary distribution system. The transformer reduces the voltage from 4160 volt to 208Y/120 volts, 3-phase, 4-wire. The main distribution panel in the building is rated at 600 amp and has been replaced within the last 5 years. Power within the building is distributed to lighting and power panelboards throughout the building. The main distribution panel is in good conditions. The remainder of the panels appear to be original to the building.

Emergency Power/Lighting System:
There is no emergency power to the building, nor is there an emergency lighting system. There is a separate 3-phase, 4-wire, 100 amp electric service fed by the electric utility from Fruit Hill Avenue. This service is connected to a manual double pole transfer switch to provide back-up power to the building should the campus distribution system fail.

Fire Alarm System:
There is no fire alarm system in the building.

Lighting System (including branch Wiring):
Lighting fixtures & fluorescent lamps are controlled by wall switches. Except for the facilities offices on the second floor, all fixtures & lamping appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):
There appear to be none.

Tele/Data System (Cabling only):
Data outlets are available in the office areas and at selected areas throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Provide emergency battery units with remote heads to bring the building into life safety code compliance for emergency lighting.
- Priority 1 – Upgrade all exit signs in the building and install additional were required to comply with the current life safety code.
- Priority 4 – Lighting in the building should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 1 – Provide a new code compliance fire alarm system for the entire building.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 1 – All electrical equipment in this building should be labeled.

Plumbing

Domestic Water:

Domestic water to the building is provided by one (1) 2-inch main. The service is equipped with a water meter and backflow assembly. All piping appeared in good condition.

Storm:

The building has a conventional storm system with gutters & downspouts. The system appeared in fair condition.

Sanitary:

The building has a conventional sanitary, waste and vent system. The piping appears original to the building and is in good condition.

Natural Gas:

The building is equipped with a 2” natural gas service that supplies various gas-fired unit heaters. No gas meter was identified.

Fire Suppression:

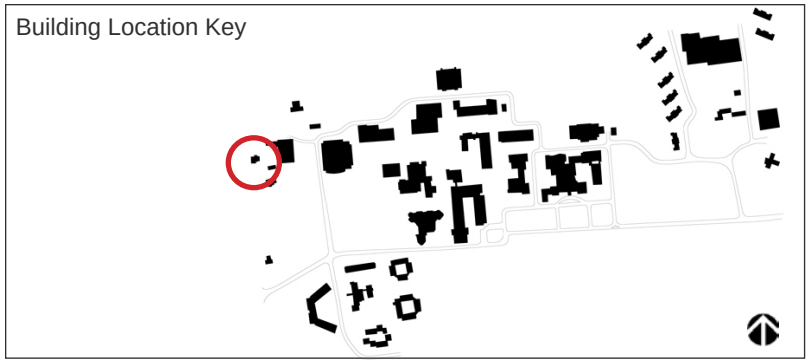
The building is not equipped with a sprinkler system.

Recommendations:

- None

Building Name: 29 Fruit Hill Avenue Building

Original Construction Date: 1921
Previous Renovation Date:
Existing Programming:
GSF: 2,749



Prioritization Categories:

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3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Asphalt shingles

Structure/Foundation:
3-story wood framed residential building constructed on mortared fieldstone and CMU foundation walls with a concrete slab-on-grade basement floor. The roof is pitched plywood and timber planking. Floors are constructed with wood joists and plywood sheathing.

Façade/Walls:
Vinyl siding with wood trim

Windows:
Single glazed double hung wood frame with aluminum frame storm windows.

Recommendations:

- Priority 1 – Monitor and repair the west side porch, as it appears to be settling towards Fruit Hill Avenue.
- Priority 1 – Noticeable deflections were observed at the roof and additional analysis into the roofs framing is recommended. The analysis of roof framing should be completed before the asphalt shingles and underlying sheathing are replaced.
- Priority 1 – Replace the asphalt shingle roof and all underlying sheathing.
- Priority 1 – Replace the south wood staircase as it has completely collapsed.

Interior

Ceilings:
Acoustical ceiling tiles and original plaster – fair condition.

Walls/Partitions:
Painted plaster – fair condition.

Floors:
Vinyl composition tile and carpeting – fair condition.

Doors:
Wood doors and frames with period residential hardware

Hazardous Materials:
None observed

Recommendations:

- Priority 1 – Analyze building for potential code issues associated with current business occupancy.

Accessibility

The building is not currently handicapped accessible.

Recommendations:

- Priority 1 – Provide accessible ramp and elevator.

Mechanical

Ventilation:
Ventilation is provided via operable windows.

HVAC Controls:
Controls are limited to electric thermostats for the baseboard zones.

Cooling:
Cooling is provided by thru wall AC units.

Heating:
Heating is provided by an oil fired boiler. Terminal heating is baseboard radiation. Fuel source is oil with a 225-gallon above ground tank in the basement. Condition of the boiler is good.

Recommendations:

- Priority 1 – Boiler piping should be insulated to protect against burns and to save energy.

Electrical

Electrical Service/Distribution:
The building is served from a utility pole on Fruit Hill Avenue. Service to the building a 200 amp, 120/240 volt, single phase, 3-wire. Main panelboard is located in the basement and is rated for 200 amps. There is no connection to the campus distribution system.

Emergency Power/Lighting System:
There is no emergency power to the building. Emergency battery units provide power to remote emergency light heads along the paths of egress from the building.

Fire Alarm System:
There is a local conventional fire alarm system with local smoke detectors at each level and the exits. Local pull stations are located at the exits. It was noted that the alarm panel is in the “silent” position.

Lighting System (including branch Wiring):
There are a combination incandescent, fluorescent and compact fluorescent light fixtures in the building that are controlled by wall switches. Fixtures appear to be greater than 10 years old.

Specialty Systems (clock, PA, Security, etc.):
There is a bell system to notify occupants that someone has entered the building.

Tele/Data System (Cabling only):
Data outlets are available in the office areas and at selected areas throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 4 – Lighting in the building should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 1 – Provide a new code compliance fire alarm system for the entire building.
- Priority 2 – The main panelboard should be inspected and scanned with an infrared sensing device annually. This information should be documented.

Plumbing

Domestic Water:

Domestic water is provided by one (1) ¾" main that enters the building in the basement. The service is equipped with a ¾" meter and backflow assembly. All piping is in good condition.

Domestic hot water is provided by a tankless domestic water heater integral to the boiler. Refer to Mechanical report for additional information.

Storm:

The building has a conventional storm system with gutters & downspouts. The system appeared in fair condition.

Sanitary:

The building has a conventional sanitary, waste and vent system. All piping appears in good condition.

Natural Gas:

The building is not equipped with a natural gas service.

Fire Suppression:

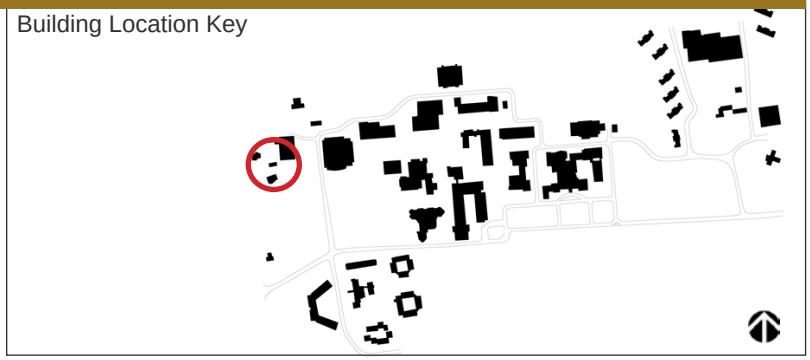
The building is not equipped with a sprinkler system.

Recommendations:

- None

Building Name: 30 RI Adult Education Professional Development Center

Original Construction Date: 1910
Previous Renovation Date:
Existing Programming: Offices
GSF: 4,017



Prioritization Categories:

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4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Asphalt shingles

Structure/Foundation:
2-story wood framed residential building constructed on cast-in-place concrete foundation walls with a concrete slab-on-grade basement floor. The first floor is a reinforced concrete slab supported by steel columns and beams with the second floor constructed of wood joists and plywood sheathing. The roof is pitched plywood and timber planking.

Façade/Walls:
Vinyl siding with double glazed and aluminum frame storefront vestibule

Windows:
Double glazed double hung wood frame

Recommendations:

- Priority 1 – Noticeable deflections were observed at the roof and additional analysis into the roofs framing is recommended. The analysis of roof framing should be completed before the asphalt shingles and underlying sheathing are replaced.
- Priority 1 – Remove and replace asphalt shingles and underlying wood sheathing.
- Priority 2 – Monitor and repair the south side garage doorway header.

Interior

Ceilings:
Acoustical ceiling tile – fair condition.

Walls/Partitions:
Wood paneling – fair condition.

Floors:
Carpeting – fair condition.

Hazardous Materials:
None observed

Recommendations:

- Priority 4 – Upgrade interior finishes.

Accessibility

Steps/ramp:
Ground floor is accessible on the ground floor via the front entrance vestibule.

Clearances:
Accessible restroom does not have required turn around clearances.

Recommendations:

- Priority 1 – Modify existing restroom to comply with the ADA clearances.

Mechanical

Ventilation:
Ventilation is provided via operable windows.

HVAC Controls:
Controls are limited to electric thermostats for the baseboard zones. There are two zones of control.

Cooling:
Cooling is provided by thru wall AC units.

Heating:
Heating is provided by a gas fired boiler. Terminal heating is baseboard radiation. Condition of the boiler is poor.

Recommendations:

- Priority 1 – Boiler piping should be insulated to protect against burns and to save energy.
- Priority 4 – Boiler should be scheduled for replacement due to age and efficiency.

Electrical

Electrical Service/Distribution:
The building is served from a utility pole on Fruit Hill Avenue. Service to the building a 200 amp, 120/240 volt, single phase, 3-wire. Main panelboard is located on the first floor and is rated for 200 amps. There is no connection to the campus distribution system.

Emergency Power/Lighting System:
There is no emergency power to the building, nor is there an emergency lighting system.

Fire Alarm System:
There is no fire alarm system in the building.

Lighting System (including branch Wiring):
Lighting fixtures & fluorescent lamps are controlled by wall switches. Fixtures appear to be greater than 10 years old.

Specialty Systems (clock, PA, Security, etc.):
There appear to be none.

Tele/Data System (Cabling only):
Data outlets are available in the office areas and at selected areas throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Provide emergency battery units with remote heads to bring the building into life safety code compliance for emergency lighting.
- Priority 1 – Lighting in the building is original and should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 1 – Provide a new code compliant fire alarm system for the building.
- Priority 2 – The main panelboard should be inspected and scanned with an infrared sensing device annually. This information should be documented.

Plumbing

Domestic Water:

Domestic water to the building is provided by one (1) ¾"-inch main. The service is equipped with a water meter and backflow assembly. All piping appeared in good condition.

Domestic hot water is provided by a 30-gallon, gas fired water heater. The heater appeared in good condition.

Storm:

The building has a conventional storm system with gutters & downspouts. The system appeared in fair condition.

Sanitary:

The building has a conventional sanitary, waste and vent system. The system appeared in fair condition.

Natural Gas:

The building is equipped with a 2" natural gas service and meter that supplies a gas-fired boiler and domestic water heater. The meter is located inside the building.

Fire Suppression:

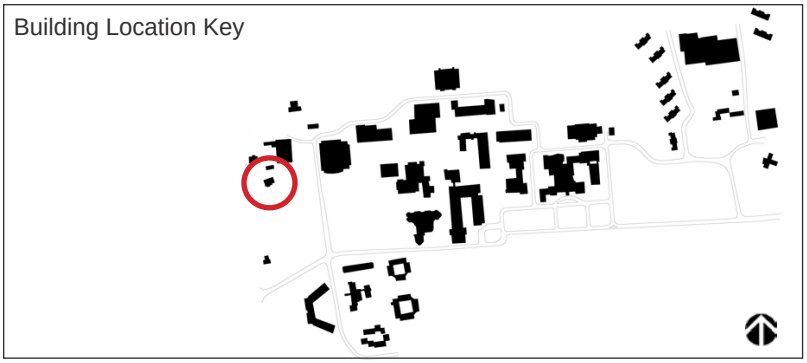
The building is not equipped with a sprinkler system.

Recommendations:

- None

Building Name: 31 Dyer Homestead (1870s - 1890s)

Original Construction Date: 1850
Previous Renovation Date:
Existing Programming: Offices
GSF: 5,107



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Asphalt shingles

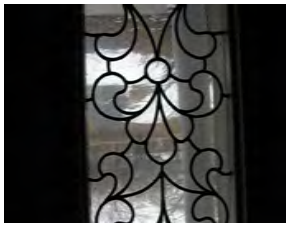
Structure/Foundation:
2-story wood framed residential building. The building was constructed on mortared fieldstone and cast-in-place concrete foundation walls with a concrete slab-on-grade basement floor. Column jacks in the basement temporarily support the first floor. Floors are constructed with wood joists and plywood sheathing. The roof is pitched plywood and timber planking.

Façade/Walls:
Vinyl siding

Windows:
Double glazed double hung wood frame. New aluminum frame double glazed double hung windows have been recently installed at the basement level.

Recommendations:

- Priority 1 – Remove and replace all brick chimneys as they are on the verge of collapse with severe mortar loss, excessive bowing outwards, and several cracks around perimeter.
- Priority 1 – Noticeable deflections were observed at the roof and additional analysis into the roofs framing is recommended. The analysis of roof framing should be completed before the asphalt shingles and underlying sheathing are replaced.
- Priority 1 – Remove and replace asphalt shingles and underlying wood sheathing.
- Priority 1 – Additional structural analysis into the first and second floor framing is recommended. The analysis should be performed and all findings should be followed before any temporary supports are removed.
- Priority 1 – Repair/replace water stained areas of the attic space.
- Priority 2 – East side brick wall is bowing outwards and needs repaired or replaced.
- Priority 2 – Address moisture issues in the basement level.



Interior

Ceilings:
Plaster and canvas ceilings – good condition.

Walls/Partitions:
Wall covering on plaster

Floors:
Wood on the second floor – good condition. Carpeting on the first floor – poor condition.

Hazardous Materials:
None observed

Recommendations:

- Priority 4 - Replace carpet on first floor.

Accessibility

The building is not currently handicapped accessible.

Recommendations:

- Priority 1 – Provide handicapped accessible entrance and elevator.

Mechanical

Ventilation:
Ventilation is provided via operable windows.

HVAC Controls:
Controls are limited to electric thermostats for the baseboard zones.

Cooling:
Cooling is provided by thru wall AC units.

Heating:
Heating is provided by an oil fired steam boiler. Terminal heating is steam convectors. Fuel source is an underground oil tank with management system. Capacity is unknown. Condition of the boiler is good.

Recommendations:

- Priority 1 – Boiler piping should be insulated to protect against burns and to save energy.

Electrical

Electrical Service/Distribution:
The building is served from a utility pole on Fruit Hill Avenue. Service to the building a 200 amp, 120/240 volt, single phase, 3-wire. Main panelboard is located in the basement and is rated for 200 amps. There is no connection to the campus distribution system.

Emergency Power/Lighting System:
There is no emergency power to the building, nor is there an emergency lighting system.

Fire Alarm System:
There is no fire alarm system in the building. There are some local smoke detectors throughout the building at the stairs in the basement and at some exits.

Lighting System (including branch Wiring):
There are a combination incandescent, fluorescent and compact fluorescent light fixtures in the building that are controlled by wall switches. Fixtures appear to be greater than 10 years old.

Specialty Systems (clock, PA, Security, etc.):
There appear to be none.

Tele/Data System (Cabling only):
Data outlets are available in the office areas and at selected areas throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Provide emergency battery units with remote heads to bring the building into life safety code compliance for emergency lighting.
- Priority 4 – Lighting in the building that is original should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Provide a new code compliant fire alarm system for the building.
- Priority 2 – The main panelboard should be inspected and scanned with an infrared sensing device annually. This information should be documented.

Plumbing

Domestic Water:

Domestic water is provided by one (1) 1" main that enters the building in the basement. The service is equipped with a ¾" meter and backflow assembly. All piping appeared in good condition.

Domestic hot water is provided by a tankless domestic water heater integral to the boiler. Refer to Mechanical report for additional information.

Storm:

The building has a conventional storm system with gutters & downspouts. The system appeared in fair condition.

Sanitary:

The building has a conventional sanitary, waste and vent system. All piping appears in good condition.

Natural Gas:

The building has an abandoned 2" gas service stubbed into the basement and capped.

Fire Suppression:

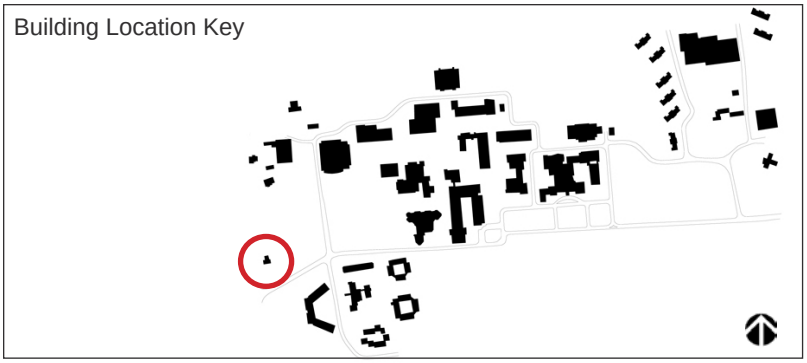
The building is not equipped with a sprinkler system.

Recommendations:

- None

Building Name: 32 President's House

Original Construction Date: 1964
Previous Renovation Date:
Existing Programming: Residence
GSF: 4,769



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Asphalt shingles

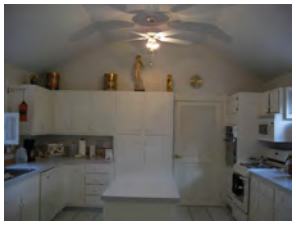
Structure/Foundation:
2-story standard residential balloon-framed building constructed on cast-in-place concrete foundation walls with a concrete slab-on-grade basement floor. Mildew migrates from basement into the rest of the house and should be addressed. The roof is pitched plywood and timber planking. Floors are constructed with wood joists and plywood sheathing.

Façade/Walls:
Cedar shingle on the front façade with clapboard siding on the rear of the building

Windows:
Double glazed double hung wood frame with aluminum frame storm windows

Recommendations:

- Priority 2 – Inspect timber framing for water damage in the southwest corner of the basement and repair as needed.
- Priority 2 – Reseal cracks in concrete foundation walls.
- Priority 3 – Investigate and possibly replace asphalt roofing at lower roofs due to excessive vegetation growth.
- Priority 4 – Replace mortared brick entrance stairs with a style conducive to the New England climate.
- Priority 3 – Repaint exterior.



Interior

Ceilings:

Painted gypsum wall board – good condition. Acoustical ceiling tiles in the basement – good condition.

Walls/Partitions:

Wall covering on gypsum wall board – good condition.

Floors:

Carpeting – good condition. Wood floors upstairs – good condition.

Hazardous Materials:

None observed.

Recommendations:

- None

Accessibility

The building is accessible from grade at the rear of the building.

Mechanical

Ventilation:

Ventilation is provided via operable windows. Bathroom has no exhaust fan.

HVAC Controls:

Controls are limited to electric thermostats for the baseboard and AC zones.

Cooling:

Cooling is provided by three split system air handling units with exterior condensing units.

Heating:

Heating is provided by an gas fired boiler. Boiler is 20 years old and replacement parts are extremely difficult to obtain. Terminal heating is 3 zones of baseboard radiation with three zone pumps. Condition of the boiler is good.

Recommendations:

- Priority 1 – Boiler piping should be insulated to protect against burns and to save energy.
- Priority 1 – Provide exhaust fan ducted to exterior in bathroom.

Electrical

Electrical Service/Distribution:

The building is served from a utility pole on Fruit Hill Avenue. Service to the building a 200 amp, 120/240 volt, single phase, 3-wire. A main panelboard is located in the garage with a 200 amp main breaker. This serves two 100 amp sub-panels located in the basement. One of these panels is and FPE which appears to be original to the building. There is no connection to the campus distribution system.

Emergency Power/Lighting System:

There is no emergency power to the building, nor is there an emergency lighting system.

Fire Alarm System:

There are local smoke detectors.

Lighting System (including branch Wiring):

Lighting fixtures & fluorescent lamps are controlled by wall switches.

Specialty Systems (clock, PA, Security, etc.):

There is an intrusion security system that is monitored by the campus security center.

Tele/Data System (Cabling only):

Data outlets are in the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:

Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 2 – FPE sub-panel should be replaced.
- Priority 1 – Provide a code compliant fire alarm system connected to the site security center.
- Priority 1 – There is no ground fault protection in the building. Ground fault circuit interrupters need to be installed per NEC-2008 requirements.

Plumbing

Domestic Water:

Domestic water is provided by one (1) 1” main that enters the building in the basement. The service is equipped with a ¾” meter and backflow assembly. All piping is in good condition.

Domestic hot water is provided by an 80-gallon, 120-v, 4.5-kW electric water heater. The heater appeared in good condition. The electric water heater should be replaced with a gas fired unit for energy savings.

Storm:
The building has a conventional storm system with gutters & downspouts. The system appeared in fair condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. All piping appears in good condition.

Natural Gas:
The building is equipped with a 2" natural gas service/meter that serves the gas fired kitchen stove. The meter is located inside the building.

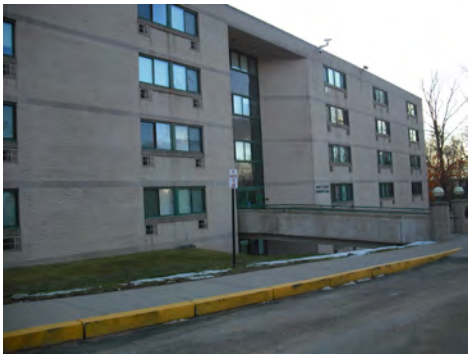
Fire Suppression:
The building is not equipped with a sprinkler system.

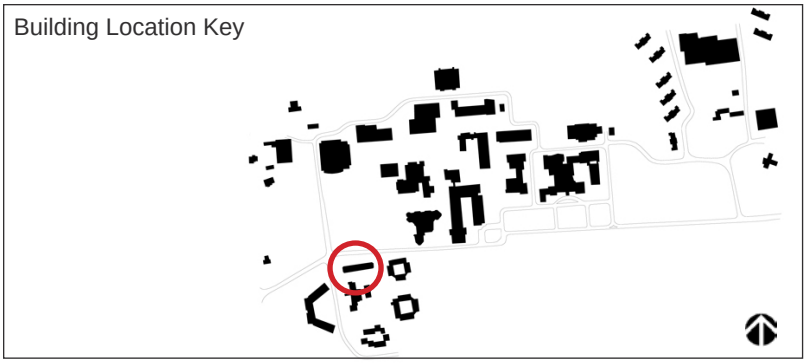
Recommendations:

- None

Building Name: 33 David E. Sweet Residence Hall

Original Construction Date: 1991
Previous Renovation Date:
Existing Programming: Dormitory
GSF: 45,553





Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Mechanically fastened rubber membrane.

Structure/Foundation:
5-story brick façade building constructed of reinforced concrete beams, load bearing CMU corridor walls, and precast concrete planks for floor decking. The basement of the building was constructed of a reinforced concrete frame. The roof is constructed from precast concrete planks.

Façade/Walls:
Brick veneer

Windows:
Double glazed aluminum framed sliders

Recommendations:

- Priority 3 – Monitor settlement cracks under concrete floor beams and around doorframes and investigate causes of building settlement.
- Priority 3 – Address water infiltration issues at the basement level of the building.

Interior

Ceilings:
Painted concrete plank – good condition.

Walls/Partitions:
Painted concrete masonry units – good condition.

Floors:
Vinyl composition tile – fair condition.

Doors:
Wood doors in hollow metal frames.

Hazardous Materials:
None observed

Recommendations:

- None

Accessibility

Steps/ramp:
The building is accessible via a ramp at the front of the building. An elevator provides access to all other levels.

Mechanical

Ventilation:
The building is provided with toilet exhaust. No means of providing make up air was noted.

HVAC Controls:
The controls are tied back to a Landis & Gyr control panel in the mechanical room. This panel appears to be tied back to the Campus Building Management System. Condition of equipment is good.

Cooling:
Cooling for the building is handled by individual thru-wall AC units in each dwelling room. There is no central cooling system. Condition of room units is poor and there are not parts available for the thru-wall cooling units.

Heating:
The building is provided with a high pressure steam service at 35 psi which are knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by a steam converter and distributed to fan coils and radiation throughout the building. Condition of heating equipment is good with some damage noted from leakage. Condition of terminal units is poor in some cases due to abuse/vandalism.

