

An aerial photograph of a large, well-maintained green lawn. A light-colored path or driveway leads from the top of the frame towards the center. The grass is vibrant green with some subtle variations in tone and texture.

**DRAFT FOR REVIEW
MARCH 2008**

SUNY Purchase
Space Utilization
Study

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INTRODUCTION

1

Purchase College is a four year college within the State University of New York (SUNY) system, featuring the fine and performing arts. It covers over 500 acres in Purchase, New York, a residential community on the state line between Westchester County, New York and Fairfield County, Connecticut. Its acreage is largely undeveloped, rural in character, with large wooded expanses surrounded by meadows and wetlands and intersected by streams. A campus loop road rings a main plaza, the academic center of the college. Student housing surrounds the academic buildings, largely to the east of the plaza.

Located 30 miles from New York City, the campus is easily accessible by car via the Hutchinson River Parkway and I-95, the primary regional highways which parallel the shoreline of Long Island Sound. The major arteries of I-684 running north-south and I-287 leading east-west provide other convenient access routes.

Purchase College was founded in 1967. At the time Governor Nelson Rockefeller envisioned an institution where liberal arts and science curricula interacted with programs in the conservatories of dance, music, theater arts and film, and art and design. Presently there are 19 private and 6 public higher education institutions within a 30-mile radius of Purchase. On its campus it hosts extension centers for NYU's Stern School of Business and Long Island University. And on the campuses of Westchester and Rockland Community Colleges Purchase College has educational centers. The College is integral to the higher education network of metropolitan New York.

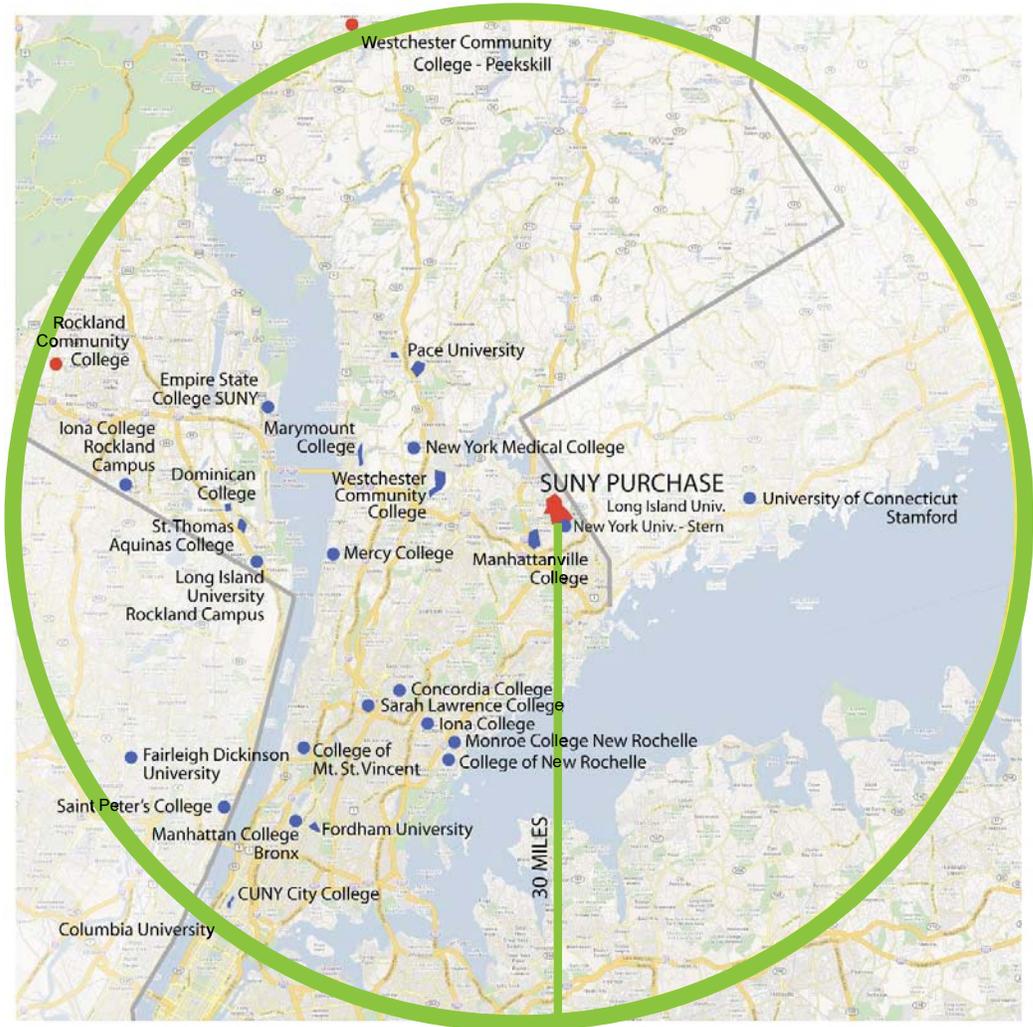
To complete Rockefeller's vision two significant cultural institutions, the Neuberger Art Museum and the Performing Arts Center (PAC) are also located on the campus. With academic programs, professional performance venues, and a museum in one locale, the Purchase College campus is a place for its students and the community at large to study and experience the arts.

