



P.O. Box 2008, New Britain, Connecticut 06050
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RESOLUTION

concerning

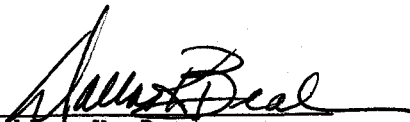
THE COMPREHENSIVE CAMPUS RENOVATION PLAN
FOR
CENTRAL CONNECTICUT STATE UNIVERSITY

September 9, 1988

WHEREAS, The Academic Plan for Central Connecticut State University was approved by the Board of Trustees for the Connecticut State University by Board Resolution Number 85-153 dated September 13, 1985, be it

RESOLVED, That the Board of Trustees for the Connecticut State University hereby approves the attached Comprehensive Campus Renovation Plan for Central Connecticut State University as developed from the previously approved academic plan.

A Certified True Copy:


Dallas K. Beal
President



An Equal
Opportunity
Employer



CENTRAL CONNECTICUT STATE UNIVERSITY
NEW BRITAIN, CONNECTICUT
COMPREHENSIVE CAMPUS RENOVATION PLAN
THE ARCHITECTS COLLABORATIVE

MASTER PLAN



Summary Information Concerning the Master Plan for CCSU Prepared by TAC

1. The Architects Collaborative was selected in 1984 to complete comprehensive master plan.
2. Work on project began in February 1987.
3. Tasks included:
 - a. data gathering of existing conditions including facilities inventory, and course file and personnel file data as of Fall 1986.
 - b. survey and assessment of existing physical facilities including the digitizing of floor plans for each building
 - c. assessment and projection of the educational program to the Year 2000, including space needs (prepared by MIRA, Inc. and Harlan Bareither)
 - d. development of the Comprehensive Campus Facility Plan for the Year 2000 based on academic space needs.
4. Existing assignable square footage/FTE is less than 80 square feet. National average is 114 square feet/FTE. Space program for CCSU will provide 106 square feet/FTE.
5. Existing assignable square footage for campus equals 1,690,798 square feet. Model identifies a need for an additional 235,900 a.s.f. by the year 2000 for a total of 1,926,698 assignable square feet.
6. The consultants conducted building-by-building and room-by-room surveys of each building. A report of the existing conditions was developed for each building which reviews architectural construction of the facility as well as condition of structural, mechanical and electrical systems. Reports also provide detail descriptions of each room. A total of 25 volumes were submitted.
7. The planning consultants considered the following priorities in developing a space plan to meet the educational program of the campus:
 - a. renovation of existing buildings and reassignment of departments and programs within them
 - b. additions to existing buildings
 - c. new construction
8. The consultants provided recommendations for renovation and new construction as well as an overall site plan for the campus. These are reflected in three priorities.

PRIORITY NO. 1
BUILDINGS

<u>BUILDING</u>	<u>DEPENDENT UPON</u>
New Residence Hall	
New Classroom/Office Building/Parking Garage: School of Business	
New Classroom/Office Building: School of Technology	
Maria Sanford Hall Renovation	Either new classroom building
Marcus White Annex (Renovation or New Construction)	Maria Sanford Hall
East Hall Addition	
Student Center Renovation and Addition	
Athletic/Recreation Air Structure	

PRIORITY NO. 2
BUILDINGS

<u>BUILDING</u>	<u>DEPENDENT UPON</u>
Barnard Hall Renovation	Maria Sanford Hall and move of Central Office
Beecher Hall Dorm (Renovation or New Construction)	New residence hall
Carroll Hall Dorm (Renovation or New Construction)	Beecher Hall or new residence hall
Marcus White Renovation (phased)	Student Center, East Hall and either new classroom building
Willard Hall Renovation	Marcus White Annex, East Hall and either new classroom building
Parking Garage #2	
Administration Building Renovation	Marcus White Hall and either new classroom building