Recommendations:

- Priority 2 - Thru-wall AC units need to be replaced.

Electrical

Electrical Service/Distribution:

Padmount transformer to a Westinghouse, 208Y/120 volt main switchboard with a 1200 amp main breaker.

Emergency Power/Lighting System:

A Generac emergency generator provides power to the 150 amp life safety automatic transfer and provides emergency power to the building and lighting system. The open cage alternator to the generator is being replaced.

Fire Alarm System:

There is a relatively new (less than 5 years) fire alarm panel. The conventional fire alarm system is being upgraded to addressable. Master Box #1952.

Lighting System (including branch Wiring):

Fluorescent light fixtures in the building are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):

Key & card swipe.

Tele/Data System (Cabling only):

Data outlets are available throughout the building. There is WiFi located in the basement and on the first floor corridor. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:

Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Lighting in the building that is original should be replaced with new fixtures using energy efficient lamps & ballasts.
- Tele/data system should be updated to current standards for collegiate institutions.
- Monthly generator load testing should be performed and documented.
- The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.

Plumbing

Domestic Water:
Domestic water to the building is provided by one (1) 4-inch main. The service is equipped with a 4-inch gate valve. The piping distribution appears mostly original to the building and is in good condition.

Domestic hot water is provided by a large domestic hot water storage tank. The tank includes a steam fired heat exchanger as its heating source. The storage tank appears in good condition. The building has one (1) 40-gallon electric water heater that may have been used a back-up during repair/re-lining of the large storage tank.

Storm:
The building has a conventional storm system with roof drains and internal rainwater conductors. The piping appears original to the building and is in good condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. The piping appears original to the building and is in good condition.

Natural Gas:
The building is not equipped with a natural gas service.

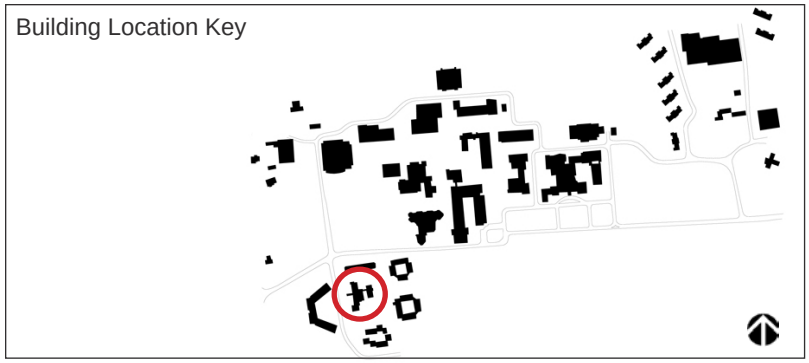
Fire Suppression:
Fire Protection is provided by a 6-inch water main that enters the building in a Mechanical Room. The service includes a double check valve assembly and wet alarm check valve. The entire building has sprinkler coverage with standpipes and all piping and components appear in good condition.

Recommendations:

- None

Building Name: 34 Rose Butler Brown Residence Hall

Original Construction Date: 1969
Previous Renovation Date:
Existing Programming: Dormitory
GSF: 52,353



Prioritization Categories:

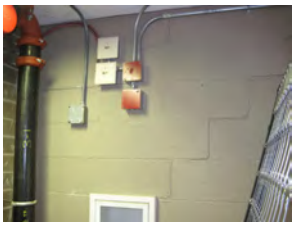
1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

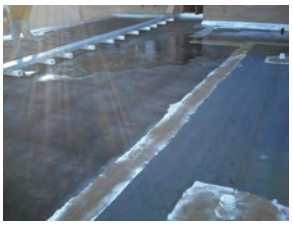
Roof:
Torch down asphalt

Structure/Foundation:
6-story brick façade building constructed of reinforced CMU walls with precast concrete planking for floors. The lower 1-story addition has CMU bearing walls supporting steel I-beam headers and steel bar-joists with a metal decking for the roof. The main 6-story building and the lower 2-story addition both have basements constructed of a reinforced concrete frame. Roofs are all flat, covered with asphalt tarpaper.



Façade/Walls:
Brick veneer

Windows:
Double glazed with aluminum frames



Recommendations:

- Priority 1 – Replace entire roofing system.
- Priority 2 – Re-point the top of the brick façade at the roof level.
- Priority 3 – Monitor and repair settlement issues in stairways.
- Priority 3 – Repair vertical cracks above exterior doorway headers.

Interior

Ceilings:
Acoustical ceiling tile in the recreation room – poor condition. Plaster in the restrooms – fair condition.

Acoustical tile in Health Services – fair condition.

Acoustical tile in Security – poor condition.

Walls/Partitions:
Painted brick and painted gypsum wall board – fair condition.

Floors:
Carpeting and vinyl composition tile – fair condition.

Vinyl asbestos tile in suites, Health Services and Security.

Hazardous Materials:
Vinyl asbestos tile.

Recommendations:

- Priority 4 – Remove all vinyl asbestos tile as part of any renovation project in immediate vicinity of tiles.

Accessibility

Steps/ramp:
The building is accessible at the front of the building from grade.

Clearances:
Accessible restroom does not have required turn around clearances.

Recommendations:

- Priority 1 – Modify existing restrooms to comply with the ADA clearances.

Mechanical

Ventilation:
The building is provided with toilet exhaust. No means of providing make up air was noted.

HVAC Controls:
Controls are pneumatic. No tie in to Campus Building Management system was noted.

Cooling:
Cooling is provided in the common and administration areas in the form of thru wall units

or split system DX air handling units. There is no central cooling system. Refrigeration compressors have R22 coolant. Split system units appeared to be in good condition.

Heating:
The building is provided with a high pressure steam service at 35 psi which are knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by a steam converter and distributed to fan coils and radiation throughout the building. Condition of heating equipment is fair. Condition of terminal units is poor in some cases due to abuse/vandalism.

Recommendations:

- Priority 4 – The entire system heating system is in need of replacement. All equipment has exceeded normal useful life expectancies by at least 10 years.

Electrical

Electrical Service/Distribution:
750 kVA Federal Pacific indoor, dry-type transformer (4160 volt to 208Y/120 volts) with a 2500 amp main disconnect.

Emergency Power/Lighting System:
Relatively new Kohler emergency generator to a 400 amp life safety automatic transfer switch. The emergency lighting system is connected to the generator.

Fire Alarm System:
There is a relatively new (less than 5 years) addressable FCI fire alarm control panel and associated devices. Master Box #4767.

Lighting System (including branch Wiring):
Fluorescent light fixtures in the building are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):
There appear to be none.

Tele/Data System (Cabling only):
Data outlets are available throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 4 – Lighting in the building that is original should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.

- Priority 1 – All electrical equipment should be identified & labeled.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 2 – The Federal Pacific indoor dry-type transformer and associated equipment and circuit breakers are old, unreliable and have outlived its useful life. Replacement is required,
- Priority 1 – There is no ground fault protection in the building. Ground fault circuit interrupters need to be installed per NEC-2008 requirements.

Plumbing

Domestic Water:

Domestic water to the building is provided by one (1) 4-inch main that enters the building in a Mechanical Room in the basement. The service is equipped with a 4-inch gate valve and compound water meter that appear original to the building. The system includes a duplex, 5-HP domestic water booster system that appeared in good condition. The piping distribution appears mostly original to the building and is in fair condition. A concern is the functionality of any isolation valves.

Domestic hot water is provided by one 900-gallon domestic hot water storage tank. The original heater was electric but appears to have been recently converted to steam. The tank now includes a steam fired heat exchanger as its heating source. The storage tank appears in good condition.

Storm:

The building has a conventional storm system with roof drains and internal rainwater conductors. The piping appears original to the building and is in fair condition.

Sanitary:

The building has a conventional sanitary, waste and vent system. The piping appears original to the building and is in fair condition.

Natural Gas:

The building is not equipped with a natural gas service. It appears that the building may have had an underground gasoline tank that was abandoned and most likely removed.

Fire Suppression:

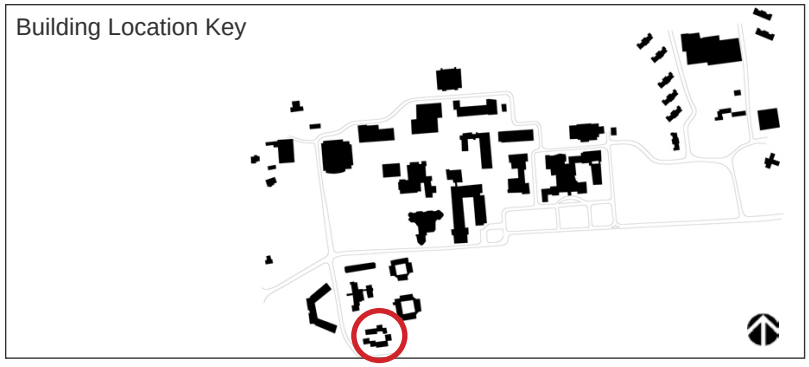
Fire Protection is provided by a 6-inch main that enters a basement mechanical room. The system supplies a standpipe system. The building does not have sprinkler coverage. All piping and components appear in good condition.

Recommendations:

- Priority 4 – The main shut-off valve should be tested to determine its functionality and replaced as required.

Building Name: 35 Charles B. Willard Residence Hall

Original Construction Date: 1971
Previous Renovation Date:
Existing Programming: Dormitory
GSF: 26,709



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Ballasted built-up tar

Structure/Foundation:
2-story brick and wood façade building constructed on a concrete slab-on-grade foundation. A small basement was located at the northeast corner, which houses the mechanical equipment.

The building is a wood framed structure, with stud bearing walls and wood beams carrying floor and roof loads. Some floors are wood joists with plywood sheathing with the remaining floors and roof constructed of tongue and groove planking spanning between wood beams. The roof is constructed of the tongue and groove decking.

Façade/Walls:
Brick veneer and wood siding.

Windows:
Double glazed with aluminum frames.

Recommendations:

- Priority 1 – The roofing should be replaced as several asphalt patches are leaking with ponding occurring along the perimeter.
- Priority 1 – Trees adjacent to the building should be removed as they are causing mold and vegetation growth.
- Priority 1 – Remove and replace wood sill along exterior foundation walls.
- Priority 1 – Remove and replace all remaining exterior steel stairs due to heavy corrosion.
- Priority 1 – Remove the first 2-feet of the wood façade investigating the wood supports for insect and water damage, and repair as needed.
- Priority 2 – Rake out existing exterior sealant joints and replace with new sealant.
- Priority 2 – Replace all exterior doors.

Interior

Ceilings:
Exposed wood – fair condition. Painted gypsum wall board on the lower level – fair condition.

Walls/Partitions:
Painted gypsum wall board – poor condition.

Floors:
Carpeting in private rooms – poor condition. Vinyl composition tile in shared rooms – fair condition.

Hazardous Materials:
None observed

Recommendations:

- Priority 4 – Upgrade interior finishes.

Accessibility

None of the units currently comply with the ADA.

Recommendations:

- Priority 1 – Modify units on the grade level to comply with ADA requirements.

Mechanical

Ventilation:
The building is provided with toilet exhaust. No means of providing make up air was noted.

HVAC Controls:
Controls are pnuematic. The controls are tied back to a Landis & Gyr control panel in the mechanical room. This panel appears to be tied back to the Campus Building Management System. Condition of equipment is generally poor.

Cooling:
Cooling for the building is handled by individual thru-wall AC units in each dwelling room. There is no central cooling system. Condition of room units could not be verified.

Heating:
The building is provided with a high pressure steam service at 35 psi which are knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by a steam converter and distributed to radiation throughout the building. Condition of heating equipment is fair. Condition of terminal units is poor in some cases due to abuse/vandalism.

Recommendations:

- Priority 4 – The entire system heating system is in need of replacement. All heating equipment has reached normal useful life expectancy.

Electrical

Electrical Service/Distribution:
Padmounted transformer to 600 amp, 208Y/120 volt, main distribution panel with a 400 amp main breaker.

Emergency Power/Lighting System:
Emergency annunciator panel is located at the main entrance to the building. Emergency power to the 100 amp automatic transfer switch originates from the Kohler generator at the Rose Butler Brown Residence Hall. Emergency lighting system appears to be connected to the generator.

Fire Alarm System:
There is a relatively new (less than 5 years) addressable FCI 7200 fire alarm control panel and associated devices. Master Box #1938.

Lighting System (including branch Wiring):
Fluorescent light fixtures in the building are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):
Key & card swipe.

Tele/Data System (Cabling only):

Data outlets are available throughout the building. There is WiFi located on the first floor. The main telephone & cable boards are located in the basement. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:

Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 4 – Lighting in the building that is original should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – All electrical equipment should be identified & labeled.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.

Plumbing

Domestic Water:

Domestic water to the building is provided by one (1) 4-inch main that enters the Administration Building in the basement. The service is equipped with a 4-inch gate valve that appears original to the building. The piping distribution appears mostly original to the building and is in fair condition. A concern is the functionality of any isolation valves.

Storm:

The building appears to have a conventional storm system with gutters & downspouts. The system appears original to the building and is in fair condition. The system also includes a duplex sump pump located in the Administration Building basement. The pump appears old and has most likely reached its estimated life expectancy.

Sanitary:

The building has a conventional sanitary, waste and vent system. The piping appears original to the building and is in fair condition.

Natural Gas:

The building is not equipped with a natural gas service.

Fire Suppression:

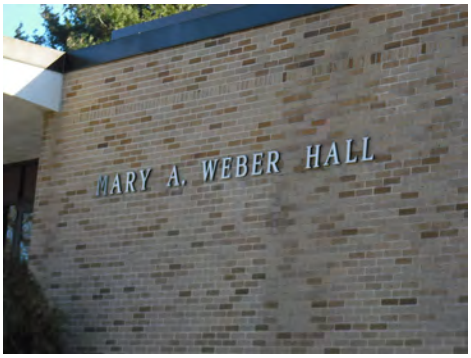
Fire Protection is provided by a 6-inch water main that enters the Administration Building in the basement. The service includes a 4-inch double check valve assembly and wet alarm check valve. The system has three dedicated sprinkler zones (Administration Building / North Building / South Building). The entire complex has sprinkler coverage with an underground feed to the South Building. All piping and components appear in good condition.

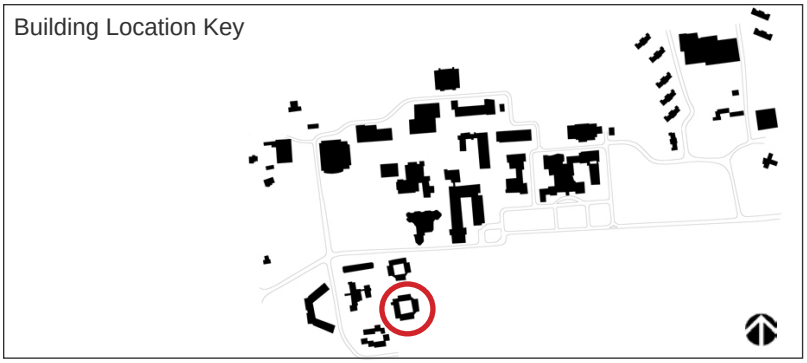
Recommendations:

- Priority 4 – The main shut-off valve should be tested to determine its functionality and replaced as required.
- Priority 4 – The storm system sump pump should be tested to determine its functionality and commissioned/replaced as required.

Building Name: 36 Mary A. Weber Residence Hall

Original Construction Date: 1967
Previous Renovation Date:
Existing Programming: Dormitory
GSF: 40,718





Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Ballasted built-up tar.

Structure/Foundation:
3-story brick façade building constructed on a concrete slab-on-grade foundation with a partial basement at the southwest corner. The building is a concrete encased steel framed structure. Precast concrete planks were used at each floor level with steel framing supporting a metal decking at the roof.

Façade/Walls:
Brick veneer and double glazed aluminum frame storefront system

Windows:
Double glazed aluminum

Recommendations:

- Priority 4 – Repair spalled concrete at the entrance stairs.
- Priority 2 – Address water infiltration issues at the basement level.

Interior

Ceilings:
Acoustical ceiling tile – fair condition.

Walls/Partitions:
Painted concrete masonry units – fair condition.
Wood paneling – fair condition.

Floors:
Terrazzo in lobby – good condition.
Vinyl asbestos tile – fair condition.
Carpet in suites – poor condition. All carpeting to be replaced summer 2010.

Hazardous Materials:
Vinyl asbestos tile

Recommendations:
- Priority 4 – Remove all vinyl asbestos tile as part of any renovation project in immediate vicinity of tiles.
- Priority 4 – Upgrade interior finishes.

Accessibility

The building is accessible at ground level from the rear of the building. No elevator is provided.

Recommendations:
- Priority 1 – Provide handicapped access to the front of the building.

Mechanical

Ventilation:
The building is provided with toilet exhaust. Fresh air is brought into the common areas by floor mounted unit ventilators with exterior louvers.

HVAC Controls:
The controls are tied back to a Landis & Gyr control panel in the mechanical room. This panel appears to be tied back to the Campus Building Management System. Condition of equipment is generally poor.

Cooling:
Cooling is provided in the common and administration areas in the form of split system DX unit ventilators. There is no central cooling system. Refrigeration compressors have R22 coolant. Split system units appeared to be in poor condition.

Heating:
The building is provided with a high pressure steam service at 35 psi which are knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to

hot water by a steam converter and distributed to radiation throughout the building. Condition of heating equipment is poor. Condition of terminal units is poor in some cases due to abuse/vandalism.

Recommendations:

- Priority 4 – The entire cooling and heating system is in need of replacement. All equipment has exceeded normal useful life expectancies by at least 10 years.

Electrical

Electrical Service/Distribution:

225kVA Square-D indoor oil filled transformer (4160 volts to 208Y/120 volts with a 600 amp main breaker is located in the basement. The oil filled transformers in the building should be replaced with indoor dry-type.

Emergency Power/Lighting System:

A 200kW Kohler generator & 600 amp Asco automatic transfer switch provides emergency power to the building and lighting system. The annunciator panel is located at the main entrance. There are also emergency battery units with remote heads located in the building.

Fire Alarm System:

There is a relatively new (less than 5 years) addressable FCI 7200 fire alarm control panel and associated devices. Master Box #1937.

Lighting System (including branch Wiring):

Fluorescent light fixtures in the building are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):

Key & card swipe

Tele/Data System (Cabling only):

Data outlets are available throughout the building. There is WiFi located on the first floor common area and in the dorm room suites. The main telephone & cable boards are located in the basement. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:

Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 4 – Lighting in the building that is original should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.

- Priority 1 – All electrical equipment should be identified & labeled.
- Priority 2 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 1 – There is no ground fault protection in the building. Ground fault circuit interrupters need to be installed per NEC-2008 requirements.

Plumbing

Domestic Water:

Domestic water to the building is provided by one (1) 4-inch main that enters the Administration Building in the basement. The service is equipped with a 4-inch gate valve that appears original to the building. The piping distribution appears mostly original to the building and is in fair condition. A concern is the functionality of any isolation valves.

Domestic hot water is provided by a large domestic hot water storage tank. The tank includes a steam fired heat exchanger as its heating source. The storage tank appears in good condition. The building has two (2) 80-gallon electric water heaters that may have been used a back-up during repair/re-lining of the large storage tank. The laundry facility includes a dedicated 60-gallon electric water heater that appears in good condition.

Storm:

The building has a conventional storm system with roof drains and internal rainwater conductors. The piping appears original to the building and is in fair condition.

Sanitary:

The building has a conventional sanitary, waste and vent system. The piping appears original to the building and is in fair condition.

Natural Gas:

The building is not equipped with a natural gas service.

Fire Suppression:

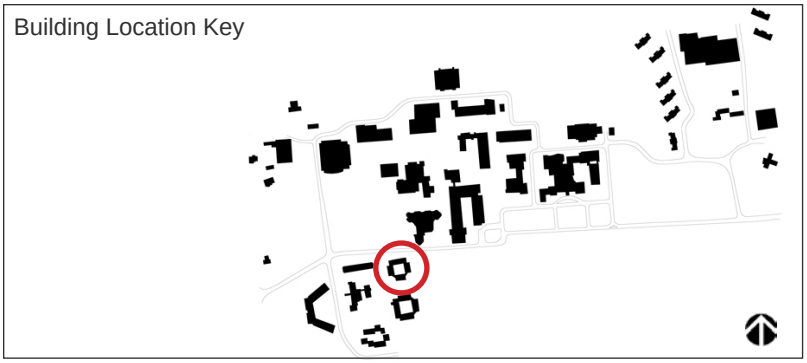
Fire Protection is provided by a 6-inch water main that enters the building in a Mechanical Room. The service includes a 4-inch double check valve assembly and wet alarm check valve. The entire building has sprinkler coverage and all piping and components appear in good condition.

Recommendations:

- Priority 4 – The main shut-off valve should be tested to determine its functionality and replaced as required.

Building Name: 37 Mary Tucker Thorp Residence Hall

Original Construction Date: 1964
Previous Renovation Date:
Existing Programming: Dormitory
GSF: 32,491



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Ballasted built-up tar. Roof leaks at chimney were recently repaired.

Structure/Foundation:
3-story brick façade building constructed on a concrete slab-on-grade foundation with a partial basement at the southern end. The building is a concrete encased steel frame. Precast concrete planks were used at each floor level. The roof is constructed of precast concrete planks.

Façade/Walls:
Brick veneer with single glazed aluminum storefront system

Windows:
Double glazed aluminum frame

Recommendations:

- Priority 2 – Remove and replace the front entrance concrete slab-on-grade.

- Priority 2 – Investigate the lower entrance roof ponding issues and repair as needed.
- Priority 2 – Replace all single glazed storefront system with new double glazed.

Interior

The restrooms in this building have been recently renovated.

Ceilings:
Acoustical ceiling tiles directly adhered to concrete plank – fair condition.

Walls/Partitions:
Painted concrete masonry units – fair condition.

Floors:
Carpeting – fair condition.
Vinyl asbestos tile in private rooms – fair condition.

Hazardous Materials:
Vinyl asbestos tile

Recommendations:

- Priority 4 – Remove all vinyl asbestos tile as part of any renovation project in immediate vicinity of tiles.
- Priority 4 – Upgrade interior finishes.

Accessibility

The building is accessible via a ramp at the front entrance to the building. No elevator is provided.

Mechanical

Ventilation:
The building is provided with toilet exhaust. Fresh air is brought into the common areas by floor mounted unit ventilators with exterior louvers.

HVAC Controls:
Controls are pnuematic. The controls are tied back to a Landis & Gyr control panel in the mechanical room. This panel appears to be tied back to the Campus Building Management System. Condition of equipment is generally poor.

Cooling:
Cooling is provided in the common and administration areas in the form of split system DX unit ventilators. There is no central cooling system. Split system units appeared to be in fair condition.

Heating:

The building is provided with a high pressure steam service at 35 psi which are knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by a steam converter and distributed to radiation throughout the building. Condition of heating equipment is poor. Condition of terminal units is poor in some cases due to abuse/vandalism.

Recommendations:

- Priority 4 – The entire system heating system is in need of replacement. All equipment has exceeded normal useful life expectancies by at least 10 years.

Electrical

Electrical Service/Distribution:

150kVA Westinghouse indoor oil filled transformer (4160 volts to 208Y/120 volts with a 400 amp main breaker is located in the basement. The oil filled transformers in the building should be replaced with indoor dry-type.

Emergency Power/Lighting System:

Emergency power to the 400 amp automatic transfer switch appears to originate from the 200kW Kohler generator located at Mary A. Weber Residence Hall and provides emergency power to the building and lighting system. The annunciator panel is located at the main entrance. There are also emergency battery units with remote heads located in the building.

Fire Alarm System:

There is a relatively new (less than 5 years) addressable FCI fire alarm control panel and associated devices. Master Box #1936.

Lighting System (including branch Wiring):

Fluorescent light fixtures in the building are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):

Key & card swipe

Tele/Data System (Cabling only):

Data outlets are available throughout the building. There is WiFi located on the first floor common area and in the dorm room suites. The main telephone & cable boards are located in the basement. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:

Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.

- Priority 4 – Lighting in the building that is original should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 2 – Panelboards throughout the building appear to be original Westinghouse,100 amp, 208Y/120V, 22 circuit units. Annual testing should be performed.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear & should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 1 – There is no ground fault protection in the building. Ground fault circuit interrupters need to be installed per NEC-2008 requirements.

Plumbing

Domestic Water:

Domestic water to the building is provided by one (1) 4-inch main that enters the Administration Building in the basement. The service is equipped with a 4-inch gate valve that appears original to the building. The piping distribution appears mostly original to the building and is in fair condition. A concern is the functionality of any isolation valves.