The Neuberger Museum attracts 62,000 visitors a year, features 16 special exhibits, and houses a noted permanent collection of contemporary and historic African art.



Regional Higher Education Institutions

- SUNY Purchase ●
- Other Higher Educational Institutions ●



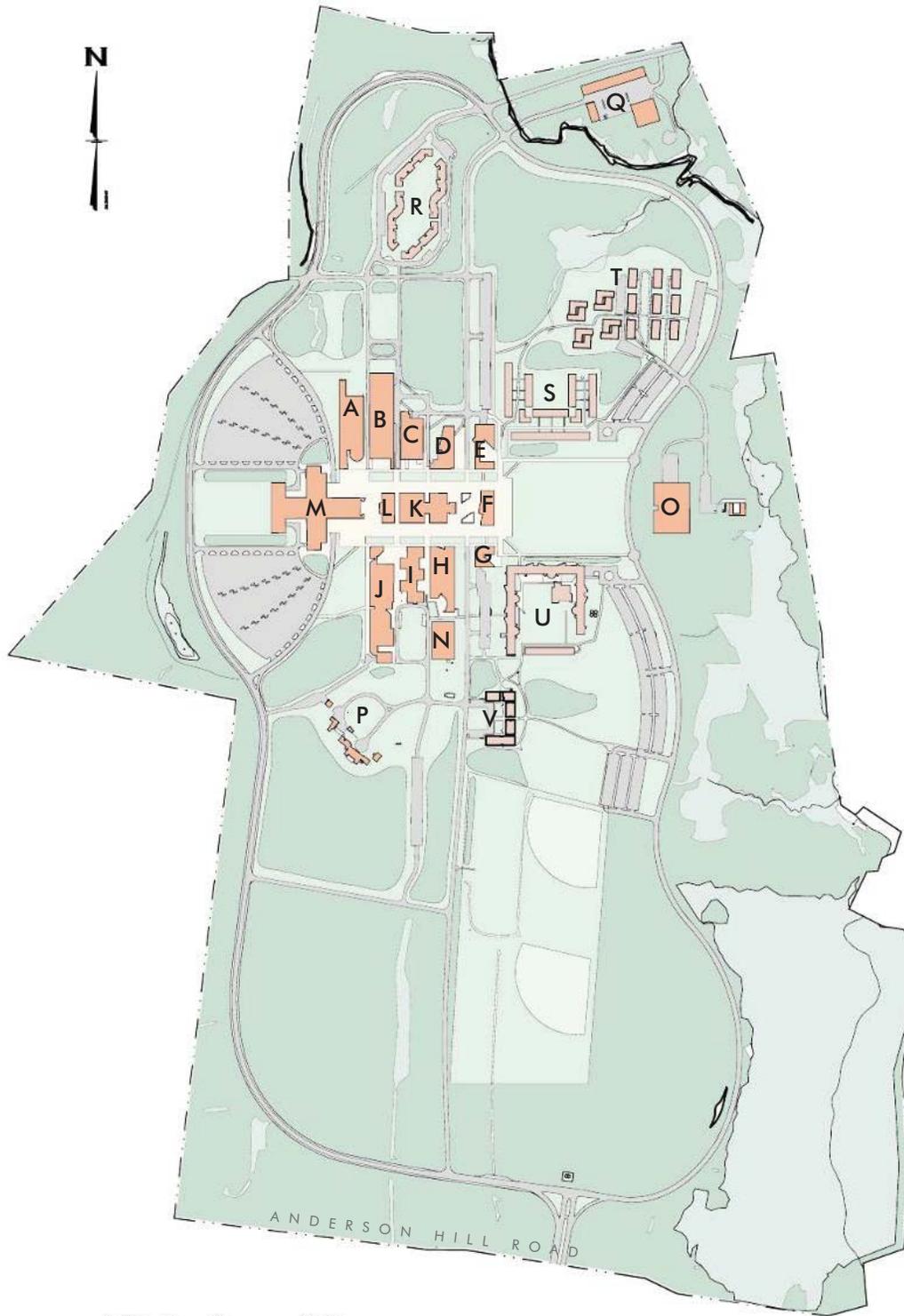
The Performing Arts Center hosts over 600 events and is home to the Westchester Philharmonic Orchestra. It attracts over 200,000 visitors a year. The region also boasts many other notable cultural institutions. Within a thirty mile radius of the campus are Lincoln Center and the Metropolitan Museum of Art on the farthest reaches and in closer proximity local venues like the Emelin Theater in Mamaroneck and the Bruce Museum in Greenwich. Purchase College’s cultural assets are imbedded in the region’s dynamic and innovative performing and visual arts community.