PRIORITY NO. 3
BUILDINGS

<u>BUILDING</u>	<u>DEPENDENT UPON</u>
DiLoreto Hall Renovation	Willard Hall, East Hall and either new classroom building
Kaiser Hall Renovation and Addition	
Copernicus Hall Renovation	New Technology Classroom/Office building
Memorial Hall Renovation	New Business Classroom/Office building
Welte Hall Renovation	East Hall
Burritt Library Renovation	East Hall
Barrows Hall Dorm Renovation	Beecher Hall
Sam May Hall Dorm (Renovation or New Construction)	Barrows Hall
Seth North Hall Dorm Renovation	Sam May Hall
Sheridan Hall Dorm Renovation	Seth North Hall
Gallaudet Hall Dorm Renovation	Sheridan Hall
Vance Hall Dorm Renovation	Gallaudet Hall

9. In addition to analysis and recommendations for facility development, the consultants surveyed existing site conditions and recommended an overall site plan for the campus. The work to be completed was placed in priority order as was done for facility development and is designed to follow the opening of the Northern and Southern Perimeter Roads and subsequent closure of Wells Street, and facility renovation and construction to take place around campus. The priority of site work is as follows:

PRIORITY NO. 1
SITE

<u>AREA</u>	<u>DEPENDENT UPON</u>
Formal Entrance From Stanley Street	Closing of Wells Street
Student Center Mall	Closing of Wells Street
Border Planting	Northern and Southern Perimeter Roads
Residence Halls, Business, Tech Area	Residence Halls, Business and Technology Buildings
Copernicus Pedestrian Area	Closing of Wells Street
Police Dept. Office Area	Residence Halls, Business and Technology Buildings
East Hall	
Wells Street Garage Access	

PRIORITY NO. 2
SITE

<u>AREA</u>	<u>DEPENDENT UPON</u>
Front Entrance	Barnard Hall, Administration Building and Willard Hall
Barnard Parking Area	Sanford Hall
Welte Parking Garage Area	Parking Garage #2
Academic Quad	Business Building
Arute Field Improvements	

PRIORITY NO. 3
SITE

<u>AREA</u>	<u>DEPENDENT UPON</u>
Francis Street Parking	Southern Perimeter Road
DiLoreto Parking and Pedestrian Area	DiLoreto Hall
Intramural Field	
Student Center Surface Parking	Student Center
Kaiser Tennis Court Area	Removal of Athletic/Recreational Air Structure
North Residence Quad	Residence Renovation
North Residence Parking	Residence Renovation
New Residence Hall Area	Residence Renovation
Arute Field Parking	

10. The total construction cost in December 1988 dollars for each Priority 1 through 3 of building development and site work is as follows:

SUMMARY OF CONSTRUCTION COSTS TO IMPLEMENT MASTER PLAN

PRIORITY 1

Buildings	\$ 52,685,000 a	
Site Improvements	\$ 2,831,000	
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Sub Total		\$ 55,516,000

PRIORITY 2

Buildings	\$ 24,828,000 b	
Site Improvements	\$ 4,529,000	
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Sub Total		\$ 29,357,000

PRIORITY 3

Buildings	\$ 26,311,000 c	
Site Improvements	\$ 2,670,000	
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Sub Total		\$ 28,981,000

Estimated Total \$113,854,000

a Includes the cost for the new residence hall currently in design (\$7,000,000), the cost of the Athletic/Recreational Air Structure (\$993,000) and provides the construction cost for a new Marcus White Annex (\$3,175,000) rather than renovation of the existing deteriorated facility (\$1,895,000).

b Provides the construction cost for a new five story dormitory to replace Beecher Hall (\$5,056,000) rather than renovation of the deteriorated facility (\$1,978,000) and includes the cost for the renovation of Carroll Hall (\$1,598,000) rather than construction of a new dormitory facility to replace it (\$5,177,000).

c Provides the construction cost for the renovation of Sam May Hall (\$1,797,000) rather than construction of a new dormitory to replace it (\$5,589,000)

11. It is important to note that the costs noted above represent construction costs alone and do not reflect contingency, architect's fees, DPW fees, cost of equipment and art which normally are reflected in the total project cost. This represents an approximate increase of 40% of construction cost. It also should be noted that the costs represent construction costs as of December 1988 and therefore, the consultants recommended the costs be increased by 6% per year to the midpoint of construction.