Domestic hot water is provided by a large domestic hot water storage tank. The tank includes a steam fired heat exchanger as its heating source. The storage tank appears in good condition. The building has one (1) 40-gallon electric water heater that may have been used a back-up during repair/re-lining of the large storage tank.

Storm:

The building has a conventional storm system with roof drains and internal rainwater conductors. The piping appears original to the building and is in fair condition.

Sanitary:

The building has a conventional sanitary, waste and vent system. The piping appears original to the building and is in fair condition.

Natural Gas:

The building is not equipped with a natural gas service.

Fire Suppression:

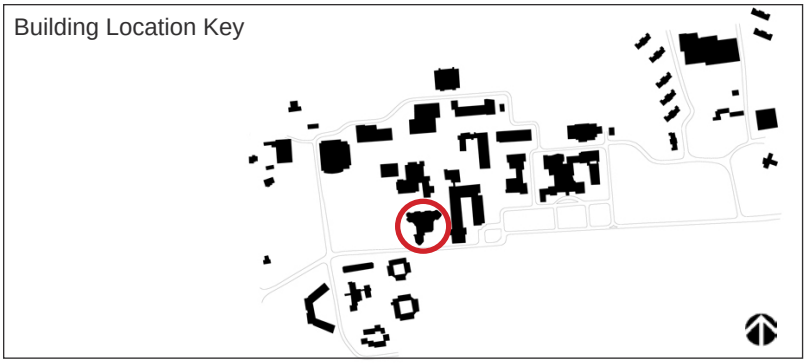
Fire Protection is provided by a 6-inch water main that enters the building in a Mechanical Room. The service includes a 4-inch double check valve assembly and wet alarm check valve. The entire building has sprinkler coverage and all piping and components appear in good condition.

Recommendations:

- Priority 4 – The main shut-off valve should be tested to determine its functionality and replaced as required.

Building Name: 38 Horace Mann Hall

Original Construction Date: 1969
Previous Renovation Date:
Existing Programming: Classrooms
GSF: 46,023



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Ballasted built-up tar with occasional patches of torched down asphalt.

Structure/Foundation:
2 & 3-story brick and concrete façade building constructed with a reinforced concrete frame. Floors were constructed with a reinforced concrete waffle slab. Most of the structure is 2-stories in height but there is a 3-story tower at the southern end.

Façade/Walls:
Brick veneer

Windows:
Single glazed aluminum frame

Recommendations:

- Priority 2 – Repair roof leaks.
- Priority 2 – Monitor and investigate the causes of the cracking in the waffle slab and brick within the building and repair as needed.
- Priority 2 – Repair the spalled concrete exposing the reinforcement at the southwest end of the building before more corrosion sets in.
- Priority 3 – Repair, replace, and/or re-stain water damaged timber soffits.

- Priority 4 – Monitor and repair the brick façade if condition gets worse.
- Priority 3 – Replace all single glazed windows with new double glazed.

Interior

Ceilings:
Painted concrete – fair condition and acoustical ceiling tile – fair condition.

Walls/Partitions:
Wood panel and painted concrete – fair condition.

Floors:
Carpeting – poor condition and vinyl composition tile – poor condition.

Hazardous Materials:
None observed

Recommendations:

- Priority 4 – Upgrade interior finishes

Accessibility

The building is accessible on the ground floor from grade. An elevator provides access to the upper levels. A wheel chair lift provides access to the lower level.

Mechanical

Ventilation:
The building is served by a large central AHU/Return Air Fan located in the basement and others around the building. Air is drawn through exterior louvers. The condition of equipment units is generally poor.

HVAC Controls:
HVAC controls have been connected to the electronic systems. Old pneumatic controls & associated devices need to be removed.

Cooling:
The building is equipped with a Trane Absorption chiller located in the basement. This chiller served the air handling units in the building. There is a cooling tower located on grade outside the building.. The cooling tower looks new and is equipped with a stainless steel sump. Condition of the original equipment is poor and the re-heat system is not reliable.

Heating:
The building is provided with a high pressure steam service at 35 psi which is knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by steam converters and distributed to the various air handling units (AHU) and baseboard heat by hot water pumps. Condition is poor.

Recommendations:

- Priority 4 – All original components are in need of replacement (steam/HW). All equipment has exceeded normal useful life expectancies by 10 to 20 years.

Electrical

Electrical Service/Distribution:

500kVA Square-D indoor dry-type transformer (4160 volts to 208Y/120 volts with a 1600 amp main breaker is located in the basement.

Emergency Power/Lighting System:

A 75kW Kohler emergency generator provides power to a 400 amp Westinghouse automatic transfer switch, a 300 amp breaker and provides emergency power to the building and lighting system.

Fire Alarm System:

There is a Simplex fire alarm panel in the main mechanical room on the lower level of the building. Master Box #1946.

Lighting System (including branch Wiring):

Fluorescent light fixtures in the building are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):

None

Tele/Data System (Cabling only):

Data outlets are available throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:

Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 4 – Lighting in the building that is original should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.
- Priority 1 – None of the 208 volt, 3-phase circuit breakers in the main switchgear can be manually tripped. These breakers require immediate testing.
- Priority 1 – The 75kW life safety generator needs to be replaced with a diesel fired unit.

Plumbing

Domestic Water:
Domestic water to the building is provided by one (1) 4-inch main. The service is equipped with a 4-inch gate valve. The piping distribution appears mostly original to the building and is in good condition.

Domestic hot water for the building is provided by a steam fired heat exchanger located in the mechanical room. The steam fired heat exchanger appears old and has most likely reached its estimated life expectancy.

Storm:
The building has a conventional storm system with roof drains and internal rainwater conductors. The piping appears original to the building and is in good condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. The piping appears original to the building and is in good condition.

Natural Gas:
The building is not equipped with a natural gas service.

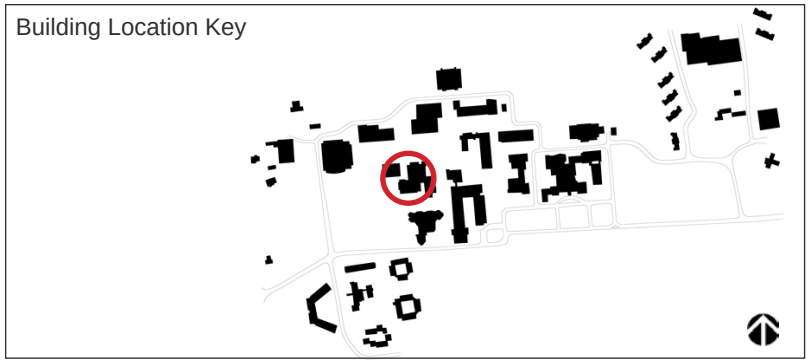
Fire Suppression:
Fire Protection is provided by a 6-inch water main that enters the building in a Mechanical Room. The service includes a double check valve assembly and wet alarm check valve. The entire building has sprinkler coverage and all piping and components appear in good condition.

Recommendations:

- Priority 4 – The main shut-off valve should be tested to determine its functionality and replaced as required.
- Priority 4 – The existing steam fired domestic hot water heat exchanger should be tested to determine its functionality and commissioned/replaced as required.

Building Name: 40 Fred Donovan Dining Center

Original Construction Date: 1963
Previous Renovation Date: 1993
Existing Programming: Dining
GSF: 57,545



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Ballasted built-up tar

Structure/Foundation:

3-story brick façade building. The building was constructed with a reinforced concrete frame at the basement level and steel w-shaped columns supporting a reinforced concrete waffle slab on the first and second floors. The roof is constructed with steel w-shaped beams and columns supporting steel joists with a metal decking.

In 1993 an addition was added to the north end of the building constructed with a steel frame and metal decking and concrete for floors. During the construction of the addition the entire roof of the building was replaced.

The kitchen area was constructed on a concrete slab-on-grade foundation with load bearing CMU exterior walls and steel joists and metal decking at the roof. The storage area to the west end was later added on and constructed with steel beams and columns with steel joists and a metal decking matching the existing.

Façade/Walls:
Brick veneer and aluminum wall panel system. Aluminum wall panels are visibly rusted and require replacement.

Windows:
Double glazed aluminum frame

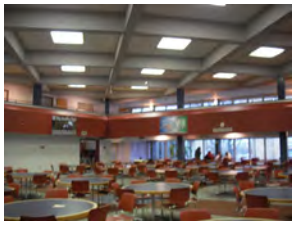
Recommendations:

- Priority 2 – Investigate and repair ponding issues on roof.
- Priority 2 – Repair north entrance concrete/brick pedestals.
- Priority 2 – Investigate and repair the north entrance concrete slab-on-grade as it heaves up not allowing the doors to be opened.
- Priority 3 – Repair west side metal façade rust and repaint exposed steel columns.
- Priority 3 – Reseal all construction joints in the concrete foundation walls.

Interior

Ceilings:
Acoustical ceiling tiles – good condition.

Walls/Partitions:
Painted concrete masonry units and painted gypsum wall board – good condition.



Floors:
Quarry tile in the kitchen/servery – good condition. Rubber flooring on the lower level – good condition.

Hazardous Materials:
None observed

Recommendations:

- Priority 4 – Maintain interior finishes.

Accessibility

Steps/ramp:
The dining level of the building is accessible via a ramp and the lower level is accessible at the front of the building at grade. An elevator provides access to all levels.

Mechanical

Ventilation:
Ventilation to the building is provided by multiple large air handing located on the upper and lower levels of the building. Air is drawn in through exterior louvers. Kitchen ventilation is provided to the three hoods by roof mounted exhaust fans. Makeup air appears to be untempered. The make-up air system to the building is under repair.

HVAC Controls:
The building controls appear original and utilize pneumatics with a tie into Siemens system. System is a two pipe changeover system. Condition is good.

Cooling:

Cooling for the building is provided by two small split system chillers located in the basement mechanical room with two exterior roof mounted condensers. Chilled water pumps distribute the chilled water to the air handling units for the Donovan Dining Center. Condition is good.

Heating:

The building is provided with a high pressure steam service at 35 psi which is knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by a steam converter and distributed to the various air handling units (AHU) and baseboard heat by hot water pumps. Condition is good.

Recommendations:

- Priority 1 – None of the existing hoods were noted to be equipped with fire suppression systems. This should be addressed.

Electrical

Electrical Service/Distribution:

750kVA Square-D indoor dry-type transformer (4160 volts to 208Y/120 volts with a 2000 amp main breaker is located in the basement.

Emergency Power/Lighting System:

There does not appear to be an emergency generator for this building. It is assumed that emergency ballasts provide the emergency lighting for the building.

Fire Alarm System:

There is an FCI addressable fire alarm system for the building. It appears to have been recently installed. There are no heat detectors in the rest rooms. Master Box #4824 & FACP are located at the main entrance to the building.

Lighting System (including branch Wiring):

Fluorescent light fixtures in the building are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):

None

Tele/Data System (Cabling only):

Data outlets are available throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:

Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Exit signs needs to be maintained. Several signs were not illuminated.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.

- Priority 4 – Lighting in the building that is original should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 2 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 1 – Provide heat detectors in the restrooms.
- Priority 1 – Emergency lighting for the building needs to be verified and reviewed.
- Priority 1 – Electrical equipment needs to be identified & labeled.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.

Plumbing

Domestic Water:
Domestic water to the building is provided by one (1) 3-inch main with a double check backflow preventer. The piping distribution appears in good condition.

Domestic hot water is provided by a large domestic hot water storage tank. The tank includes a steam fired heat exchanger as its heating source. The storage tank appears in good condition.

Storm:
The building has a conventional storm system with roof drains and internal rainwater conductors. The piping appears original to the building and is in good condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. The piping appears original to the building and is in good condition.

Kitchen Waste:
The building includes a kitchen. A relatively new (Big Dipper) point of use grease trap has been installed at the triple pot sink and appeared in good condition. There was no central grease waste system identified. Further investigation is required.

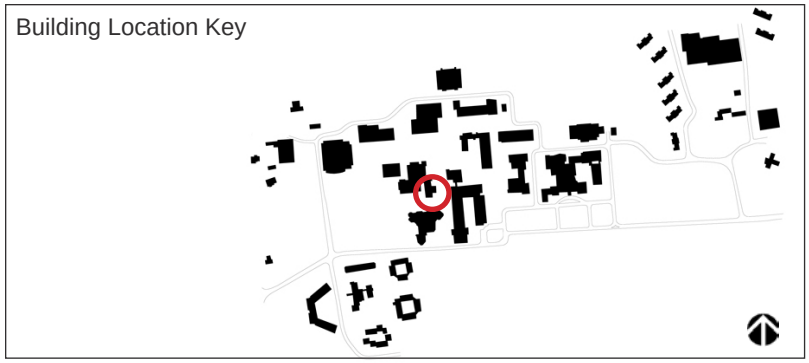
Natural Gas:
The building is not equipped with a natural gas service.

Fire Suppression:
Fire Protection is provided by a 6-inch water main that enters the building in a Mechanical Room. The service includes a 4” double check valve assembly and wet alarm check valve. The entire building has sprinkler coverage and all piping and components appear in good condition.

Recommendations:
- None

Building Name: 41 Faculty Center

Original Construction Date:
Previous Renovation Date:
Existing Programming: Offices
GSF: 81,433



Prioritization Categories:

1 – Life Safety and Code Compliance – Immediate need (0-1 year)
2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
3 – Asset Preservation – Mid-term need to preserve value of a larger system (3-7 years)
4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Ballasted built-up tar at flat roofs and standing seam metal at pitched roof.

Structure/Foundation:
2-story concrete façade building constructed on a concrete slab-on-grade foundation with a reinforced concrete frame. Precast concrete panels are used for the second floor and roof framing.

Façade/Walls:
Concrete

Windows:
Single glazed with aluminum frame storefront system at the courtyard.

Recommendations:

- Priority 4 – Monitor windows at grade for water infiltration.

Interior

Ceilings:
Painted exposed concrete slab

Walls/Partitions:
Painted concrete masonry units

Floors:
Carpeting – fair condition

Hazardous Materials:
None observed

Recommendations:

- None – The dining areas of the building are currently out to bid.

Accessibility

Steps/ramp:
The building is accessible at the rear of the building from grade. All levels are also accessible via the dining hall.

Mechanical

Ventilation:
Ventilation to the building appears to be provided by three packaged rooftop units. These serve the small and large dining room areas. Units appear to be provided with economizer controls. Roof-top units are in poor condition and need to be replaced.

HVAC Controls:
The building controls consist of thermostats to control the rooftop equipment and baseboard heat. There is no tie in to the Campus Building Management system.

Cooling:
Cooling is provided by the packaged DX cooling within the rooftop units. Cooling system is in poor condition and need to be replaced.

Heating:
Electric baseboard. Condition is poor.

Recommendations:

- Priority 4 – Baseboard replacement should be considered.

Electrical

Electrical Service/Distribution:
Appear to be served from the Donovan Dining Center.

Emergency Power/Lighting System:
There does not appear to be an emergency generator for this building. Emergency lighting is provided by emergency battery units and remote heads.

Fire Alarm System:
Appears to be connected to the Donovan Dining Center.

Lighting System (including branch Wiring):
Incandescent & fluorescent light fixtures in the building are controlled by wall switches. Motion sensors appear to control the light fixtures in the central dining area. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):
None

Tele/Data System (Cabling only):
Data outlets are available throughout the building. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated.

Recommendations:

- Priority 1 – Location of pull stations and smoke detectors heeds to be reviewed.
- Priority 1 – The location of the exit signs in the building need to be evaluated. The quantity and location do not conform to current life safety codes.
- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 4 – Lighting in the building that is original should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.

Plumbing

Domestic Water:
Domestic water to the building appears to be fed from Fred J. Donovan Dining Center. The piping distribution appears in good condition.

Domestic hot water appears to be fed from Fred J. Donovan Dining Center.

Storm:
The building has a conventional storm system with roof drains and internal rainwater conductors. The piping appears original to the building and is in good condition.

Sanitary:
The building has a conventional sanitary, waste and vent system. The piping appears in good condition.

Natural Gas:

Natural gas appears to be fed from Fred J. Donovan Dining Center.

Fire Suppression:

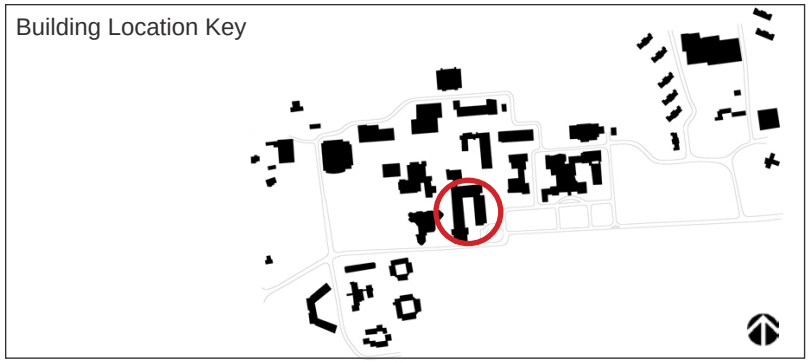
The building is not equipped with a sprinkler system.

Recommendations:

- None

Building Name: 42 Henry Barnard Laboratory School

Original Construction Date: 1958
Previous Renovation Date:
Existing Programming: Classrooms
GSF: 81,433



Prioritization Categories:

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2 – Asset Preservation – Short-term need to preserve value of a larger system (1-3 years)
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4 – Building Function or Quality of Life need (timed as budget allows)

BUILDING SYSTEMS

Exterior

Roof:
Ballasted built-up tar

Structure/Foundation:
2-story brick and glass façade building constructed on a concrete slab-on-grade foundation. The upper two floors are supported by a reinforced concrete frame and slab at corridors and reinforced concrete beams on lally columns along the perimeter of the building. Steel bar-joist span between the corridor and perimeter reinforced beams supporting a concrete and metal deck floor system over classrooms. The roof is a metal deck supported by steel bar-joists.

Façade/Walls:
Brick veneer with single glazed aluminum frame storefront system

Windows:
Double glazed aluminum farmed

Recommendations:

- Priority 2 – Repair roof drains.
- Priority 2 – Repair concrete at the northwest corner.
- Priority 2 – Repair and further investigate the cause of the façade cracking on the south side of the building.
- Priority 2 – Repair or replace timber roofline trim. Remove or re-fasten protruding nails before they fall to the ground.
- Priority 2 – Replace deteriorated exterior doors and frames.
- Priority 3 – Investigate causes of ponding at mid-level roof.
- Priority 3 – Replace all single glazed storefront system with new double glazed system.

Interior

Ceilings:
Acoustical ceiling tiles – fair condition.

Walls/Partitions:
Painted gypsum wall board – good condition.
Corridor walls are painted plywood – good condition.

Floors:
Terrazzo at stairs – good condition.
Vinyl composition tile – good condition in main wing, poor condition in the single-story addition.

Doors:
Hollow metal doors and frames

Hazardous Materials:
None observed

Recommendations:

- Priority 4 – Upgrade interior finishes.

Accessibility

Steps/ramp:
The building is accessible through multiple entrances at grade. An elevator is provided to access the upper level.

Mechanical

Ventilation:
Ventilation to the building is provided by floor mounted unit ventilators. Air is drawn in through exterior louvers.

HVAC Controls:

The building controls appear original and utilize pneumatics. No tie into Siemens system was noted. Classrooms are controlled by wall thermostats. System is heating only. Condition is poor.

Cooling:

There is no central cooling system for the building. Cooling is provided as needed by through wall AC units.

Heating:

The building is provided with a high pressure steam service at 35 psi which is knocked down to 10 psi by a pressure reducing valve (PRV). This steam is then converted to hot water by a steam converter and distributed to the Unit Ventilators and baseboard heat by hot water pumps. Condition is poor.

Recommendations:

- Priority 4 – The entire system heating system is in need of replacement. All equipment has exceeded normal useful life expectancies by at least 20 years.
- Priority 4 – Thru wall units need to be rebuilt or replaced.

Electrical

Electrical Service/Distribution:

Padmounted transformer to Square-D 600 amp, 208Y/120 volt, main distribution panel with a 1000 amp main breaker. Service to this building should be divorced from Craig-Lee Hall and connected directly to the site electrical distribution system.

Emergency Power/Lighting System:

There is a Generac 125kW emergency generator and automatic transfer switch to provide 208Y/120 volt stand-by power for the telephone room. Emergency lighting is provided by emergency battery units with dual light heads throughout the school.

Fire Alarm System:

There is a relatively new (less than 5 years) addressable FCI Gamewell fire alarm control panel and associated devices. Master Box #1939.

Lighting System (including branch Wiring):

Fluorescent light fixtures in the building are controlled by wall switches. Fixtures appear to be original to the building.

Specialty Systems (clock, PA, Security, etc.):

Card & swipe

Tele/Data System (Cabling only):

Data outlets are available throughout the building. There is WiFi located in the cafeteria. There are central telephone and data systems on the campus that feed all buildings.

Exit Signs:
Exit signs with battery back-up are illuminated and appear to be adequate.

Recommendations:

- Priority 1 – Install occupancy sensors in offices & restrooms with passive infrared and ultrasonic type sensor.
- Priority 4 – Lighting in the building that is original should be replaced with new fixtures using energy efficient lamps & ballasts.
- Priority 4 – Tele/data system should be updated to current standards for collegiate institutions.
- Priority 3 – Monthly generator load testing should be performed and documented.
- Priority 2 – The main switchgear should be inspected and scanned with an infrared sensing device annually. This information should be documented.

Plumbing

Domestic Water:
Domestic water to the building is provided by one (1) 4-inch main that enters the building in a Mechanical Room in the basement. The service is equipped with a 4-inch gate valve that appears original to the building. The piping distribution appears mostly original to the building and is in fair condition. A concern is the functionality of any isolation valves.

Domestic hot water is provided by two (2) larger domestic hot water storage tanks and one (1) smaller domestic hot water storage tank. The three tanks include steam fired heat exchangers as their heating source. The two (2) larger domestic hot water storage tanks appear to have been abandoned and no longer in operation. The one (1) smaller domestic hot water storage tank storage tank appears to be operating and providing hot water to the building. The system is equipped with a master mixing valve. Water temperature is controlled by the Seimans system. The steam fired heat exchanger appears old and has most likely reached the its estimated life expectancy.

Storm:
The building has a conventional storm system with roof drains and internal rainwater conductors. The piping for the building appears original to the building and is in fair condition. The system includes a duplex sump pump located in a basement mechanical room. The pump appears old and has most likely reached its estimated life expectancy.

Sanitary:
The building has a conventional sanitary, waste and vent system. The piping for the building appears original to the building and is in fair condition.

Kitchen Waste:
The building includes a kitchen. Recessed, passive-type grease traps have recently been replaced with active (Big Dipper) point of use grease traps. All piping and components appear in good condition.

Natural Gas:

The building is equipped with a 2-1/2" natural gas service that serves as the fuel source for the kitchen equipment.

Fire Suppression:

Fire Protection is provided by a 6-inch main that enters a basement mechanical room. The system consists of an inline fire pump, 6-inch double check valve assembly, wet alarm check valve and two (2) zone risers. All piping and components appear in good condition.

Recommendations.

- Priority 4 – The main shut-off valve should be tested to determine its functionality and replaced as required.
- Priority 4 – The storm system sump pump should be tested to determine its functionality and commissioned/replaced as required.
- Priority 4 – The existing steam fired domestic hot water heat exchanger should be tested to determine its functionality and commissioned/replaced as required.

5.1 Introduction

The development of concepts was based on the findings derived from Academic Space Planning, Community Environs Assessment and Assessment of Facilities in conjunction with input gained from the campus planning "charrette."

5.2 Campus Planning "Charrette"

In February 2010, the Saratoga Master Plan Team led a three-day planning "charrette" to gain input from the campus community. The "charrette" was a "hands-on" workshop held at the Donovan Dining Center in which students, faculty, staff, and administrators were invited to share their ideas about the campus environment. Over 300 individuals participated. In addition to the "charrette," an evening meeting engaged residents from the surrounding neighborhoods. This meeting provided the opportunity for the community to be informed about the master plan process and schedule as well as share ideas.

5.3 Open Space

Three types of open space were identifed on the campus: building-defined open space, recreational/athletic open space, and natural open space. Building-defined open space considers areas between buildings such as malls, quadrangles and courtyards. There are a variety of site conditions in these areas. Some areas such as the mall are hot, sunny and dry. Other areas are very shady due to cover from both buildings and vegetation. Each area must be treated based on its own set of site conditions. These open spaces also need to be evaluated based on how heavily they are used and the types of uses they receive. Some key Building-Defined Open Spaces are:

Existing campus “mall”

Mall Area

- A site assessment reveals the following:
  - Heavily used; major outdoor campus node; used for outside activities such as commencement; heavy pedestrian circulation between major buildings
  - Hot, dry sunny open space which requires shade for outdoor seating
  - Must maintain open views for commencement
  - Has a variety of pavements: concrete, bluestone, some interlocking brick pavers
  - Lawn areas are difficult to maintain in some locations due to pedestrian traffic
  - Trees are small and provide insufficient canopy for seating areas
- Recommendations would include:
  - Eliminate unnecessary shrub plantings for ease of maintenance
  - Consider larger canopy trees for eastern part of mall to create more shade for seating areas; keep views open towards Murray Center and western section for commencement viewing
  - Utilize berms or special pavements for areas in lawn where grass is a problem
  - Consider options for redesign as previously noted

Space between back of Roberts Hall and Nazarian Center

- A site assessment reveals the following:
  - Passive use area for quiet reading or studying
  - Dense shade from building shadows and tree canopy creating problems with grass
  - Pavements appear to be sufficient for pedestrian traffic between buildings
  - Need for new bicycle racks and trash receptacles
- Recommendations would include:
  - Maintain passive use
  - Consider shade tolerant ground covers and shrubs in place of grass; Options must consider ease of removing leaves in fall
  - Consider tree pruning to open canopy slighting for sunlight in winter
  - Install new campus bicycle racks and trash receptacles

EXISTING OPEN SPACE

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- PRIMARY DEFINED OPEN SPACE
- ATHLETIC & RECREATIONAL OPEN SPACE
- EXISTING TREE COVER

LIBRARY ROAD
COLE ROAD
COLLEGE ROAD
FRUIT HILL AVENUE
LEASED FOR ATHLETIC/ RECREATION USES

CAMPUS BUILDINGS

1 Technology Services
2 Offices
3 Financial Aid
4 Bursar/Records
5 Accounting/Payroll/Purchasing
6 Education Management Collaborative
7 Sherlock Center on Disabilities
8 Outreach Programs
9 School of Social Work
10 Joseph F. Kauffman Center
11 The Sylvan R. Forman Center - Undergraduate Admissions
12 Yellow Cottage (1899)
13 Recreation Center
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40 Fred J. Donovan Dining Center
41 Faculty Center
42 Henry Barnard Laboratory School
43 New Residence Hall

0 75 150 300 450 600 Feet

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OPEN SPACE PLAN

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- PRIMARY OPEN SPACE
- PROPOSED OPEN SPACE/ PEDESTRIAN WALKWAY IMPROVEMENTS
- EXISTING TREE COVER

LIBRARY ROAD
COLE ROAD
COLLEGE ROAD
FRUIT HILL AVENUE

CAMPUS BUILDINGS

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2 Offices
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The space around the Arts Center

This space should be evaluated as part of the new design for the Arts Center. The interface between this building and Roberts Hall, Barnard School, Alger Hall and the parking lot to the south should be evaluated and redesigned with a focus on pedestrian access.

The space between Mann Hall and Henry Barnard School

- A site assessment reveals the following:
  - Passive-active use area; used for access to the rear of Barnard School; also used for impromptu recreation
  - Open sunny grassy area
- Recommendations would include:
  - Maintain open space for impromptu recreation
  - Provide some shade for Barnard School from late afternoon sun

The area around the Foreman Center

- A site assessment reveals the following:
  - Passive use area
  - Historic building and grounds
  - First point of encounter for prospective students and parents
- Recommendations would include:
  - Enhance the entrance views and signage making it easier to find
  - Rework the circulation as recommended in the proposed circulation plan

Recreational Open Space is space utilized for athletics and recreational purposes. It appears that the college has reached its limit for available recreational open space unless other areas become available. Other areas which might be considered for recreational open space include:

- Some of the woodland area to the southeast of the Foreman Center. This area was primary succession field in the late 1950's when the central campus was first built. Investigation would need to be made as to whether there is sufficient space for practice fields. Drainage is very poor in this area due to underlying rock.
- Expansion into the Triggs Golf Course area would be more appropriate both for site conditions and proximity to student dormitories.

Natural Open Space areas occur along the natural woodlands along the periphery of campus especially around the East Campus (former State Home and School) and the West Campus (old Hennessy farm). These areas are comprised largely of a native trees with a shrub understory. Most of the trees along the north campus boundary near the Fruit Hill neighborhood are very mature. The college should consider developing a long-term plan for the replacement of those trees that provides a privacy screen between the campus and the residences in the Fruit Hill neighborhood.

With respect to the existing tree cover on the campus, it is recommended that the college consult an arborist to evaluate existing trees within the arboretum and develop a maintenance and planting replacement program. The college has recently replaced 50-plus year old trees along College Road with new plantings of Zelkova and Bradford Pear trees. Campus planning should consider issues with planting monocultures, particularly with Bradford Pear trees which have a tendency towards limb breakage in severe storms.

The campus has a well-defined open space system consisting of the "formal" mall, courtyards and spaces that have been formed between buildings as the campus has grown since 1958. The master plan identified the following opportunities and concepts to provide a more comprehensive and integrated open space system as well as create a more "pedestrian" oriented campus. These recommendations are integrated with concepts for vehicular circulation.

- Provide a pedestrian connection and open space between the east campus and central campus. Parking Lot "B" should be reconfigured to provide open space for a pedestrian spine connecting the east and central campuses.
- Develop an enhanced pedestrian spine from the north side of Alger Hall to the east campus.
- Improve the pedestrian crossing zone on College Road to the north of Thorp.
- Close the road to the east of Thorpe and Weber Residence Halls. Develop as a pedestrian spine and for emergency/service and move-in/move-out access only.
- Close the street between the Art Center and Dennis J. Roberts Hall-Administration to public traffic. Reconfigure for pedestrian use and service/deliveries and emergency access.
- Develop a pedestrian open space between the Recreation Center and Buildings 1-6. Utilize the corridor for emergency/service access.
- Provide a pedestrian connection between Lots "A" and "B" and the main campus.
- Develop a pedestrian walk system along Cole Road from Parking Lot "B" to the School of Social Work.
- Create pedestrian environments between Adams Library and Clark.
- Enhance the campus "mall."
- Following completion of the campus loop road to the north of Fogarty Life Science Building, utilize the section of Library Road between Clark Science and Library for service/emergency access and enhanced pedestrian circulation.

Existing campus "mall"

"Mall" concepts

Existing Parking Lot “B” conditions

Concept to connect main capus to east campus through Parking Lot “B”

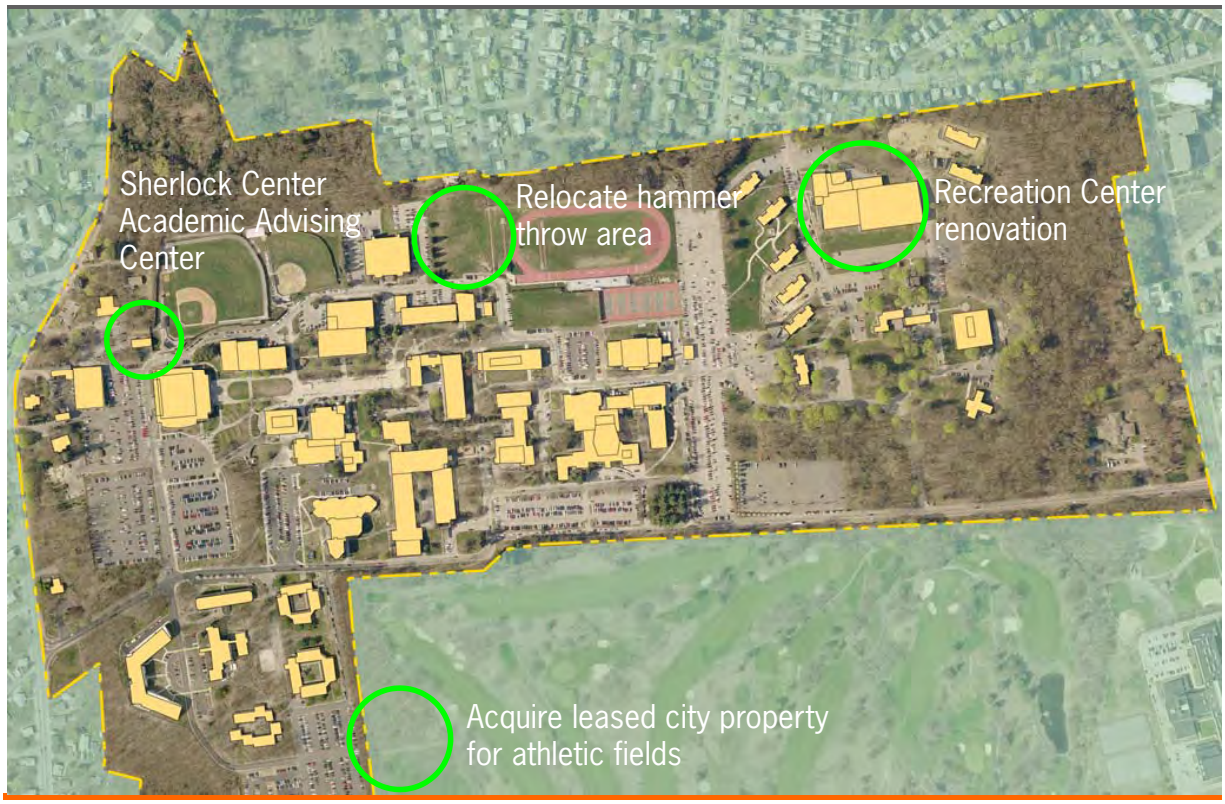
Example of pedestrian walkway within a campus parking area

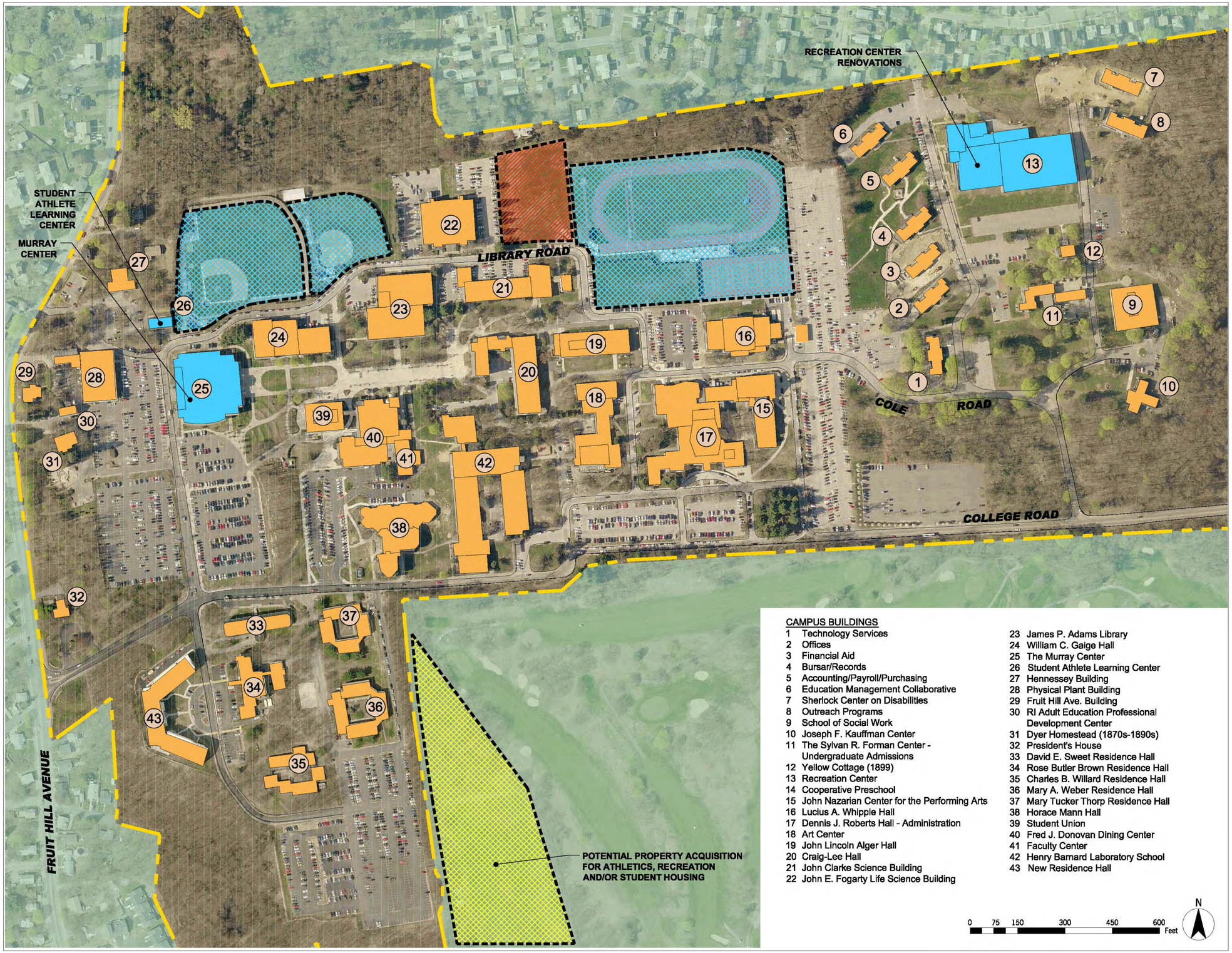
Example of pedestrian crossing with traffic calming on a campus road

5.4 Athletics/Recreation

The existing outdoor areas dedicated for athletics are well defined along the northern edge of the campus. These involve fields for baseball, softball, track and field, soccer, lacrosse, and tennis courts to support NCAA Division III athletics. The hammer throw area located between Fogarty Life Science Building and the track is a prime site for an infill building to expand the academic precinct of the central campus. Development of this site would require the relocation of this field event.

The area currently leased on the adjoining golf course is used as a practice field. Acquisition of this property provides the opportunity for expanded athletic and recreational use. The proximity of this area to the student housing precinct creates a desirable adjacency for informal and intramural student recreation. It is recommended that RIC acquire this property.





ATHLETICS & RECREATION PLAN

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- PRIMARY ATHLETIC & RECREATION USE
- ATHLETIC/RECREATION OPEN SPACE
- POTENTIAL RELOCATION OF ATHLETIC FIELD
- POTENTIAL PROPERTY ACQUISITION FOR ATHLETIC, RECREATION AND/OR STUDENT HOUSING

CAMPUS BUILDINGS

1 Technology Services
2 Offices
3 Financial Aid
4 Bursar/Records
5 Accounting/Payroll/Purchasing
6 Education Management Collaborative
7 Sherlock Center on Disabilities
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POTENTIAL BUILDING ZONES

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- POTENTIAL BUILDING SITE
- POTENTIAL REDEVELOPMENT ZONE
- POTENTIAL DEVELOPMENT ZONE THROUGH PROPERTY ACQUISITION

LIBRARY ROAD
COLE ROAD
COLLEGE ROAD
FRUIT HILL AVENUE
POTENTIAL DEVELOPMENT ZONE IF PROPERTY IS ACQUIRED

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5.5 Building Infill Opportunities

The campus was analyzed to identify opportunities to locate new buildings in locations that would reinforce the existing architectural and open space patterns. "Infill" building sites were also proposed to create new open spaces that define positive pedestrian spaces vs. freestanding buildings surrounded by roads and parking areas. The following sites for future buildings were identified:

Short- Mid-term Building Sites:

- The sites to the east of Fogarty Life Science and east of Clarke Science Building. These areas provide excellent opportunities to expand the academic precinct of the central campus.
- The site to the west of the Student Union to provide the opportunity to expand student life space. This area provides a "gateway" from the large student parking areas to the west. A building addition on this site would also further strengthen and define the open space of the "mall."
- The area to the east of Donovan Dining Center. This site provides the opportunity to expand Donovan for conference facilities and additional dining.
- The site bordering the "mall" on the north side of Barnard School.
- Two undeveloped sites for student housing were identified. Site 1 is located on a surface parking lot to the south of Weber Residence Hall. Site 2 is located to the southeast on the golf course property. Development on this site would require property acquisition.

Mid- Long-term Building Sites:

- The site located between Building #2 and Parking Lot "B." A building in this location, in combination with the proposed pedestrian spine, would create additional connectivity between the "east" and "central" areas of the campus.

Long-term:

- Building zones were identified for portions of Parking Lots "A" and "J." Lot "J" provides an excellent opportunity to develop a parking structure that could also incorporate mixed-use elements such as athletic facilities on the roof-top and academic/support spaces as part of the structure. The effect of displacing parking from the development of these sites would need analysis to determine parking needs prior to adding new parking.

Primary Infill Building Sites

5.6 Vehicular Circulation

Introduction

The continual growth and changing needs of the RIC campus require the periodical evaluation of the existing transportation systems to determine potential areas of concern and the adequacy of the system to safely and efficiently accommodate present and future demand. At a school with a significant commuter population, the transportation systems throughout campus play a critical role in the quality of students' experience on campus. Significant delays traversing the campus and inconvenient or undesirable parking could lead to a negative overall impression of the campus. Discussions with campus personnel and students have indicated that improvements could be made to the current transportation system on campus to provide better access and circulation for both motorists and pedestrians, thereby improving the overall student experience and quality of life.

Existing Transportation Systems

The existing vehicular circulation pattern throughout the RIC campus forces motorists to the perimeter of the campus, following a network of disjointed roadways through a number of parking areas. The appropriate circulating roadway is dependant upon the direction of travel, as one continuous two-way roadway through campus is not available. Inadequate signage along the circulatory roadways makes traversing the campus confusing, with no clear definition of the appropriate path from one side of the campus to the other. Due to the limited options created by the one-way circulation pattern on campus, delays are experienced at several locations during periods of peak activity. The location where this is most evident is the intersection of College Road and Sixth Avenue. The majority of the parking lots are required to exit campus through this one location, whether bound for Fruit Hill Avenue or Mt. Pleasant Avenue, and daily back-ups are a familiar sight at dismissal times.

College Road is the main east/west road on campus, forming a connection between Mt. Pleasant Avenue to the east and Fruit Hill Avenue to the west. College Road is primarily a two-way roadway, with the exception of the section between 5th Avenue and 1st Avenue where it is split into two one-way sections. Eastbound traffic continues along the main alignment of College Road, while westbound traffic must divert up 1st Avenue to the roadway in front of Dennis J. Roberts Hall - Administration, then to 5th Avenue. The width of College Road varies from approximately 22 feet to 30 feet, and the two-way sections are marked with a solid double yellow centerline. Along the one-way section, parallel parking is permitted on one side, although there is no striped parking lane. The roadway geometry along College Road is generally poor, with limited sight distance at the vertical curves at Thorp Hall and at Cole Road, and poor horizontal alignment in the vicinity of Barnard Circle and 5th Avenue. The horizontal alignment has two 90-degree reverse curves with centerline radii of between only 35 feet and 50 feet and limited pavement width, creating a dangerous condition for College Road through traffic and the uncontrolled traffic entering from 5th Avenue. The posted speed limit along College Road is 20 miles per hour, although observations indicate the average travel speed is approximately 34 miles per hour in both directions.

Excessive speed combined with existing roadway geometry can lead to dangerous conflicts between motorists, as well as between motorists and pedestrians.

Library Road is the second main roadway through the campus, running one-way westbound along the northern perimeter of the campus. The width of Library Road varies from approximately 19 feet to 25 feet. The horizontal geometry of Library Road is poor, with a series of 90-degree turns required to continue through campus. The existing signage along Library Road is inadequate and incomplete, and visitors unfamiliar with the campus can easily end up in a parking lot rather than remaining on the through roadway.

The merge between eastbound and westbound College Road traffic at 1st Avenue, in front of Lot "B," is currently uncontrolled in both directions. Motorists form a single lane on 1st Avenue, which provides access to Parking Lot "B," one of the main campus parking areas, to the roadway in front of Dennis J. Roberts Hall - Administration, and to Library Road. The turn onto 1st Avenue is a high-volume movement from both the east and west directions.

The Fruit Hill Avenue entrance currently experiences traffic back-ups onto campus as vehicles queue at this location trying to exit the campus during busy periods. Left turning vehicles waiting to turn onto Fruit Hill Avenue block right turning vehicles destined for points north, as the approach to this intersection is only one Lane.

A new campus access location has recently been created on Fruit Hill Avenue to the north of the main entrance, along with a new parking lot. This location is characterized by restricted sight lines to the south along the roadway and no clearly defined connection to the campus has been developed. The restricted sight lines and roadway width by the Physical Plant Building limits the possibility that this new entrance is suitable for a main entry to the campus.

Traffic Counts

Traffic counts completed on College Road in late February 2010 provide the average daily traffic on the roadway as well directional distribution and peak hours of travel. The counts were completed on College Road west of Mt. Pleasant Avenue and east of Fruit Hill Avenue. West of Mt. Pleasant Avenue, the average daily traffic volume utilizing College Road is approximately 13,100 vehicles per day. East of Fruit Hill Avenue, the average daily traffic volume is approximately 9,100 vehicles per day. The count data indicates that the daily peak hours of travel depend on the day of the week and class schedule. Even with the daily variation, significant queues and considerable delay times occur regularly at select intersections on campus.

Needs and Opportunities

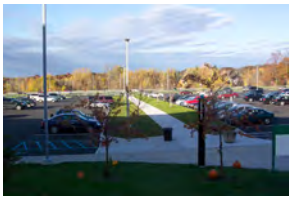
There are current needs for improved or new vehicular traffic signage throughout the campus. Modifications to the campus roadway network could improve vehicular and pedestrian circulation and safety, access to the campus, and the overall campus "feel." The East and West Campuses need to be better interconnected and clear pedestrian

pathways safe from automobiles need to be defined. The alignment of Library Road, although conducive to slower travel speeds, is confusing to those unfamiliar to the campus and creates numerous conflicts between the through traffic and parked cars and pedestrians. The two-way section of College roadway requires vehicles to travel in front of Roberts Hall or through Library Road to access the West Campus or to reach Fruit Hill Avenue. The straight alignment of College Road from Mt. Pleasant Avenue encourages high travel speeds creating a hazard for turning or parking vehicles and for pedestrians.

The development of a perimeter roadway system connecting the East Campus to the West Campus and ultimately bypassing much of Library Road, as well as the modification of College Road to a full two-way roadway system, will serve to unify the campus while at the same time providing a safer, more efficient roadway system on campus. Removal of through traffic from the core of the campus will also improve the college experience by establishing the campus as a place for students and faculty to safely travel and interact without the constant presence of automobiles that characterizes much of the campus today. The development of a two-way perimeter roadway surrounding the campus will also alleviate many of the delays currently experienced on campus due to the one-way circulation. By providing an alternative to drivers, the delays currently experienced at locations such as the intersection of College Road and 6th Avenue will be reduced.

The implementation of traffic calming measures along College Road and at specific pedestrian crossings could reduce travel speeds through campus and in areas of pedestrian activity, improving vehicular and pedestrian safety.

Improvement of the definition of Library Road/Cole Road where they bisect Parking Lot “B” through the introduction of curbing and raised islands will clearly delineate the parking lot from the roadway and improve both vehicular and pedestrian safety at this area. This area is currently characterized by wide expanses of pavement and faded pavement markings. There is no physical separation between the roadway and the parking lot, and there is no accommodation for pedestrians.



Example of raised islands with pedestrian walkways

Recommendations

For the purposes of the Master Plan, transportation related improvements were prioritized for implementation in three phases: Short-Term (2010 - 2016), Mid-Term (2017 - 2020), and Long-Term (2021 and beyond).

Short-Term (2010 - 2016)

Recommended short-term improvements can be implemented relatively easily within a limited budget and will result in a noticeable improvement in operations.

For College Road, these improvements include the realignment of the northern curb line at Fruit Hill Avenue entrance to allow separate right and left turn lanes exiting the campus. By providing a separate lane for right turning vehicles, back-ups and delays at this intersection will be reduced.

College Road can be converted to two-way operation throughout its length to reduce the number of vehicles required to pass through the campus on Library Road. To achieve this conversion, on-street parking in the vicinity of Barnard School and Roberts Hall will need to be eliminated to provide adequate lane widths for College Road. The realignment of College Road in the vicinity of the Barnard School and Fifth Avenue is also recommended. To control vehicle speeds along College Road once these modifications are implemented, the development of a traffic calming program for College Road is recommended. The introduction of speed humps, roadway narrowing, and other calming measures could be used to control traffic speeds. Elimination of the short segments of 2nd Avenue and 3rd Avenue connecting College Road to Lots "D" and "E" will reduce vehicular conflicts and allow additional parking spaces to be created to offset the loss of on-street parking.

Other short-term recommendations involve interface of Lot "B," Cole Road and Library Road. The development of raised islands at the end of the parking aisles along both sides of the intended roadway alignment will clarify the intended travel paths, and pedestrian accommodations can be incorporated into the improvements. In addition to the improvements in vehicular and pedestrian circulation and safety, the development of the roadway will disrupt the continuous pavement area of Lot "B," providing the appearance of a facility more in scale with the campus.

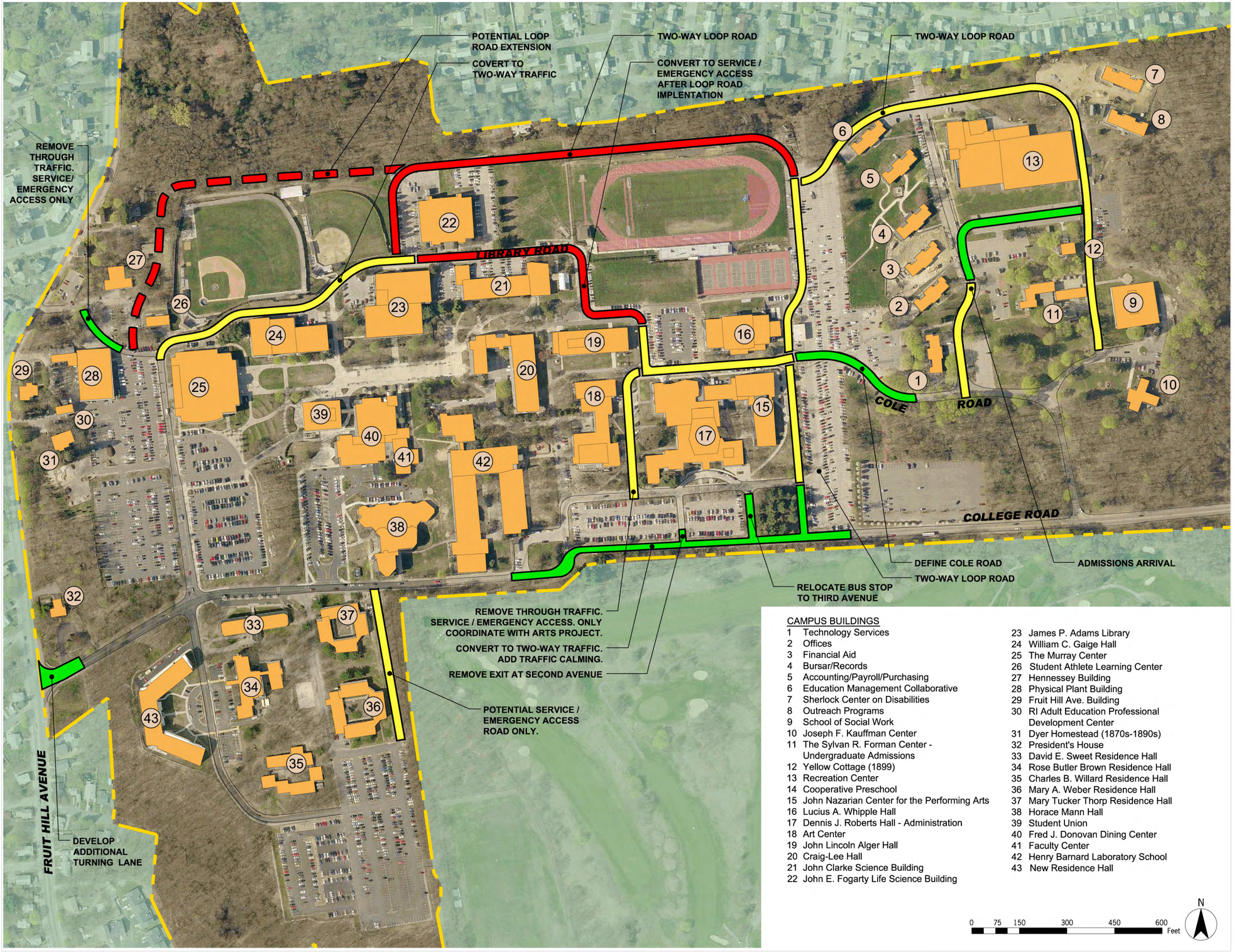
It is also recommended that the road connecting Parking Lot "W" to Library Road be closed to through traffic to avoid conflict with the loading dock at the physical plant building. This roadway should be maintained for service and emergency access.

Short-term parking recommendations include the implementation of a campus-wide Parking Management Plan. This can be accomplished through the issuance of parking permits and the improvement of the signing identifying the various parking lots. The permits would restrict the permit holder to parking in a specific lot or group of lots. This will allow improved utilization of the existing parking facilities. In addition, the resurfacing of the parking lots that currently exhibit poor pavement condition should be performed at this time. This improvement should be performed as soon as possible, as repair costs escalate rapidly as the pavement condition continues to deteriorate.

Mid Term (2017 - 2020)

The recommended mid-term improvements are generally more costly to implement than short-term improvements and often result in a greater physical change than short-term improvements.

The most significant of the recommended mid-term transportation improvements is the development of a new campus loop road from the northern end of Salisbury Drive near Building No. 7 to the northern end of Lot "B." The creation of this roadway connection will improve circulation in and around the east campus while strengthening the link between the east and west campuses. Associated improvements include the conversion of the segment of Sheffield Avenue located between Buildings 5 and 6 and the recreation center from a roadway parking area into a pedestrian plaza. Access to Building 1 and Lot "E1" would be provided from the new loop roadway. To complete the "loop" concept, direct access to College Road from Lot "B" would be created.



VEHICULAR CIRCULATION PHASING PLAN

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- SHORT TERM 2010 - 2016
- MID-TERM 2017 - 2020
- LONG TERM 2021 +

CAMPUS BUILDINGS

1 Technology Services
2 Offices
3 Financial Aid
4 Bursar/Records
5 Accounting/Payroll/Purchasing
6 Education Management Collaborative
7 Sherlock Center on Disabilities
8 Outreach Programs
9 School of Social Work
10 Joseph F. Kauffman Center
11 The Sylvan R. Forman Center - Undergraduate Admissions
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38 Horace Mann Hall
39 Student Union
40 Fred J. Donovan Dining Center
41 Faculty Center
42 Henry Barnard Laboratory School
43 New Residence Hall

SA PROJECT # 09068.10

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Recommended improvements to the campus core include the elimination of 4th Avenue between Barnard Circle and Library Road and the dedication of this space to pedestrian uses. The conversion of Library Road to two-way operation is recommended to reduce congestion at the intersection of College Road and 6ith Avenue and improve the overall campus circulation.

The resurfacing of the parking lots that currently exhibit fair pavement condition should be performed during this time period. Pavement condition will worsen over time, and it is anticipated that the parking lots that are presently showing early signs of aging will require attention before pavement deterioration advances to require costly replacement, rather than remedial measures. Expansion of Parking Lot "E-6" is recommended to accommodate the needs associated with the School of Social Science.

Long-Term (2021+)

Long-term transportation recommendations include the development of an alternative route along the northern border of campus to replace Library Road as the east/west access through campus. The development of this route will result in the removal of all through-traffic streets from the core of the campus, greatly improving conditions for pedestrians and eliminating the separation of the various portions of the campus by roadways and automobile traffic. Access to parking lots will be revised as necessary to allow access to the new roadway.

As a complementary improvement, portions of Library Road will be relegated to use for only internal campus deliveries and emergency access.

The resurfacing of the parking lots that currently exhibit good pavement condition should be performed during this time period. Pavement condition will worsen over time, and we anticipate that although these parking lots are not presently showing any signs of distress, they will require attention before pavement deterioration advances to require costly replacement, rather than remedial measures.

5.7 Parking

Overview

There are more than 3,600 parking spaces available in the RIC's 34 parking lots and in parallel parking spaces along the campus' internal roadways, including the East Campus. Parallel and perpendicular parking are allowed on or adjacent to the roadways in many locations throughout the campus. Field observations recorded on various days during peak times indicates that sufficient parking exists for all users on campus.

Existing Conditions

The utilization rates of the parking areas on campus vary considerably. The parking areas closest to the academic core, Lots "J," "K," and "E" are most desirable to faculty, staff and students and were consistently well used during several peak period field observations. Lots "J" and "K" often had multiple motorists waiting within the lot for an open space or circling the lot, and on several occasions illegal parking was observed.

The on-street parking on Library Road is also well used. The desire to park as close to their destination as possible often results in students and faculty circling the campus to find a space in a specific lot, rather than utilizing the first available parking space. This circulation results in added congestion within specific parking areas and along the campus roadway network.

Inventory and Observations

On-campus parking was observed during three different periods to assess the current parking utilization and behavioral patterns of those using the facilities. Observations were performed on a Monday between 10:00 and 11:00 AM, and on a Thursday between 11:00 AM and 12:00 PM and between 1:00 and 2:00 PM. The mid-day observations correspond to the highest occupancy of classrooms on campus, and the Monday observation was performed at the suggestion of the Traffic and Parking Committee to evaluate parking demand during what they identified as the busiest parking period of the week.

Several parking areas within the campus are consistently underutilized, specifically Lot "A," parts of Lot "B," Lot "L" and several of the lots within the East Campus. The southern half of Lot "B," closest to College Road, was generally full, while the northern half had a number of open spaces. Lot "A" was consistently underutilized, with only the parking spaces closest to Lot "B" being used. Although Lot "A" is close to academic buildings, the grade change between Lots "A" and "B" may make it appear more remote from the campus core.

The parking areas closest to the residence halls, Lots "L" and "M," are generally well used. In Lot "L," the spaces closest to the Willard and Weber residence halls are always in use, while the spaces towards the back of the lot are generally empty. It was noted during field visits that broken glass and debris were present on the ground throughout Lot "L," which may offer a negative impression of the safety of the lot. It should also be noted that campus security was observed in the parking lot during field visits. The southern portion of Lot "L" is generally vacant, and very few vehicles were observed in Lot "E3" adjacent the Recreation Center and lots adjacent to Building 8.

Most parking lots throughout campus are posted with some level of parking restrictions; however, parking passes are not required for students, faculty, or visitors. Additionally, campus residents are allowed to park in all campus lots, decreasing the number of parking spaces available on the main campus for faculty and commuter students. Many of the posted parking signs are worn or in disrepair, and all lack consistency in terms of sign size and legend. The lack of parking passes and consistent posted regulations makes it difficult to enforce parking restrictions within the parking lots.

On-street parking is also prevalent throughout campus, primarily along Library Road, the one-way portion of College Road, and along Cole Road/Sheffield Street through the East Campus. Both parallel and perpendicular parking are permitted at various locations. Not all permitted parking locations have marked parking stalls, and much of the on-street signage is faded or in disrepair. The roadway width in some areas with

permitted parking is inadequate for a through travel lane and an adjacent parking lane. The limited width may result in a high number of sideswipe crashes along the roadway and notable queues and delays as motorists maneuver into and out of the parking area. In addition, at many of the on-street parking areas, there is no clear definition for the appropriate pedestrian crossing location, which result in frequent pedestrian-motorist conflicts along the roadway.

Utilization, Capacity and Demand

Observations identified an adequate number of existing parking spaces on campus to exceed the current parking demand. During the three observation periods, the least number of available parking spaces recorded on campus was 536. The average utilization rates for the individual campus parking lots during our observations varied widely from a low of 22% for the west lot at Building 7 to a high of 99.5% for Lot "C." In general, the parking lots closest the core of the west campus and the on-street spaces exhibited the highest rates of utilization. The lots with the lower utilization rates were in the east campus, the residence hall area, and Lot "A"; all areas located outside of the west campus.

Overall, the average utilization rate of the available parking on campus is approximately 80% of the available capacity. The maximum observed utilization rate, during the 11:00 AM to 12:00 PM observation period, was 85%.

Needs and Opportunities

Through discussions with members of the college community, the general perception is that additional parking is needed on campus to meet the current parking demands. The observed use of the current parking facilities suggests that an organized parking management plan is needed to promote improved utilization of the existing facilities. The available parking supply exceeded the current demand by several hundred spaces during each of the time periods reviewed, yet there is a general perception among students and staff alike that adequate parking is not available. Because the most desirable parking spaces are occupied first and the available spaces are not nearby the intended destinations, persons will often circle waiting for a space to become available or will park along dividing islands or other creative, but prohibited, places.

Currently, because there is no assigned parking, all users gravitate to the preferred locations and overlook the underutilized parking areas that would require a longer walk to their destination. Issuance of parking permits assigned to specific lots and only permitting residential students to park in the lots associated with the residential halls would better distribute the parking utilization to the existing facilities around the campus. Improvement of pedestrian corridors between the existing parking facilities and the classroom buildings may also serve to improve the willingness to use the more remote parking facilities.

EXISTING VEHICULAR CIRCULATION

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- PRIMARY PUBLIC VEHICULAR CIRCULATION
- CAMPUS VEHICULAR CIRCULATION
- DIRECTION OF TRAVEL
- AREAS OF PEDESTRIAN/VEHICULAR CONFLICT
- PRIMARY COLLEGE ENTRANCE

MT. PLEASANT AVENUE PRIMARY ENTRANCE

LIBRARY ROAD

COLE ROAD

COLLEGE ROAD

FRUIT HILL AVENUE

PRIMARY ENTRANCE

TRAFFIC VOLUMES:
PEAK HOURS
MORNING 1,153 (7:15 - 8:45)
AFTERNOON 1,303 (3:15 - 4:15)
MID-DAY 780 (11:00 - 12:00)
AVERAGE DAILY TRAFFIC 13,140

TRAFFIC VOLUMES:
PEAK HOURS
MORNING 672 (7:00 - 8:00)
AFTERNOON 964 (3:15 - 4:15)
MID-DAY 503 (11:00 - 12:00)
AVERAGE DAILY TRAFFIC 9,125

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43 New Residence Hall

0 75 150 300 450 600 Feet

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EXISTING PARKING INVENTORY

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- OPEN - STUDENTS/VISITORS/STAFF
- FACULTY / STAFF
- APPROXIMATE LOCATION OF BLUE LIGHT EMERGENCY PHONE
- (H) DESIGNATED HANDICAPPED ACCESS

NOTE:
1. THERE ARE RESERVED "R" PARKING SPACES WITHIN SOME PARKING AREAS.
2. MOST PARKING LOTS ARE "OPEN" FOR ALL USERS AFTER 2:30 PM

LOT	TOTAL SPACES	ADA SPACES
A	206	
B	620	2
C	65	6
D	75	2
E	140	2
E1	15	
E2	40	
E3	75	
E4	40	1
E5	20	2
E6	40	
F	35	
G	20	6
H	210	6
I	270	
J	320	7
K	100	10
L	610	
M	50	
N	23	1
Q	20	
R	10	4
T	70	4
U	70	2
W	18	
X	8	5
Y	40	

LOT	TOTAL SPACES	ADA SPACES
FRUIT HILL	40	
CRAIG-LEE LOT	10	
BARNARD CIRCLE	10	
BLDG 1 LOT	30	2
BLDG 6 LOT	29	1
RESIDENCE HALL	6	
ROBERTS HALL	8	
BLDG 7 - EAST	18	
BLDG 7 - WEST	25	5
FORMAN CENTER	10	
COLLEGE RD.	38	
LIBRARY RD.	89	
DORM LN.	20	
SALISBURY DR.	64	
SHEFFIELD AVE.	46	12
1ST AVE.	18	
2ND AVE.	5	
4TH AVE.	10	
5TH AVE.	8	3
TOTAL	3,694	83

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0 75 150 300 450 600 Feet

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EXISTING PARKING LOT CONDITIONS

RHODE ISLAND COLLEGE
Facilities Master Plan

August 2010

KEY

- GOOD CONDITION
- FAIR CONDITION
- FAIR / POOR CONDITION
- POOR CONDITION

CAMPUS BUILDINGS

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0 75 150 300 450 600 Feet

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5.8 Bicycle Circulation Concept

The master plan proposes types of bicycle routes within the campus. One route provides signage and a designated bike lane where possible within the existing campus road system. A new route provides a separate bicycle path separated from traffic along the northern end of the campus.

Access to the RIC campus via bicycle would require utilizing existing roads within the towns of Providence and North Providence as there are no bicycle paths currently in place.

Bike Rhode Island, organized by the Rhode Island Department of Transportation, seeks to coordinate and promote bicycle riding and bike path construction/delineation within Rhode Island. While there are a number of dedicated bike paths (the Fred Lippitt Woonasquatucket River Greenway being the closest to RIC), much of the system consists of roads with shoulders wide enough to merit “Bicycle Lane” signage. The Fred Lippitt Woonasquatucket River Greenway is an off-road bike path which runs through the Manton secton of Providence approximately one mile soutwest of the Fruit Hill Avenue entrance to campus. A direct connection to this greenway from campus could be considered if future roadway changes are made to Fruit Hill Avenue.

The City of Providence has an extensive bike path network, part of which is in place. Smith Street, which runs north and east of campus, is the closest existing bike path. Phase Two of the program (shown in pink on the map attached) is planned but not funded, so implementation is on hold. It would include access to campus from the east by a route that follows Academy Avenue south from Smith Street to Whitford Avenue west to Mount Pleasant Avenue north to College Road. While this may be the safest route, a number of roads would provide a shorter route. Cathedral Avenue is a prime example and, if the number of cars cutting through on Cathedral Avenue can be taken as an indication of commuter behavior, one should assume many bicyclists will cut through here as well, making for a potentially dangerous situation on this residential street.

From the south the Phase Two bike path would be from Manton Avenue up Fruit Hill Avenue to College Road. Minor difficulties with this route include two sections with some slope, one on Fruit Hill and one on College Road just one enters campus, and the awkward junction of Fruit Hill and Woonasquatucket Avenues.

North Providence does not have a plan for bike paths at this time, but extending the bike path up Fruit Hill Avenue to the Hennessey Street entrance should be considered. The Hennessey Street Entrance currently is not favorable to bike traffic, as the connection to campus runs through a parking lot, but current college plans include a reworking of this entrance, so adding a bike path could be included in the redesign.

All of the bike paths discussed would be designated by signage and not by separate bike lanes. The level of traffic around campus is not outside the experience of typical urban bike riders. Steve Church, RI Department of Transportation, indicated that RI

Public Transit Authority buses are being fitted with hitches for bicycles so commuting students could easily carry a bike to and from campus.

Currently there are few bicyle racks in place on campus. The college is in the process of installing new bicycle racks along with other site furniture. A designated on-campus bicycle route would encourage more bicycle use.

BIKE CIRCULATION PLAN

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- PERIMETER BIKE ROUTES
- INTERNAL BIKE ROUTES
- BUILDING GENERATORS
- PROPOSED BIKE RACKS

CAMPUS BUILDINGS

1 Technology Services
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4 Bursar/Records
5 Accounting/Payroll/Purchasing
6 Education Management Collaborative
7 Sherlock Center on Disabilities
8 Outreach Programs
9 School of Social Work
10 Joseph F. Kauffman Center
11 The Sylvan R. Forman Center - Undergraduate Admissions
12 Yellow Cottage (1899)
13 Recreation Center
14 Cooperative Preschool
15 John Nazarian Center for the Performing Arts
16 Lucius A. Whipple Hall
17 Dennis J. Roberts Hall - Administration
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19 John Lincoln Alger Hall
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21 John Clarke Science Building
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23 James P. Adams Library
24 William C. Gaige Hall
25 The Murray Center
26 Student Athlete Learning Center
27 Hennessey Building
28 Physical Plant Building
29 Fruit Hill Ave. Building
30 RI Adult Education Professional Development Center
31 Dyer Homestead (1870s-1890s)
32 President's House
33 David E. Sweet Residence Hall
34 Rose Butler Brown Residence Hall
35 Charles B. Willard Residence Hall
36 Mary A. Weber Residence Hall
37 Mary Tucker Thorp Residence Hall
38 Horace Mann Hall
39 Student Union
40 Fred J. Donovan Dining Center
41 Faculty Center
42 Henry Barnard Laboratory School
43 New Residence Hall

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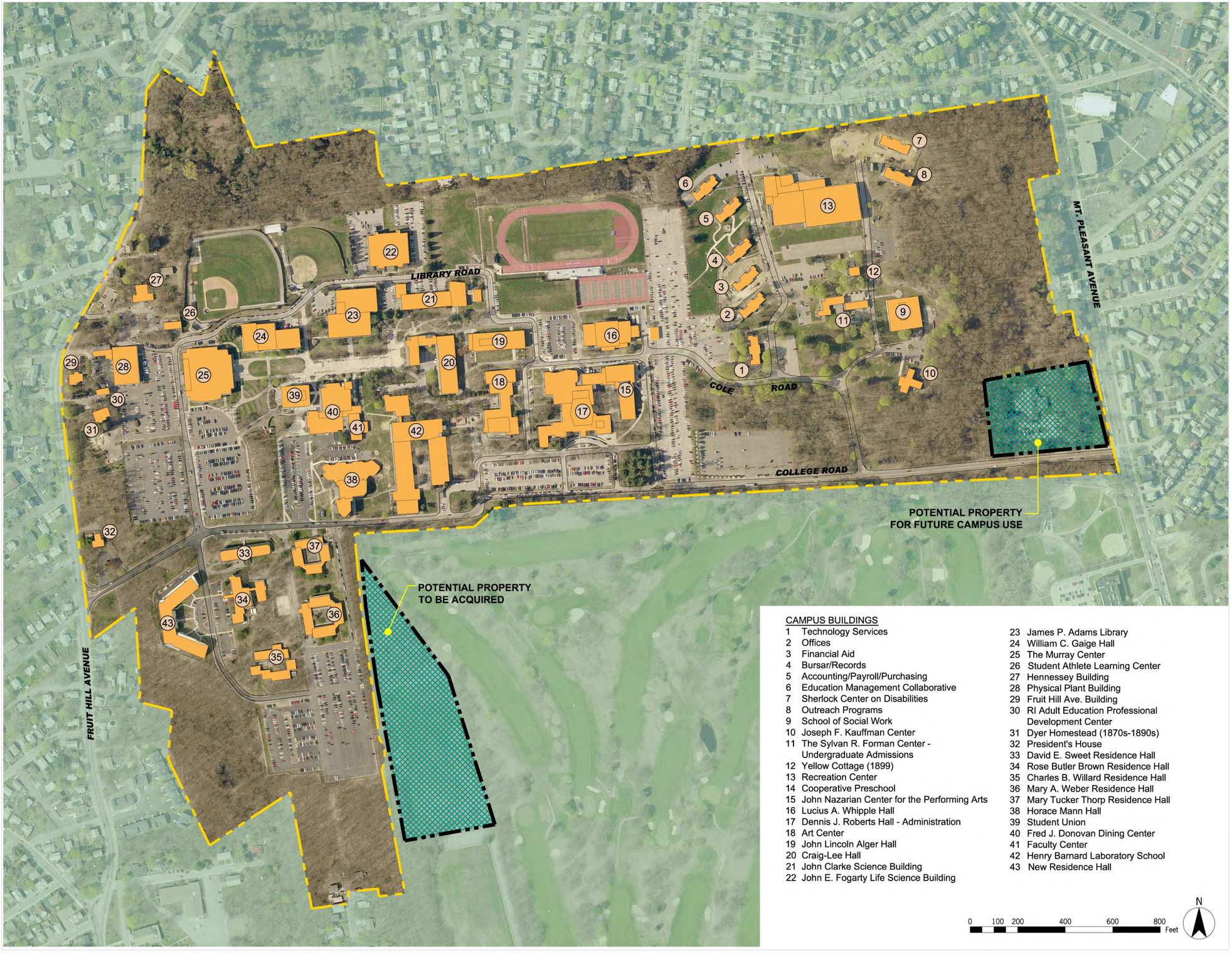
5.9 Property Acquisition and Reuse

Analysis of the campus land holdings and adjacent properties identified two opportunities to accommodate future RIC needs. The first involves the purchase of land to the west of the student housing precinct near Weber Residence Hall and Parking Lot "L." This land belongs to the public Triggs Memorial Golf Course. A portion of this property is currently leased to the college for athletic practice fields and recreation. Purchase of this parcel provides the opportunity to continue the program use for athletics and recreation and accommodate new student housing.

The second opportunity involves the RIC property located on the northwest corner of Mt. Pleasant Avenue and College Road. This area and building complex is currently leased for unrelated college functions. The location at a primary entry point to the college reinforces the prime opportunity that this area represents.



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PROPERTY ACQUISITION/ REDEVELOPMENT

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

SA PROJECT # 09068.10

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5.10 Student Housing

There are currently 1,197 student housing beds on the RIC campus. The housing is distributed in the following residence halls:

- New Residence Hall
- David E. Sweet
- Mary Tucker Thorp
- Mary A. Weber
- Charles B. Willard
- Rose Butler Brown

The facilities assessment of the residence halls concluded that a significant number of the halls were rated in "poor" condition. They were Rose Butler Brown, Charles B. Willard and Mary A. Weber Halls. Mary Tucker Thorp Hall was rated in "fair" condition and Sweet Hall rated as in "good" condition. The New Residence Hall was not assessed given that this was the most recent addition to the bed inventory and was considered to be in good condition by RIC.

Interviews with RIC Student Housing administrators identified the following student housing needs:

- Increase bed count from 1,197 in 2011 to 1,500 beds in the 2014-2018 time frame. This is an increase of 403 beds over the 2010 inventory.
- Long-term growth to 1,750 beds in the period beginning in 2019 for an increase of approximately 553 beds over the current 2010 inventory.

The strategy to achieve the bed count for the short-, mid-, and long-term requires a plan that does not reduce the current bed count as new student housing is being implemented. In order to achieve this, two undeveloped building zones were identified. Site one is located to the south of Weber Hall on a surface parking lot. Site two is located on a leased portion of the adjacent golf course to the southeast of Weber Hall. This option would require the purchase of property. The development of new student housing on either site would then allow for the removal of Willard Residence Hall followed by the removal of Weber. Once the residence halls in "poor" condition were retired, new student housing could be developed on these sites to fulfill the long-term goal of 1,750 beds.

STUDENT HOUSING PLAN

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- STUDENT HOUSING TO BE RENOVATED
- STUDENT HOUSING IN "POOR" CONDITION TO BE REPLACED WITH NEW BEDS
- POTENTIAL ZONE FOR STUDENT HOUSING
- POTENTIAL PROPERTY ACQUISITION FOR ATHLETICS, RECREATION AND/OR STUDENT HOUSING

LIBRARY ROAD
COLE ROAD
COLLEGE ROAD
FRUIT HILL AVENUE
POTENTIAL PROPERTY ACQUISITION FOR ATHLETICS, RECREATION AND/OR STUDENT HOUSING
POTENTIAL STUDENT HOUSING ZONE

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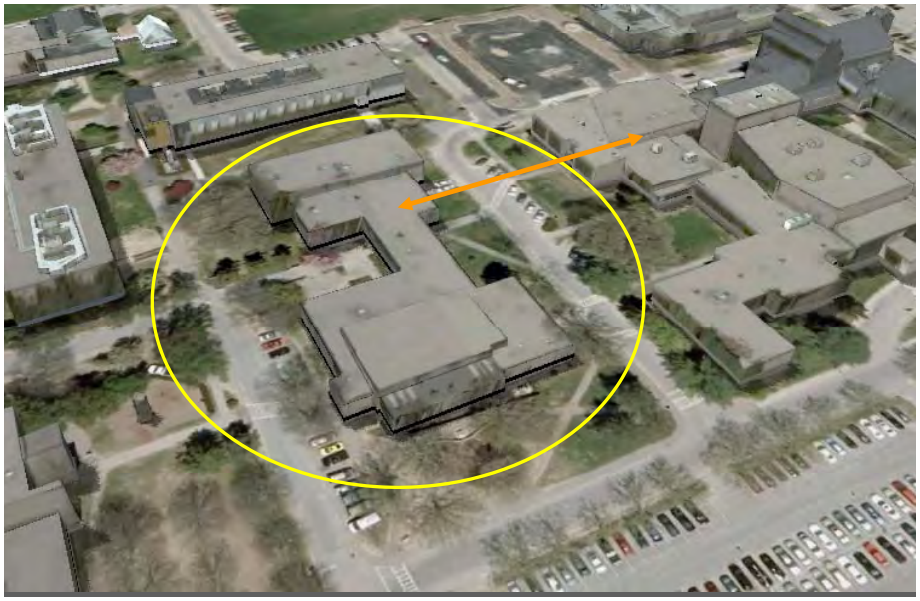
5.11 Arts Center

The renovation and design of new facilities for the arts is a project that was being planned concurrently with the master plan. The architects for the project were actively involved with “focus” group discussions with the Saratoga Team and arts constituents as well as during the planning “charrette.”

Key to the Arts Center project relative to the master plan is the opportunity to develop an “enhanced” arts precinct that encompasses the performing arts in the Nazarian Center and arts facilities in Dennis J. Roberts Hall - Adminstration with the new Art Center and renovation associated with the existing building and site. The master plan recommends the closure of the street between Dennis J. Roberts Hall - Administration and the Arts Center for public traffic. There is an opportunity to develop an arts courtyard between these buildings for outdoor learning and the display of art.



5.12 Student Life

As part of the master plan process, the planning team conducted a number of “focus” group sessions to gain insights from student government representatives, commuter and resident students, and Student Affairs and Student Union administrators. These discussions identified the preliminary needs as follows:

- Expand and revitalize the Student Union. Prior to the master plan process, RIC Student Affairs and Student Union administrators developed a study of the Student Union that identified the need for new and renovated space. The master plan recommends that a feasibility study be developed in the short-term to further define space needs and opportunities for expansion. The area on the west side of the Student Union provides an excellent opportunity to develop an addition. Student government representatives ranked expansion and renovation of the Student Union as their highest priority.

- Expansion of Donovan Dining Center for conference facilities, meeting rooms, Student Life and expanded dining.
- Expansion of student study space throughout the campus as buildings are renovated.

5.13 Surge and Vacant Space

"Surge Space" is defined as space that can be utilized on a short-term basis for temporary programs or to accommodate programs in which their spaces are undergoing renovation.

RIC has very little square footage that is either vacant or available for "surge space." These are located in:

- Building #2 - available for short- mid-term surge.
- Craig-Lee - area formerly occupied by Financial Aid.
- Yellow Cottage - currently vacant and requiring renovation.

The lack of "surge space" within campus buildings and the need to renovate a large number of academic buildings that are designed in "poor" condition poses a significant challenge for RIC in the short- mid-term. Three different strategies can be employed to allow for the necessary renovations to take place. These are:

- Phased renovations in buildings that maximize construction during the summer months between spring and fall semesters.
- Development of a new academic building to accommodate programs displaced for 12-18 months during renovation.
- Refinement of course scheduling as identified in Section 2 - Academic Space Planning. Incorporation of "block scheduling" can improve classroom

utilization and efficiencies and reduce the need for “surge space” during periods of major building renovation.

Key to the renovation of the large number of academic buildings at RIC is the careful balance between “capital” needed for “surge space” and “culture” changes created by new course scheduling patterns to improve utilization of facilities.

5.14 Space Concepts

The following concepts have been developed to accommodate space needs during the 2010-2020 planning period for academic and support functions:

- Health and Life Science Building - new
- Arts Center - new construction and renovation
- Craig-Lee, Gaige and Whipple Halls, and Clarke Science Building - renovation
- Student Union - renovation and expansion
- Athletic Support Center/ Student Athlete Learning Center - renovation
- Yellow Cottage - renovation
- Donovan Dining Center - addition for conference center
- Horace Mann Hall - renovation
- Adams Library - renovation
- Fogarty Life Science - renovation
- Dennis J. Roberts Hall Administration - renovation

5.15 Wayfinding and Signage

High-quality signage is an integral component of a campus design vocabulary to provide “wayfinding,” identity, orientation, directions, traffic control, and the announcement of events. Analysis of signage at RIC revealed a wide variety of signage in poor condition that lacked a design consistency to reinforce the college image and identity in a positive manner. Exceptions to this are the well-designed campus identification signs located at the Fruit Hill Avenue and Mt. Pleasant Avenue entries.

Examples of existing campus signage in poor condition are illustrated below along with signage on other campuses that have been designed as a graphic system that reflects the individual college.

The master plan recommended that a comprehensive “wayfinding” and signage system be developed in the short-term using the following considerations:

IDENTIFICATION of Place

Identification signage of place expresses the permanence, individual personality, and institutional quality of the college.

IDENTIFICATION of Facility

Identification signage of facilities identifies primary campus entries to buildings and other venues.

ORIENTATION

Primarily orientation signage provides campus users a site map displaying key locations and a sense of "knowing where you are".

DIRECTIONAL

Directional signs direct movement to a desired destination by displaying simplistic and specific information to assist in making an informed decision to change direction.

CONTROL

Control signage relates most directly to vehicle circulation through the use of traffic control, no parking, speed limit and limited access signage.

EVENT

Event signage relates most directly to the communication of special campus events, such as conferences, athletic games and invited guest speakers.

Existing RIC Signage

5.16 Campus Design Vocabulary

When implemented throughout the campus, a set of design standards will help to both unify the overall look of RIC and will provide easier, more cost-effective maintenance. Subsequent to discussion with the campus engineering department, the college has begun to implement the installation of standard campus furniture based on the 2000 Master Plan.

Lighting

There are various types of lighting required on campus. All lighting focuses on providing a safe night environment. Lighting should be energy efficient, easy to maintain, durable and meet standards for "night skies" by not creating excessive light pollution and light spillover, particularly into nearby neighborhoods. These are the standards that the campus is following as it begins to add new lighting and improve existing lighting.

The college has retrofitted many buildings on campus with energy efficient lighting. Many classroom lights on campus use occupancy sensors so that the College saves energy when classes are not in session and the lights were inadvertently left on. The college is also conducting pilot studies on different lighting controls on campus, such as daylighting controls and occupancy sensors.

The various types of outdoor lighting currently being used on campus are as follows:

- Pole mounted decorative lighting – There are at least three different types of pole mounted decorative lighting. The most recent style occurs on the west and east campuses and is a black pole and caged-style luminaire.
- Parking lot lighting – There are a number of different types of parking lot lighting based on the decade that the lights were first installed.
- Athletic field lighting – The college currently has standards for this type of lighting and has installed new lighting at its athletic fields. They college has made efforts to ensure that athletic floodlighting is either directed away from residential areas or is not "on" during late night hours.
- Lighted bollards for more intimate campus areas such as outdoor eating areas or building entrances. The college has installed lighted bollards along entrance walks to a number of buildings including Algier Hall and some of the newer East Campus buildings.
- Security lighting – The campus currently has an "illuminated walkway" which is comprised of strategically placed blue lighted blue columns that have emergency phones. This security lighting was installed in September 2009.

Site Furniture

Site furniture includes benches, outdoor café furniture, trash receptacles and bicycle racks. It may also include decorative fencing or bollards. Materials should be durable and it is suggested that products be purchased from local suppliers for both ease of replacement and to meet LEED (Leadership in Energy Efficient Design) guidelines. Most newer site furnishings meet LEED sustainability criteria. The college is currently

in the process of adding new benches, trash receptacles and bicycle racks throughout campus based on the recommendations from the 2000 Master Plan.

- Benches should be comfortable, durable and placed in appropriate locations such as near campus bus stops, immediately outside major campus buildings and at outdoor locations that are frequented by students. The college has initiated installation of new benches at major buildings around campus. The current new bench is a DuMor steel bench which is factory painted. This product is durable and meet LEED standards.

- Outdoor café furniture should be used in areas that students and staff frequent for outdoor eating. The lower level café at the student center and patios outside the newer residence halls as well as outdoor staff administrative areas (Foreman Center) are locations that either currently use or could use outdoor café furniture. The college is in the process of replacing older hard plastic tables and chairs with new black mesh steel café tables and chairs.

- Trash receptacles should be placed at convenient locations outside of building entrances. Trash receptacles can be multi-unit styles that allow disposal of garbage and recyclables (glass, paper and plastic). The college has a strong recycling program currently in practice. The outdoor trash receptacles currently being installed accept trash only. These receptacles are a DuMor receptacle which matches the new bench style and color. It also meets LEED standards.

- Bicycle racks should be placed outside of all major academic buildings and in the residence quadrangle as well as near athletic facilities. Suggested locations are provided on the Proposed Bicycle Route Map. The college is in the process of locating bicycle racks at key locations. The bicycle racks are made by DuMor of the same style and color and the benches and trash receptacles and meet LEED standards.

As of this report, new site furniture has been installed at Roberts Hall, on the mall, at the John Clarke Science Center, at the Student Union, at Whipple Gym, near the Najarian Center and near Donovan Dining Center.

Pavements

Pavements should help to define and differentiate vehicular and pedestrian circulation. Currently there are four basic types of pavements on campus: asphalt, concrete, exposed aggregate concrete, and concrete unit pavers.

Vehicular Pavements

Campus roads and parking areas currently meet RIDOT Standards for bituminous concrete (asphalt) pavements. Permeable asphalt pavements could be considered for future parking areas and roadway improvements. The initial costs for such pavements, as well as maintenance costs, are higher than for standard asphalt pavements. RIDOT has approved the use of a material called IMPRINT for crosswalks on state roads.

IMPRINT has been used in a number of communities including Narragansett and South Kingstown to provide colored decorative crosswalks in village settings. RIC could consider the use of IMPRINT for crosswalks on campus to help to visually define major pedestrian crossings. The material is durable and holds up well with road salt and sand. The material cost is higher than for basic asphalt and stamped concrete. However, installation cost is comparable to asphalt and because the material is an asphalt base, there is less incidence of cracking and chipping than with stamped concrete.

Pedestrian Pavements

There are a wide variety of pavements to consider for pedestrian use. Concrete sidewalks are the campus standard. Concrete is durable, has a longer lifespan than asphalt and is easy to maintain in winter. Special decorative pavements could be considered for areas around building entrances, significant campus locations such as the mall, and pedestrian connections between buildings (such as between Robert's Hall and the Art Center). These special pavements would help to create a "sense of place" at key campus locations. Pavement materials could be:

- Stamped and colored concrete
- Interlocking concrete pavers
- Exposed aggregate concrete or special finish concrete

Exposed aggregate concrete can deteriorate rapidly once exposed to excessive winter conditions. Interlocking concrete pavers can become a maintenance problem in winter with popping from freeze-thaw conditions and weed control in summer. Stamped and colored concrete are durable and easy to maintain despite an initial high installation cost. For each new campus project, the benefits and disadvantages of each pavement type must be assessed. There should, however, be uniformity in style and color for special pavements used throughout the campus.

Landscaping

Landscaping should focus on ease of maintenance and sustainability. Sustainable landscaping requires minimal care, minimal water, is pest and disease free or resistant and provides ambient cooling in summer for buildings and pavement areas.

RIC has a very broad campus plant palette. The palette ranges from the varied trees and shrubs of the arboretum planted around the central campus to the native trees and shrubs on the east campus which have filled into areas that were formerly the fields of the Chapin Homestead and later the State Home and School. A list of existing plants is provided in the Appendices.

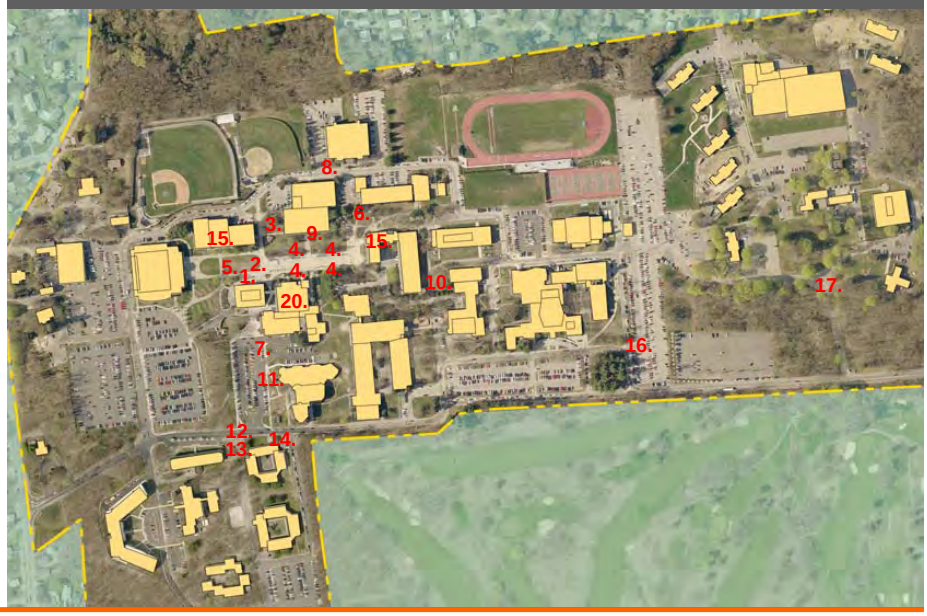
As existing plants decline from disease or age or must be removed from storm damage, replacement plantings should enhance the existing campus palette and meet the guidelines for sustainable plants that were developed by the University of Rhode Island Cooperative Extension Education Program. (http://www.uri.edu/ce/factsheets/sheets/sustplant.html). A list of suggested trees and shrubs is provided in the Appendices.

5.17 Short-term Campus Enhancments

Items

1. Remove Maple Tree – Student Union
2. Enhance landscape plantings - mall
3. Remove tree
4. Mall trees – fair to poor condition and missing Consider transplanting (fall or spring) replant with canopy trees
5. Poor lawn in mall median. Consider reseeding or sod and adding irrigation system.
6. Add paved path - Clarke
7. Add evergreen screen plantings
8. Paint transformer
9. Add additional benches – library terrace
10. Add paved path – Craig-Lee
11. Paint logo
12. Crosswalk on College Road – repaint or improve pedestrian crossing system with asphalt imprinted system, concrete unit pavers or restripe.
13. Paint gates
14. Paint gates
15. Remove out of date campus maps from buildings, example – Gaige, Craig-Lee
16. Remove pine tree
17. Replace or straighten sign
18. Refuse and recycling containers – select new container that is compatible with existing site furniture
19. Campus signage – develop new signage system for the campus; i.e. traffic and regulatory, building identification, wayfinding and identity signage. (See examples of existing campus signage that is dated and in poor condition)
20. Paint metal fixtures - Donovan

Short-term
Campus Enhancements



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Short-term
Campus Enhancements
Existing Conditions

1. Remove Maple Tree – Student Union

2. Enhance landscape plantings - mall

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Short-term

Campus Enhancements

Existing Conditions

8. Paint transformer

9. Add additional benches – library terrace

10. Add paved path – Craig-Lee

15. Remove out of date campus maps from buildings, example – Gaige, Craig-Lee

16. Remove pine tree

18. Refuse and recycling containers – select new container that is compatible with existing site furniture

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Short-term

Campus Enhancements

Existing Conditions

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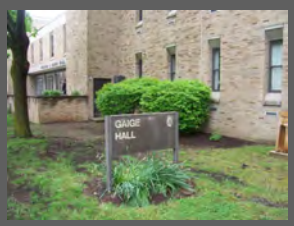

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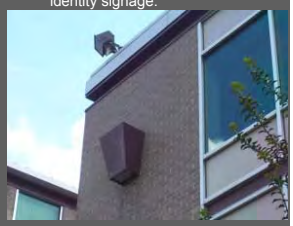


20. Paint metal fixture - Donovan

6.1 Introduction

The Implementation Plan identifies specific project budgets and schedules based on project scope and priorities developed in Section 5 – Concept Development. The Implementation Plan divides individual projects into related "Groups" and then schedules them in a sequential manner based on priorities, funding and dependency on previous projects. The Implementation Plan is divided into three phases. Short Term (2011-2016), Mid Term (2017-2020) and Long Term (2021+).

Project Budget Basis

Project costs consist of 'hard' (probable construction costs) plus Contingency (Cont) at 25% of hard costs, Furniture, soft costs (approvals, surveys, testing & design) at 15%; plus Fixtures and Equipment (FF&E) at 10%. Project Budgets are estimated based on mid-year 2010 construction costs.

Figure 6.1
Project Building Budgets Per Square Foot Basis

Level of Work	'Hard Cost' $/GSF	Cont.	'Soft Cost' $/GSF	FF&E $/GSF	Project Budget $/GSF
New Construction	$300	$75	$56	$37	$468
High Intensity Renovation	$195	$49	$37	$24	$305
Medium Intensity Renovation	$165	$41	$31	$21	$258
Low Intensity Renovation	$130	$32	$24	$16	$202

6.2 Capital Planning and Project Costs

Site project budgets were generated in a similar manner based on square foot or lump sum amounts.

Annual Inflation

Annual inflation, which has been averaging 3% a year for the last three years, is not factored in the above numbers. Please refer to the Implementation Plan tables following this summary for projected escalation costs. The per square foot cost ranges used in the Implementation Plan for various levels of work are noted in the above table.

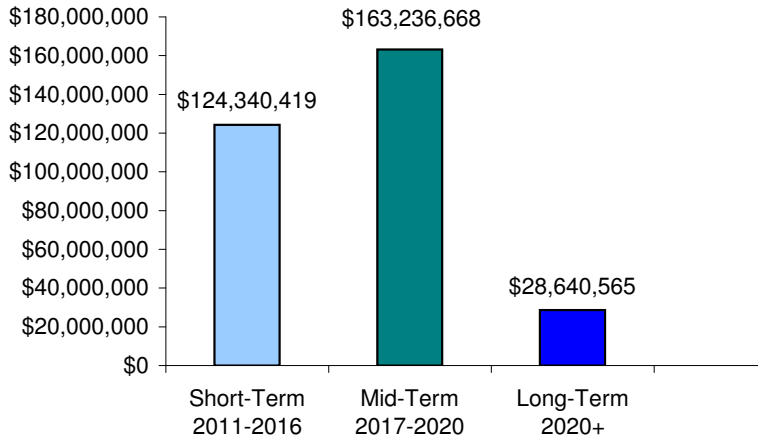
6.3 Implementation Plan

Annual capital construction expenditures are needed to properly maintain the college's aging facilities and to make appropriate modifications to house new and changing instructional program requirements. RIC consists of 22 projects spread over the three phases listed above.

A detailed breakdown of the individual projects and related budgets are shown on the following pages. It is anticipated that these budgets will be updated on an annual basis.

6.4 Summary

Figure 6.2
Project Summary by Phase



Short-term	2011 - 2016	$ 124,340,419
Mid-term	2017-2020	$ 163,236,668
Long-term	2020+.	$ 28,640,565[1]
	TOTAL	$ 316,217,652[2]

Notes:

1 - Additional Long-term projects to be identified in the 2021 - 2031 planning period.

2 - Yearly totals in 2010 $.

6.5 Master Plan Concepts

Short-Term 2011-2016

Major Building Renovation

- Craig Lee Hall
- Gaige Hall
- Athletic / Academic Support Center
- Yellow Cottage

New Building

- Art Center

Site Projects

- Relocate bus stop to 3rd Avenue
- Convert College Hill Road to two-way and relocate on-street parking. Incorporate traffic calming and realign College Hill Road to the south of the Barnard School turn around.
- Develop additional turning lane at the intersection of College Hill Road and Fruit Hill Avenue.
- Define Cole Road within Lot “B” and develop pedestrian walkways.
- Improve College Road pedestrian crossing zone to the north of Thorp Residence Hall.
- Remove through traffic connecting Lot “Y” to Library Road.
- Define roadway on the south side of the Recreation Center.
- Develop a pedestrian spine to connect Lots “A” and “B” to the campus core.
- Develop a pedestrian way to connect the east and central campus through Lot “B.”
- Implement exterior signage and way-finding.

Mid-Term 2017-2020

Major Building Renovation

- Clark Science
- Horace Mann
- Henry Barnard School
- Roberts Hall
- Mary Tucker Thorpe Residence Hall

Minor Building Renovation

- Adams Lilbrary
- Fogarty Life Science

New Building

- Life Sciences Building
- New Residence Hall

Site Projects

- Develop east campus loop road system.
- Develop defined road north/south in Lot “B.”
- Convert all of Library Road to two-way traffic.
- Convert road to the east of Thorpe and Weber Residence Halls to service/ emergency access only.
- Enhance campus mall.

Long-Term 2021+

Major Building Renovation

- David Sweet Residence Hall
- Rose Butler Brown Residence Hall
- Other - to be determined in the next master plan.

Site Projects

- Develop two-way traffic loop road to connect Lot “B” roadway with Library Road.
- Convert section of Library Road from Fogarty Life Science Building to Alger Hall to emergency/service traffic only.
- Analyze potential to extend campus loop road to the north of the baseball and softball fields.
- Enhance open space in the residential precinct.
- Enhance the open space between Clarke Science Building and Adams Library.
- Enhance the open space between Adams Library and Gaige Hall.

CAMPUS BUILDINGS

1 Technology Services
2 Offices
3 Financial Aid
4 Bursar/Records
5 Accounting/Payroll/Purchasing
6 Education Management Collaborative
7 Sherlock Center on Disabilities
8 Outreach Programs
9 School of Social Work
10 Joseph F. Kauffman Center
11 The Sylvan R. Forman Center - Undergraduate Admissions
12 Yellow Cottage (1899)
13 Recreation Center
14 Cooperative Preschool
15 John Nazarian Center for the Performing Arts
16 Lucius A. Whipple Hall
17 Dennis J. Roberts Hall - Administration
18 Art Center
19 John Lincoln Alger Hall
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21 John Clarke Science Building
22 John E. Fogarty Life Science Building
23 James P. Adams Library
24 William C. Gaige Hall
25 The Murray Center
26 Student Athlete Learning Center
27 Hennessey Building
28 Physical Plant Building
29 Fruit Hill Ave. Building
30 RI Adult Education Professional Development Center
31 Dyer Homestead (1870s-1890s)
32 President's House
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35 Charles B. Willard Residence Hall
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37 Mary Tucker Thorp Residence Hall
38 Horace Mann Hall
39 Student Union
40 Fred J. Donovan Dining Center
41 Faculty Center
42 Henry Barnard Laboratory School
43 New Residence Hall

0 100 200 400 600 800 Feet

N

FACILITIES MASTER PLAN
SHORT-TERM 2010-2016

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- EXISTING BUILDING
- MAJOR BUILDING RENOVATION
- NEW BUILDING
- FEASIBILITY STUDY TO DETERMINE EXPANSION/RENOVATION
- PRIMARY OPEN SPACE
- PROPOSED OPEN SPACE/ PEDESTRIAN WALKWAY IMPROVEMENTS
- PARKING EXPANSION
- EXISTING VEHICULAR CIRCULATION
- PROPOSED VEHICULAR CIRCULATION
- POTENTIAL PROPERTY RE-USE
- POTENTIAL PROPERTY ACQUISITION

SA PROJECT # 09068.10

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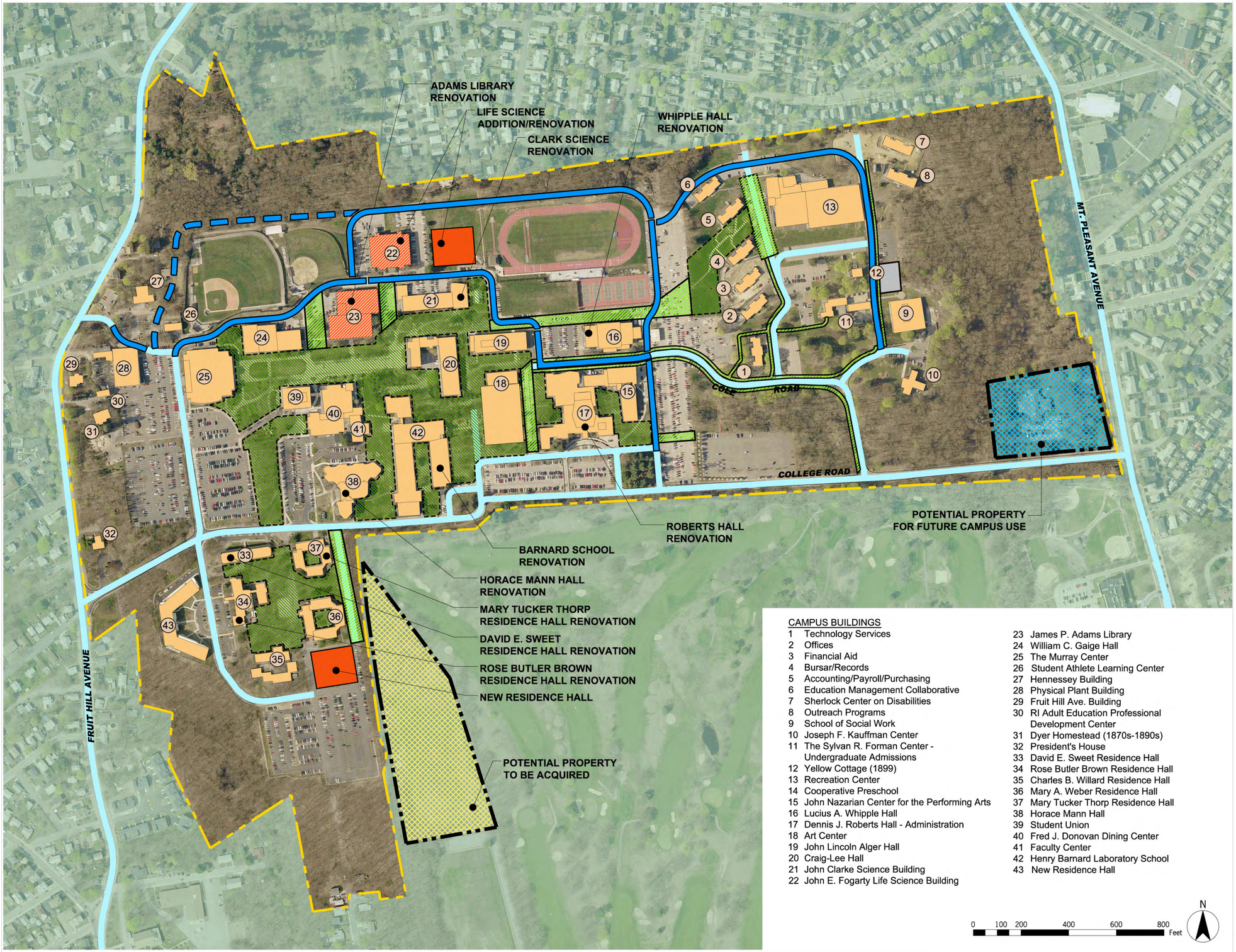

FACILITIES MASTER PLAN
MID/LONG-TERM 2016-2020+

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- EXISTING BUILDING
- MINOR BUILDING RENOVATION
- MAJOR BUILDING RENOVATION
- NEW BUILDING
- FEASIBILITY STUDY TO DETERMINE EXPANSION/RENOVATION
- PRIMARY OPEN SPACE
- PROPOSED OPEN SPACE/ PEDESTRIAN WALKWAY IMPROVEMENTS
- EXISTING VEHICULAR CIRCULATION
- PROPOSED VEHICULAR CIRCULATION
- POTENTIAL PROPERTY RE-USE
- POTENTIAL PROPERTY ACQUISITION

CAMPUS BUILDINGS

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43 New Residence Hall

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BUILDING RENOVATION PHASING PLAN

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- NO MAJOR RENOVATIONS PLANNED
- SHORT TERM 2010 - 2016
- MID-TERM 2017 - 2020
- LONG-TERM 2020 +

LIBRARY ROAD
COLE ROAD
COLLEGE ROAD
FRUIT HILL AVENUE

CAMPUS BUILDINGS

1 Technology Services
2 Offices
3 Financial Aid
4 Bursar/Records
5 Accounting/Payroll/Purchasing
6 Education Management Collaborative
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0 75 150 300 450 600 Feet

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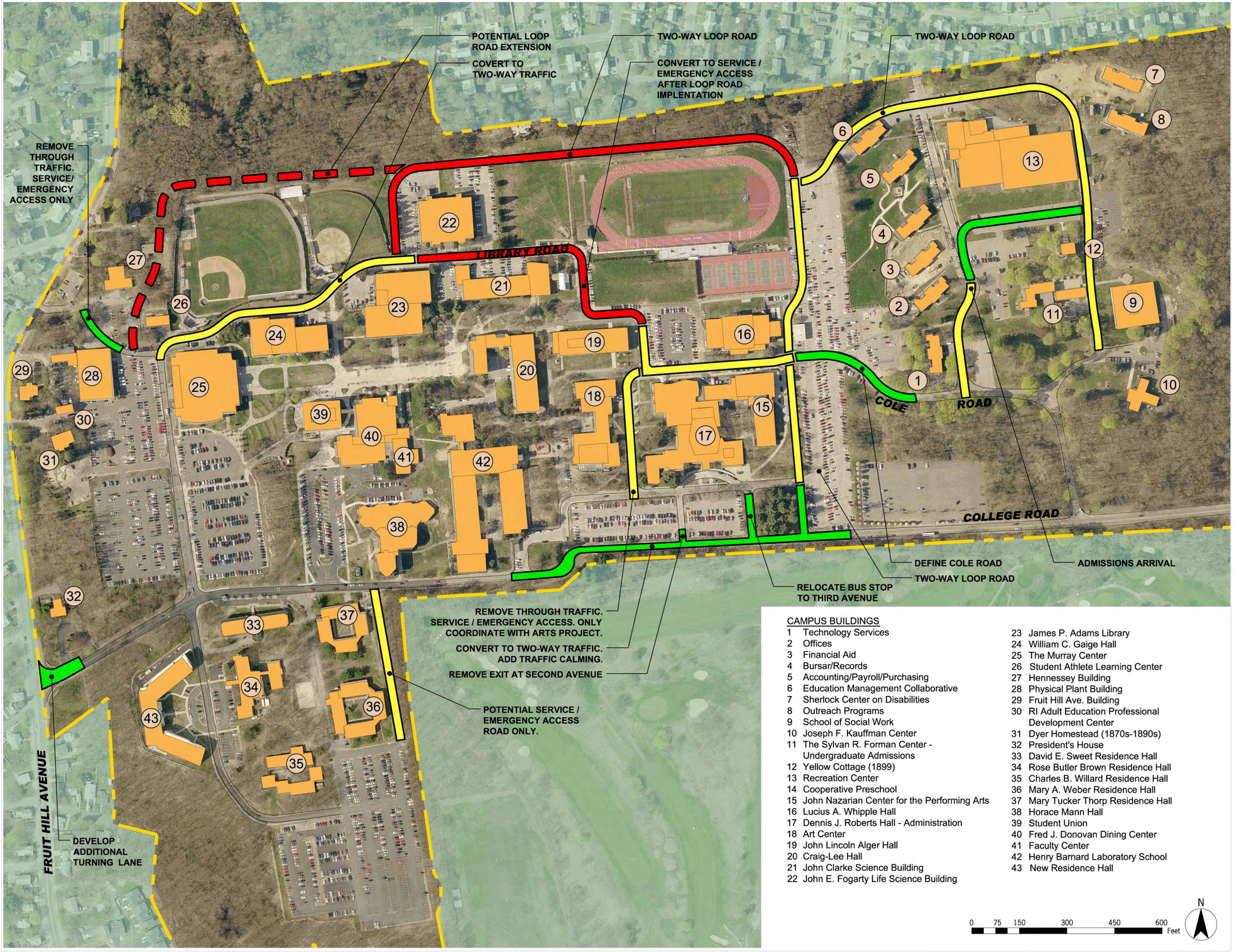

VEHICULAR CIRCULATION PHASING PLAN

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

KEY

- SHORT TERM 2010 - 2016
- MID-TERM 2017 - 2020
- LONG TERM 2021 +

CAMPUS BUILDINGS

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Rhode Island College 2010-2020 Master Plan

FINAL REPORT			2012-2016 CIP Plan					
November 2010 PROJECT GROUP /NAME	GSF	2011	2012	2013	2014	2015	2016	2011-2016 TOTAL
SHORT-TERM 2011-2016								
FEDERAL STABILIZATION FUNDS-FIRE SAFETY	80,352							
A-1 Feasibility Study		$150,000[1]						
A-2 A&E/Professional Fee		$404,290						
A-3 Renovation		$7,365,228	$1,748,807					
BUILDING #20 CRAIG-LEE HALL	80,352							
B-1 Feasibility Study		$75,000[1]						
B-2 A&E/Professional Fee			$2,287,018					
B-3 Renovation				$21,385,912				
BUILDING #24 GAIGE HALL	62,952							
C-1 Feasibility Study		$75,000[1]						
C-2 A&E/Professional Fee				$1,791,713				
C-3 Renovation					$16,785,357			
RENOVATION/ADDITION LIFE SCIENCES BUILDING	55,924							
D-1 Feasibility Study		$75,000[1]						
MODERNIZATION/RENOVATION - RESIDENCE HALLS								
E-1 Feasibility Study		$175,000[1]						
BUILDING #16 WHIPPLE HALL	37,960							
F-1 Feasibility Study/Building Assessment							$75,000[1]	
BUILDING #21 CLARKE SCIENCE BUILDING	43,126							
G-1 Feasibility Study					$75,000[1]			
STUDENT UNION [6]								
H-1 Feasibility Study		$125,000[1]						
H-2 A&E/Professional Fee			TBD [6,7]					
H-3 New Construction	TBD			TBD [6,7]				
ART CENTER								
I-1 A&E/Professional Fee		$1,800,000						
I-2 New Construction & Renovation			$17,000,000					
DONOVAN DINING CENTER [6]								
J-1 Feasibility Study			$75,000[1]					
RECREATION CENTER MODERNIZATION [8]								
K-1 A&E/Professional Fee	TBD	$238,613						
K-2 Renovation	TBD	$11,511,269						
YELLOW COTTAGE [8]								
L-1 Renovation	TBD							
SITE INFRASTRUCTURE [3]								
M-1 TBD				$1,000,000	$5,000,000	$5,000,000	$5,000,000	
ALTERNATIVE ENTRANCE/MASTER PLAN IMPROVEMENTS [4,9]								
N-1 Feasibility Study		$20,000						
N-2 Land Acquisition		$600,000						
N-3 Vehicular Circulation & Parking Improvements					$8,525,000[9]			
ASSET PROTECTION								
O-1 Annual Allocation		$2,337,800	$2,561,160	$2,625,000	$2,693,250	$2,763,548	$2,846,454	
NEW RESIDENCE HALL [6]	TBD							
P-1 Feasibility Study						$75,000		
BUILDING #38 HORACE MANN HALL	46,023							
Q-1 Feasibility Study						$75,000[1]		
YEARLY TOTALS IN 2010 $[5]		**$24,952,200**	**$23,671,985**	**$26,802,625**	**$33,078,607**	**$7,913,548**	**$7,921,454**	**$124,340,419**
YEARLY TOTALS ESCALATED $ @ 3% YEARLY		103.00%	106.09%	109.27%	112.55%	115.93%	119.41%	
TOTAL SHORT-TERM ESCALATED $=		$25,700,766	$25,113,609	$29,287,952	$37,230,264	$9,173,971	$9,458,630	$135,965,192

NOTES:

1. Fee for feasibility study, based on RIC's previous experience
2. Cost of roof replacement ($450,000) Not included
3. Provided from Pare infrastructure study
4. Vehicular circulation, parking, pedestrian circulation, landscape and signage
5. Yearly totals include: 25% contingency, 15% soft costs, 10% FFE
6. Auxiliary Services
7. To be determined by Feasibility Study
8. Not in 2012-2016 CIP Plan
9. Site Improvements for Vehicular Circulation and Parking to be coordinated with Infrastructure Study Improvements.

IMPLEMENTATION PLAN
SHORT-TERM 2010-2016

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

NOTES:

1. FEE FOR FEASIBILITY STUDY, BASED ON RIC'S PREVIOUS EXPERIENCE.
2. COST OF ROOF REPLACEMENT ($450,000) NOT INCLUDED.
3. PROVIDED FROM PARE INFRASTRUCTURE STUDY.
4. VEHICULAR CIRCULATION, PARKING, PEDESTRIAN CIRCULATION, LANDSCAPE AND SIGNAGE.
5. YEARLY TOTALS INCLUDE:
6. 25% CONTINGENCY, 15% SOFT COSTS, 10% FFE.
7. AUXILIARY SERVICES.
8. TO BE DETERMINED BY FEASIBILITY STUDY.
9. NOT IN 2012-2016 CIP PLAN.
10. SITE IMPROVEMENTS FOR VEHICULAR CIRCULATION AND PARKING TO BE COORDINATED WITH INFRASTRUCTURE STUDY IMPROVEMENTS.

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Rhode Island 2010-2020 College Master Plan						
FINAL REPORT		**MID-TERM**				
November 2010 **PROJECT GROUP /NAME**	**GSF**	**2017**	**2018**	**2019**	**2020**	**2017 - 2020 TOTAL**
MID-TERM 2017-2020						
BUILDING #21 CLARKE SCIENCE BUILDING	43,126					
G-2 A&E/Professional Fee		$1,332,234				
G-3 Renovation			$11,990,113			
BUILDING #38 HORACE MANN HALL	46,023					
Q-2 A&E/Professional Fee		$1,309,929				
Q-3 Renovation			$11,789,367			
BUILDING #16 WHIPPLE HALL	37,960					
F-2 A&E/Professional Fee			$1,035,436			
F-3 Renovation				$9,318,929[2]		
BUILDING #42 HENRY BARNARD SCHOOL	81,433					
R-1 Feasibility Study		$75,000[1]				
R-2 A&E/Professional Fee			$2,314,375			
R-3 Renovation				$20,829,375		
BUILDING #23 ADAMS LIBRARY	103,178					
S-1 Feasibility Study		$75,000[1]				
S-2 A&E/Professional Fee			$2,284,102			
S-3 Renovation				$20,556,927		
RENOVATION/ADDITION LIFE SCIENCES BUILDING	55,924					
D-2 A&E/Professional Fee		$1,768,596				
D-3 Renovation			$15,917,369			
BUILDING #17 ROBERTS HALL	61,845					
T-1 Feasibility Study		$75,000[1]				
T-2 A&E/Professional Fee				$1,369,093		
T-3 Renovation					$12,321,843	
NEW RESIDENCE HALL [6]						
P-2 A&E/Professional Fee				$3,000,000		
P-3 Construction					$27,000,000	
MARY TUCKER THORP RESIDENCE HALL [6]	32,491					
U-1 A&E/Professional Fee				$950,463		
U-2 Renovation					$8,554,169	
SITE INFRASTRUCTURE		$6,437,500				
SITE IMPROVEMENTS [4]						
ASSET PROTECTION		$2,931,848				
YEARLY TOTALS IN 2010 $ [5]		**$14,005,107**	**$45,330,762**	**$56,024,787**	**$47,876,012**	**$163,236,668**
YEARLY TOTALS ESCALATED $ @ 3% YEARLY		122.99%	126.68%	130.48%	134.39%	
TOTAL MID-TERM ESCALATED $=		$17,224,515	$57,423,653	$73,099,640	$64,341,357	$212,089,165

IMPLEMENTATION PLAN
MID-TERM 2017-2020

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

NOTES:

1. FEE FOR FEASIBILITY STUDY, BASED ON RIC'S PREVIOUS EXPERIENCE.
2. COST OF ROOF REPLACEMENT ($450,000) NOT INCLUDED.
3. PROVIDED FROM PARE INFRASTRUCTURE STUDY.
4. VEHICULAR CIRCULATION, PARKING, PEDESTRIAN CIRCULATION, LANDSCAPE AND SIGNAGE.
5. YEARLY TOTALS INCLUDE:
6. 25% CONTINGENCY, 15% SOFT COSTS, 10% FFE.
7. AUXILIARY SERVICES.
8. TO BE DETERMINED BY FEASIBILITY STUDY.
9. NOT IN 2012-2016 CIP PLAN.
10. SITE IMPROVEMENTS FOR VEHICULAR CIRCULATION AND PARKING TO BE COORDINATED WITH INFRASTRUCTURE STUDY IMPROVEMENTS.

SA PROJECT # 09068.10

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Rhode Island College Master Plan			
FINAL REPORT		**LONG-TERM**	
November 2010 **PROJECT GROUP /NAME**	**GSF**	**Post 2020**	**Post 2020 TOTAL**
LONG-TERM POST 2020			
DAVID SWEET RESIDENCE HALL [6]	45,553		
W-1 A&E/Professional Fee		$1,332,567	
W-2 Renovation		$11,993,109	
ROSE BUTLER BROWNE RESIDENCE HALL [6]	52,353		
V-1 A&E/Professional Fee		$1,531,488	
V-2 Renovation		$13,783,401	
SITE INFRASTRUCTURE [3]			
SITE IMPROVEMENTS [4]			
ASSET PROTECTION			
		$0	
YEARLY TOTALS IN 2010 $ [5]		**$28,640,565**	**$28,640,565**
YEARLY TOTALS ESCALATED $ @ 3% YEARLY		138.42%	
TOTAL LONG-TERM ESCALATED $=		$40,834,597	$40,834,597

NOTES:

1. Fee for feasibility study, based on RIC's previous experience
2. Cost of roof replacement ($450,000) Not included
3. Provided from Pare infrastructure study
4. Vehicular circulation, parking, pedestrian circulation, landscape and signage
5. Yearly totals include: 25% contingency, 15% soft costs, 10% FFE
6. Auxiliary Services
7. To be determined by Feasibility Study
8. Not in 2012-2016 CIP Plan
9. Site Improvements for Vehicular Circulation and Parking to be coordinated with Infrastructure Study Improvements.

IMPLEMENTATION PLAN
LONG-TERM 2021 +

RHODE ISLAND COLLEGE
Facilities Master Plan 2010 - 2020

October 2010

NOTES:

1. FEE FOR FEASIBILITY STUDY, BASED ON RIC'S PREVIOUS EXPERIENCE.
2. COST OF ROOF REPLACEMENT ($450,000) NOT INCLUDED.
3. PROVIDED FROM PARE INFRASTRUCTURE STUDY.
4. VEHICULAR CIRCULATION, PARKING, PEDESTRIAN CIRCULATION, LANDSCAPE AND SIGNAGE.
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APPENDICES

APPENDIX A

Academic Space Planning Questionnaires

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Excellence in Higher Education Planning

Landscape Architects, Architects,
Engineers, and Planners, P.C.

ACADEMIC QUESTIONNAIRE

Rhode Island College
2010 Master Plan

PLEASE FILL OUT THE FOLLOWING QUESTIONS, MAKE A DUPLICATE COPY AND BRING TO YOUR INTERVIEW FOR DISCUSSION (it is preferred to keep your responses electronic, please email the completed questionnaire back to the campus coordinator by the end of the day Friday January 19th), THANK YOU.

Name: _____ Email: _____

Title: _____ Years at RIC: _____

Department: _____ Phone / Ext: _____

Interview Date: _____ Room: ____ Time: _____

I. CAMPUS-WIDE

A. List RIC's most important assets:
On-Campus:

Community:

B. List RIC's most important challenges over the next 3 to 5 years:
On-Campus:

Community:

C. What are the most critical campus-wide facilities needs you would expect the current planning effort to address and prioritize them?

II. YOUR ACADEMIC DEPARTMENT

A. Describe the **organization of your department** including reporting lines, interfaces with other organization entities, etc.

B. Describe your **current space situation** and any perceived shortcoming including general quantity, quality, functionality, and location of existing office and instructional space. Indicate whether your department is physically cohesive or fragmented across campus (identify locations as needed), and whether or not you share any of your space with other academic departments or administrative units.

C. Quantify the **current** number of **faculty and staff** within the department as well as the current number of **students** enrolled in your area. Indicate full and part-time breakdowns for students as well as personnel. Also identify the number of student workers present at any given time, if applicable.

	Full-time	Part-time
Faculty		
Staff		
Students		

Student Workers: _____

D. Identify any **anticipated changes** (additions/modifications) that will affect your academic department's function/structure, mandated requirements, teaching methodology, educational technology support needs, other? Indicate the timeframe for these changes and provide details wherever possible, focusing particularly on how these changes potentially impact space needs.

E. Quantify the anticipated **future** number of **faculty and staff** within your department as well as future number of **students** enrolled as a result of these anticipated changes. Indicate future enrollments for 5-years out and 10-years out from current. Indicate full and part-time breakdowns for faculty, staff and students.

	5-years	5-years	10-years	10-years
	Full-time	Part-time	Full-time	Part-time
Faculty				
Staff				
Students				

F. Indicate proposed shifts in **research focus**, if appropriate, including both new and/or potentially discontinued research initiatives. Quantify associated personnel and space needs and briefly describe the nature of any anticipated new research.

G. Identify the most pressing **future facilities needs** of your department including the need for additional or different space, the need for renovation, etc. Quantify or detail these needs wherever possible. Also identify other relevant facilities related issues, such as adjacency requirements, special services, etc. Indicate opportunities to share space, where possible.

H. Identify the extent to which, if any, your area could function in **off-campus facilities** that might be made available on either an interim or permanent basis.

SARATOGA ASSOCIATES

Landscape Architects, Architects,
Engineers, and Planners, P.C.

Rickes Associates Inc.
Excellence in Higher Education Planning

ADMINISTRATIVE QUESTIONNAIRE

Rhode Island College
2010 Master Plan

PLEASE FILL OUT THE FOLLOWING QUESTIONS, MAKE A DUPLICATE COPY AND BRING TO YOUR INTERVIEW FOR DISCUSSION (it is preferred to keep your responses electronic, please email the completed questionnaire back to the campus coordinator by the end of the day Friday January 22th), THANK YOU.

Name: _____ Email: _____

Title: _____ Years at RIC: _____

Department: _____ Phone / Ext: _____

Interview Date: _____ Room: ____ Time: _____

I. CAMPUS-WIDE

A. List RIC's most important assets:
On-Campus:

Community:

B. List RIC's most important challenges over the next 3 to 5 years:
On-Campus:

Community:

C. What are the most critical campus-wide facilities needs you would expect the current planning effort to address and prioritize them?

II. YOUR ADMINISTRATIVE UNIT

A. Describe the **organization of your administrative unit** including reporting lines, interfaces with other organization entities, etc.

B. Describe your **current space situation** and any perceived shortcoming including general quantity, quality, functionality, and location of existing office and administrative space. Indicate whether your unit is physically cohesive or fragmented across campus (identify locations as needed), and whether or not you share any of your space with other administrative units or academic departments.

C. Quantify the **current** number of **personnel** within your unit, indicating both full and part-time breakdowns. Also identify the number of student workers present at any given time, if applicable.

	Full-time	Part-time
Personnel		

Student Workers: _____

D. Identify any **anticipated changes** (additions/modifications) that will affect your administrative unit's function/structure, mandated requirements, administrative technology support needs, other? Indicate the timeframe for these changes and provide details wherever possible, focusing particularly on how these changes potentially impact space needs.

E. Quantify the anticipated **future** number of **personnel** within your unit, indicating both full and part-time breakdowns. Indicate staffing for 5-years out and 10-years out from current.

	5-years	5-years	10-years	10-years
	Full-time	Part-time	Full-time	Part-time
Personnel				

F. Identify the most pressing **future facilities needs** of your unit including the need for additional or different space, the need for renovation, etc. Quantify or detail these needs wherever possible. Also identify other relevant facilities related issues, such as adjacency requirements, special services, etc. Indicate opportunities to share space, where possible.

G. Identify the extent to which, if any, your area could function in **off-campus facilities** that might be made available on either an interim or permanent basis.

APPENDIX B

List of Existing Plants/Recommended Plant List

List of Existing Plants at RI College - Fall 2010

Common Name	Scientific Name
Trees	
London Plane Tree	Platanus x acerifolia
White Pine	Pinus strobus
White Oak	Quercus alba
Northern Red oak	Quercus rubra
European Beech	Fagus sylvatica
Bradford Pear	Pyrus calleryana
Ginkgo	Ginkgo biloba
Tulip Poplar	Liriodendron tulipifera
Blue Atlas Cedar	Cedrus atlantica
Norway Maple	Acer platenoides
Scarlet Oak	Quercus coccinea
Florida Dogwood	Cornus florida
Korean Dogwood	Cornus kousa
Magnolia	Magnolia spp.
Black Walnut	Juglans nigra
Norway Spruce	Picea abies
Japanese Sholar tree	Sophora japonica
Cedar	Chamaecyparis sp.
Weeping Cherry	Prunus subhirtella
Crabapple	Malus sp.
Red Pine	Pinus resinosa
Honey Locust	Gleditsia triacanthos
Weeping Beech	Fagus sylvestris 'Pendula'
Japanese Cryptomeria	Cryptomeria japonica
Kwanzan Cherry	Prunus serrulata
Hemlock	Tsuga canadensis
Cutleaf Japanese Maple	Acer palmatum
Little Leaf Linden	Tilia cordata
Scotch Pine	Pinus sylvestris
Birch	Betula sp.
Colorado Blue Spruce	Picea pungens 'glauca'
Western Arborvitae	Thuja plicata
Holly	Ilex opaca
Sweetgum	Liquidamber styraciflua
Katsura tree	Cercidiphilum japonicum
Larch	Larix sp.
Zelkova	Zelkova serrata
Mimosa	Albizia julibrissin
Silver Maple	Acer saccharinum
Ash	Fraxinus sp.
Hawthorne	Crataegus sp.
Pawpaw	Asimina triloba
Shrubs	
Burning Bush	Euonymus alata
Yew	Taxus spp.
Inkberry	Ilex glabra
Barberry	Berberis sp.
Juniper	Juniper spp.
Andromeda	Pieris japonica
Azalea	Rhododendron spp.
Rhododendron	Rhododendron spp.
Rose of Sharon	Hibiscus syriacus
Lilac	Syringea vulgaris
Hydrabgea	Hydrangea panniculata
Fothergilla	Fothergilla major
Grasses	miscanthus spp.

Recommended Plant List at RIC – Fall 2010

Scientific Name	Common Name	Notes
Shade Trees		
Acer rubrum	Red Maple	Fall color, easy care
Nyssa sylvatica	Tupelo or Sour Gum	Hardy, good fall color, prefers moist soils
Ostrya viginiana	Ironwood	Drought tolerant small to medium tree
Quercus bicolor	Swamp Oak	Drought tolerant large tree
Tilia americana	Basswood	large tree for larger spaces
Ulmus americana	American Elm	Resistant cultivars only.
Evergreen Trees		
Abies concolor	White Fir	Drought tolerant
Chamaecyparis nootkatensis	Alaskan Cedar	'Pendula' particularly attractive
Juniperus virginiana	Eastern Redcedar	Cultivars can be attractive
Picea glauca	White Spruce	Avoid 'Conica' Dwarf Alberta Spruce
Pinus strobus	Eastern White Pine	Set back from streets to avoid salt splash
Small Ornamental Trees		
Cornus alternifolia	Pagoda Dogwood	Spreading tree, shade tolerant
Cercis canadensis	American Redbud	Spring flowering, shade tolerant
Cotinus obovatus	American Smoketree	Fall color
Hammamelis vernalis	Virginia Witchhazel	Winter blooming, scented
Oxydendrum arboreum	Sourwood	Fall color
Shrubs		
Chamaecyparis thyoides	Atlantic Whitecedar	'Top Point' cultivar is a dwarf (4-5') rounded form
Ilex glabra	Ink Berry	Shamrock ' cultivar stays smaller
Kalmia latifolia	Mountain Laurel	Attractive broad-leaf evergreen
Myrica pensylvanica	Bayberry	Poor soil and salt tolerant
Rhododendron catawbiense	Catawba Rhododendron	Needs some shade--many cultivars
Vaccinium corybosum	Highbush Blueberry	Adaptable to many conditions, fall color
Viburnum x juddii	Judd Viburnum	Cultivar that is resistant to Viburnum leaf beetle
Viburnum rhytidophyllum	Leatherleaf Viburnum	Retains leaves in winter; resistant to drought and leaf beetle
Viburnum sieboldii	Siebold Viburnum	Flowering variety which makes good hedges, screening

APPENDIX C

"Draft" School of Nursing Program Study

SARATOGA ASSOCIATES

Rhode Island College Facilities Master Plan

"Draft" School of Nursing Program Study

May 5, 2010

Saratoga Associates and Rickes Associates

SCHOOL OF NURSING

Background

The School of Nursing Program at Rhode Island College currently lacks sufficient educational, research and training facilities to address enrollment projections for the 2010-2020 planning period. The purpose of this study is to develop space needs for the projected Nursing School enrollment and personnel for the 2010 Master Plan. Design options are identified to fulfill the projected needs and a conceptual cost estimate has been developed.

The 2010-2020 Master Plan was initiated by Rhode Island College in November 2009. This was prior to the Rhode Island Board of Governors for Higher Education (RIBGHE) recommendation in early 2010 to develop a joint Nursing/Sciences Building in the "Knowledge District" in downtown Providence for both the RIC and URI nursing programs. The RIC Master Plan contract required the consultant, Saratoga Associates, to develop a facility on the RIC campus to accommodate the School of Nursing enrollment projections for the planning period 2010-2020. The following enrollment projections, space program, building site concepts and conceptual cost estimate have been developed to provide the opportunity for the nursing program to be housed on the RIC campus and take advantage of the locational benefits associated with the undergraduate campus environment.

Mission Statement

"The School of Nursing at Rhode Island College has the largest baccalaureate nursing program in the state. The nursing program is highly regarded for the high quality nursing education it provides. The pass rate of RIC graduates on the NCLEX-RN licensure examination is consistently above state and national averages. In the Spring of 2009, the Commission on Collegiate Nursing Education awarded the program full accreditation.

Located in the Providence metropolitan area, the college campus is convenient for students and is within 5 miles of the major health care institutions of the State. The program partners with all the major health care agencies in the state to offer clinical education." RIC

Programs

- Basic Baccalaureate Program
- Basic Baccalaureate Program for second degree candidates (accelerated option)
- RN to BSN Program
- Master of Science in Nursing

Fogarty Life Science Building

Current Enrollment and Personnel

- Current enrollment is 545 students in Fall 2009 (463 undergraduate, 44 graduate)
- 787 intended nursing majors
- 32 full-time RIC faculty members: 38 full-time faculty members, including 5 VA nursing academy faculty.

Projected Enrollment and Personnel

- RIC Nursing Program estimates doubling enrollment from 549 to 1,100 students in a ten-year time period from 2010 - 2020.
- Full-time faculty would increase from 32 currently to 64. RIC estimates an increase of 10 faculty per year, reaching the 64 in approximately three years.

Existing Space

The School of Nursing is currently located in the Fogarty Life Science Building. Space is shared with the Biology Department on the first and second floors of the building. The area for nursing is approximately 8,025 NASF. The primary limitation of the existing space is the lack of adequate teaching facilities. These include classrooms, laboratories, faculty offices and student gathering/study spaces.

Projected Space Needs

- Space needs were estimated with the expectation of double current enrollment (reaching approximately 1,100 students).
- Skills Lab
  - For 18-32 students with 8 patient care stations
  - Possibly configure like a hospital unit with a nurses station and 8 beds, perhaps with glass between beds
  - Idea to mount computers/screens at each patient care station to allow students to watch DVD demonstration of skills and to retrieve documentation
  - Could include work tables
- Simulation Lab
  - Six separate simulation rooms to accommodate six students each
- Health Assessment Lab/Community Clinic/Graduate Exam Rooms
  - Individual exam rooms: 6-10 rooms
  - For undergraduate and graduate courses
  - Possibly open to the community as a clinic when not in use by the Nursing program
  - To include waiting room, medical records room
- Control Room
  - Two control rooms to support the simulation labs
  - Include computers, number of seats to be determined

- Debriefing Rooms
  - One larger room of 40 seats
  - Two of 16-20 seats
  - One-on-one debriefing would happen in faculty office with videostream
  - All debriefing rooms could double as classrooms
  - If used as classroom, allow space in front of room to accommodate simulator (to be brought into room on wheels)
  - Could include computers and double for ATI testing
- Classrooms
  - Like horseshoe shape for interaction (Henry Barnard has some nice classrooms)
  - Anticipate maximum of 75 students per class; most will stay at 32 students
  - Two to four 35-seat classrooms (in addition to the large classroom for Continuing Education and multipurpose room already estimated). Final number of classrooms to be determined based on master plan space assessment
  - Looking for some type of multipurpose room; Alger 110: need one room like this – flat floor, size and movable furniture – would be flexible to use as classroom or for faculty meetings, events, or clinical conferences
  - Prefer to have computers in classrooms to have available when needed; could be laptops locked in a storage case or monitors built into the desk to provide flat surface when not in use
- Conference Rooms
  - Two conference rooms, 20 seats is ideal/per room
  - For faculty meetings or faculty-student meetings after clinical
  - Could be used for many purposes
- Faculty Lounge
  - Currently use conference room as faculty lunch room
  - With whiteboards to capture ideas
  - Would also like a faculty bathroom
- Student Space
  - Student lounge
  - Lockers for commuters (like café in Student Union); RIC will survey students to determine if this is desirable
  - Group study rooms with computer access and projection equipment
  - Quiet study areas with mix of seating – carrels, round tables, soft seating
  - Display cases for posters, located in open community area
  - Student organization meeting/supply room
  - Graduate research space (small conference room to practice interviewing and conduct qualitative research interviews)
- Testing Rooms
  - ATI testing must be done synchronously
  - All students currently take exam at once using three computer classrooms (90 students at once)
  - If enrollment doubles, test completed 180 students at once

  - Could use laptops with WiFi
  - Could work with campus to maintain testing rooms in cooperation with other departments
  - Need storage/lockers at front of room – students may not have any personal belongings during testing
- Office Space
  - Office space for 64 full-time faculty
  - Office space for part-time faculty - 16 work spaces
- Lab storage
- Pediatric lab space similar to existing
- Maternal Child Health lab space with a bed
- Reception area for 3 administrative assistants, with some seating/waiting area, work room, storage

Total Program Need:

The following conceptual square footage needs were identified based on the previously stated space program. The square footage accommodates the School of Nursing projected enrollment of 1,100 students and 64 full time faculty for the 2010-2020 planning period.

- 33,400 +/- NASF (net assignable square feet)
- 53,440 +/-GSF (gross square feet) - 1.6 net to gross factor

Space Concepts

The campus environment was analyzed to determine opportunities to accommodate the projected space needs for the School of Nursing. Key to the location of the School of Nursing is the desire to remain in close proximity to the Life Sciences and the academic core of the campus as well as the availability of suitable building sites.

The following options were considered:

Option 1: Develop a building addition to Fogarty Life Sciences. Potential renovation of first floor for Nursing.

Option 2: Develop a freestanding new building and relocate Nursing from Fogarty.

Option 3: Develop a freestanding new building near Building 2. Relocate Nursing from Fogarty. Potential renovation of Building 2 for Nursing.

School of Nursing Site Options

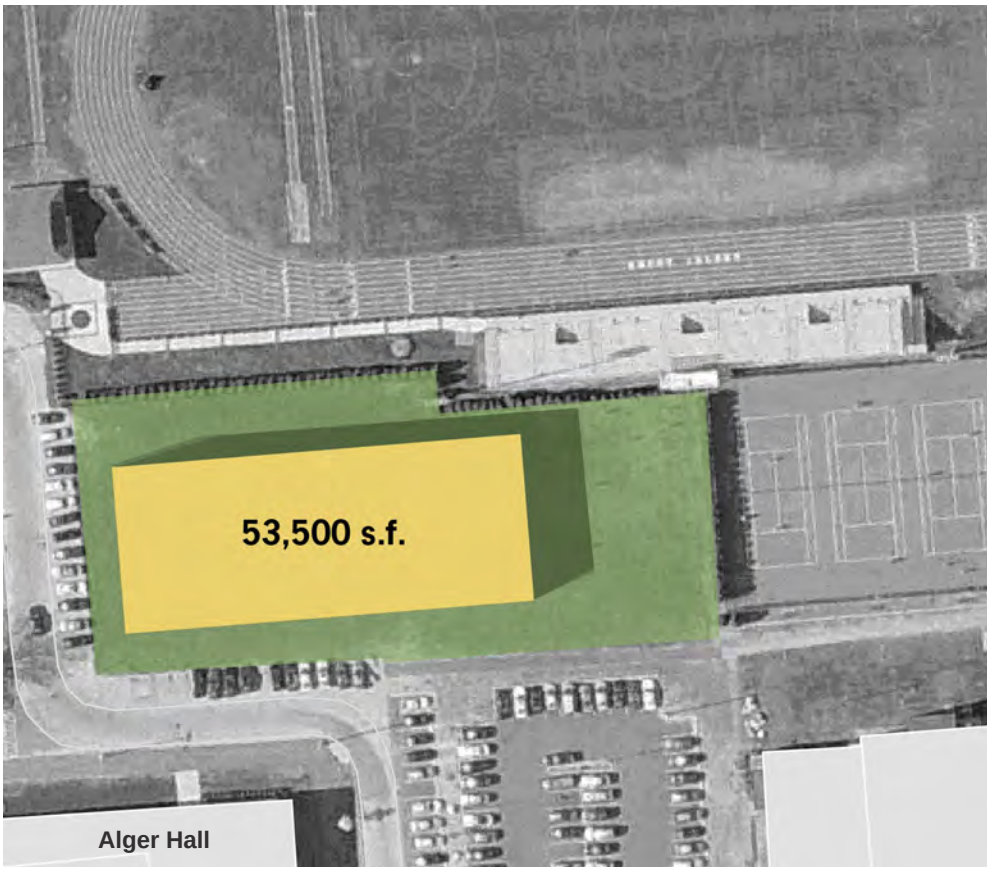
OPTION 1

This option locates the School of Nursing Program into a new 3-story building addition to the east of Fogarty Life Sciences. This location maintains close proximity to the Life Sciences and the academic core area of the campus. The 53,500 GSF addition could be reduced in size through the renovation of space in Fogarty for nursing.

Key

OPTION 2

This option locates the proposed space program for nursing in a free standing building to the north of Alger Hall. Proximity to the Life Sciences is less than Option 1, but still within the academic zone of the campus.



Key

OPTION 3

Option 3 considers the development of a new building for nursing to the east of Whipple Hall with the potential to renovate Building 2 for nursing. If Building 2 was used for some of the Nursing Program, the 53,500 GSF would be reduced accordingly. This site provides the opportunity to link the east and central campus areas. It would require significant site work related to roadway, parking, open space, and pedestrian circulation enhancements.

Key

Rhode Island College School of Nursing Conceptual Project Budget

Assumptions

- New Building Addition on Rhode Island College campus
- 3-story Building
- Steel Frame/Masonry Veneer Construction
- Enrollment projection from 2010-2020; 1,100 students and 64 full-time faculty

General Construction Costs			
New Construction	$300/sf	53,500 GSF	$16,050,000
Design Contingency	5%		$802,500
Estimating Contingency	10%		$1,605,000
Construction Contingency	5%		$802,500
		Building Construction Cost	**$19,260,000**

Site Improvements	
Assume 10% of General Construction Costs	**$1,926,000**

Design Fees & Testing Services	
12% +/-of construction costs	**$2,311,200**

Equipment & Furnishings	
5% +/- of construction costs	**$963,000**

Conceptual Project Estimate	**$24,460,200**

Legal/Administrative	
To be determined	

Escalation	
3% per year	

Note:

If enrollment increases by 50% rather than the projected 100%, the facility cost could be significantly reduced. A space program for this enrollment projection of approximately 820 nursing students and 40 full-time faculty could be developed to provide an adjusted conceptual cost estimate.

Interview Notes

Date:	21 December 2009
Time:	1:00 p.m. – 2:45 p.m.
Location:	Fogarty 147
Interviewees:	Jane Williams (Dean), Lynn Blanchette, Jeanne Schwager, Claire Creamer, Kathy Gremel, Cindy Padula, Judy Murphy
Department:	Nursing
Interviewers:	Lori DeRosa, Chris Timmerman, RA

Location

- RIC is planning a new building for Nursing.
- Campus is looking for basic rendering of building by March 1, 2010 when they go for bond issue.

Programs

- There may be more online learning in the future. This should be considered as RIC plans space, although specific details of an increased online program have not been defined.

Enrollment & Personnel

- Current enrollment is 545 students in Fall 2009 (463 undergraduate, 44 graduate)
- There is a need in the State of Rhode Island to double Nursing enrollment, which would bring RIC's program to 1,100 students; this group feels that doubling is a conservative estimate
- Currently 35 faculty members - This number was as of fall 2009 and included 3 VANA faculty.
- Expect to double faculty if double enrollment (to 70 faculty)

Space Needs

- Space needs were estimated with the expectation of double current enrollment (reaching approximately 1,100 students).
- Skills Lab
  - For 18-32 students with 4-6 exam tables - We have separated out exam tables needed for Health Assessment and hosptial beds needed for skill development.
  - Possibly configure like a hospital unit with a nurses station and 8 beds, perhaps with glass between beds
  - Idea to mount computers/screens at each patient care station to allow students to watch DVD demonstration of skills and to retrieve documentation
  - Could include work tables

- Simulation Lab
  - Six separate simulation rooms to accommodate six students each
- Health Assessment Lab/Community Clinic/Graduate Exam Rooms
  - Individual exam rooms: 6-10 rooms
  - For undergraduate and graduate courses
  - Possibly open to the community as a clinic when not in use by the Nursing program
  - To include waiting room, medical records room
- Control Room
  - Two control rooms to support the labs
  - Include computers, number of seats to be determined
- Debriefing Rooms
  - One larger room of 40 seats
  - Two of 16-20 seats
  - One-on-one debriefing would happen in faculty office with videostream
  - All debriefing rooms could double as classrooms
  - If used as classroom, allow space in front of room to accommodate simulator (to be brought into room on wheels)
  - Could include computers and double for ATI testing
- Classrooms
  - Like horseshoe shape for interaction (Henry Barnard has some nice classrooms)
  - Anticipate maximum of 75 students per class; most will stay at 32 students
  - Continuing Education could use a 75-seat room
  - Looking for some type of multipurpose room; Alger 110: need one room like this – flat floor, size and movable furniture – would be flexible to use as classroom or for faculty meetings, events, or clinical conferences
  - Prefer to have computers in classrooms to have available when needed; could be laptops locked in a storage case or monitors built into the desk to provide flat surface when not in use
- Conference Rooms
  - At least one conference room, 20 seats is ideal
  - For faculty meetings or faculty-student meetings after clinical
  - Could be used for many purposes
- Faculty Lounge
  - Currently use conference room as faculty lunch room
  - With whiteboards to capture ideas
  - Would also like a faculty bathroom
- Student Space
  - Student lounge
  - Lockers for commuters (like café in Student Union); RIC will survey students to determine if this is desirable
  - Group study rooms with computer access and projection equipment
  - Quiet study areas with mix of seating – carrels, round tables, soft seating
  - Display cases for posters, located in open community area

- Testing Rooms
  - ATI testing must be done synchronously
  - All students currently take exam at once using three computer classrooms (90 students at once)
  - If enrollment doubles, test completed 180 students at once
  - Could use laptops with WiFi
  - Could work with campus to maintain testing rooms in cooperation with other departments
  - Need storage/lockers at front of room – students may not have any personal belongings during testing
- Office space for 64 full-time faculty (# to be confirmed)
- Office space for part-time faculty
- Lab storage

Interview Notes

Date:	19 April 2010
Time:	2:00 p.m. – 3:30 p.m.
Location:	Conference Call
Interviewees:	Jane Williams (Dean)
Department:	Nursing
Interviewers:	Lori DeRosa, RA; Rob Southerland, Saratoga

This conference call was held to confirm the order-of-magnitude space needs for the Nursing program. The proposal for a $60 million RIC-URI Nursing building in downtown Providence is currently under review in RI legislature. In June 2010, the state will determine if the proposal will move forward to bonding.

RIC prefers that the Nursing program remain on the RIC campus, as the faculty do not want to "uproot" their students from the "nurturing environment" that is provided on campus. The students receive academic support and guidance from the faculty and staff during the beginning of their program, and the concern is that a downtown location would make it difficult for the students to continue to receive this support.

If this combined building is not approved, RIC would like to prepare for the option of a building addition on the RIC campus. This includes an estimated size, cost, and location of an addition.

- Option 1: Fogarty Building Addition
- Option 2: Fogarty Building Addition & Renovation
- Option 3: Building 2, to include a "tower"

Programs

- The Nursing program would benefit from additional facilities and more space. The program would expand based on the spaces available in a new facility.
- There may be more online learning in the future. This should be considered as RIC plans space, although specific details of an increased online program have not been defined.

Current Enrollment & Personnel

- Current enrollment is 545 students in Fall 2009 (463 undergraduate, 44 graduate)
- 787 intended nursing majors
- Currently 32 RIC faculty members plus 5 VA Nursing Academy faculty. (Total full-time faculty equals 38 in spring 2010.
- RIC Nursing Program continues to estimate doubling enrollment from 549 to 1,100 students in a ten-year time period from 2010 - 2020.
- The proposal under review for the combined URI/RIC building calls for an additional 50 students to be admitted each year (Nursing currently admits 150 students per year; this estimate would admit 200 students per year). Over the course of the three-year program, this would equate to an estimated

additional 150 students. This would bring estimated enrollment from 549 to approximately 700.

- Full-time faculty would increase from 32 currently to 64. The Rhode Island Board of Governors Higher Education doesn to incrase this numbre of faculty to 64. RIC estimates an increase of 10 faculty per year, reaching the 64 in approximately three years. This is six fewer than the 70 full-time faculty originally projected in December 2009.
- The combined URI/RIC building proposes 40 faculty offices dedicated to RIC faculty.

Space Needs

- Discussed additions and adjustments to the space needs identified in December.
- Reduce projected full-time faculty offices from 70 to 64.
- Include Pediatric Lab, similar to existing.
- Add Maternal Child Health, similar size as Pediatric Lab.
- Additional conference room to original projection, for a total of two conference rooms. Currently have two conference rooms that are heavily used.
- Office/supply room for student organizations with small table.
- Graduate research space – size of small conference room to practice interviewing and conduct qualitative research/interviews.
- Administrative office area for three administrative assistants (anticipate growth from 2 to 3 receptionists) with small waiting area and workroom/ storage
- Two to four 35-seat classrooms to support Nursing courses. The number of classrooms to be determined in conjunction with an analysis of overall classroom needs for the college. This is in addition to the previously recommended Continuing Education classroom and general-use multipurpose room.