In addition to the activity which the cultural institutions generate, the college community is a vibrant place with a total weekday population of 5,200 people. Approximately 4,300 students attend Purchase as either matriculated or non-matriculated students. The majority, 3800, are undergraduates. About two thirds of these students live on campus and another third commute. Staff and faculty, both full and part time add another 900 people.

Site Plan of Purchase College

- Academic, administration or support building
- Residential buildings

- A Music building
- B Dance building
- C Natural Sciences building
- D Social Science building
- E Campus Center North
- F Student Services Center
- G Campus Center South
- H Humanities
- I Neuberger Art Museum
- J Visual Arts Building
- K Library
- L Bookstore/Post Office
- M Performing Arts Center
- N Butler Building
- O Physical Education building
- P Heritage Site
- Q Physical plant
- R The Commons
- S The Olde
- T Alumni Village
- U Residence Halls: The Far Side, The Crossroads, The Big Haus
- V Fort Awesome



Regional Cultural Institutions

- SUNY Purchase ●
- Other Cultural Institutions ●



From the onset of this Space Utilization Study, Purchase College has emphasized the need to align the institution’s strategic planning initiatives with the recommendations for space allocations and reconfigurations. Through a variety of forums involving a full complement of constituents, several questions for this study have repeatedly been raised. These questions are closely linked with the college’s efforts to re-examine its mission within the realities and opportunities of 2007. And they have become the major challenge for this study. With these challenges the Space Utilization Study becomes an important component of Purchase College’s “Second Founding”- as it positions itself for the next decade with the integration of the arts with other academic disciplines.

The questions are as follows:

How can the college, through curriculum and facility initiatives, integrate designated programs of study? Where are there areas of intersection and where must individual needs remain separate? How can the College feature these integrated programs for the benefit of prospective and enrolled students?



What must be modified within the fine and performing arts and liberal arts and sciences curricula to maintain their existing strengths and to address future trends and technologies? What facility adaptations are required?



Where are there opportunities for collaboration between the academic programs and the cultural institutions of the museum and PAC? How might the physical plant facilitate these collaborations?



Where within the support functions of administration, student activities, library, and central services are there areas for redefinition which reflect the needs of students in today's world?



How can the building maintenance and systems needs be strategically aligned with major space moves to maximize capital expenditures? How can projects be strategically phased to expedite the results for the campus?



What physical modifications will bring vitality to the campus? How can the creative activities within the buildings become apparent and appreciated from the outside?



How can the public experience more fully the campus and its activities and not remain on the periphery? What activities can be added? How can the entrance to the campus be improved?





METHODOLOGY

2

Scope

The Purchase College Space Utilization Study commenced in spring, 2007 and was completed over a period of 10 months in winter, 2008. The study investigates existing and future space needs for the academic and support programs. It takes into account curriculum initiatives and enrollment projections and distributions. Existing building opportunities and limitations are identified and incorporated into recommended relocations and renovations. In all instances campus circulation, open spaces, and character are considered. The proposed result integrates these variables into a comprehensive whole, one that takes Purchase College into the next decade with a campus that functions and delights.



Methodology

The first step of the Space Utilization study verified and corrected the Physical Space Inventory (PSI) database. The PSI is the basis for the analysis of existing space utilization. Evaluating space determines the existing and future needs of the various departments and schools for both instructional and support functions. Projections of future space needs are based on several factors:

- Enrollment projections for 2012 and 2017
- Interviews with academic deans and department heads
- Benchmarking with peer institutions
- Fall 2006 and 2007 academic course schedules
- SUCF space standards
- Human Resources departmental, administrative and staff directories
- Strategic Planning goals of the College and curricula initiatives

Enrollment Projections:

Enrollment projections were developed after review with both key administrators and deans. They were calculated for two future time frames, 2012 and 2017. The college invested significant time in analyzing how the total enrollment would best be distributed among disciplines. Its enrollment management strategies build on its existing strengths and identify future trends.

Interviews:

Over the course of several months, the Perkins Eastman team interviewed a total of 27 different department heads or representatives. In many instances multiple interviews were conducted. The interviews focused on the priorities of each department, its plans for future growth, constraints of the existing spaces and opportunities for new types of spaces and collaboration with other disciplines.

Benchmarking:

The Purchase College Memo of Understanding identifies institutions as either peer or aspirational. Peer institutions have programs and demographics which approximate those at Purchase. They are Rowan University, SUNY Fredonia, SUNY New Paltz, SUNY Potsdam, and University of North Carolina at Asheville. Aspirational institutions are the College of New Jersey, Skidmore College, SUNY Geneseo, and Oberlin. In addition, this study identifies additional peer and aspirational institutions for programs in the arts conservatories. The benchmarking provides a basis for comparison of the college's square foot needs on a departmental basis with other institutions.

Course Schedule:

Analyzing the course schedule from fall 2006 and fall 2007 and comparing it to the sizes and types of general classrooms reveals the extent to which the classrooms are right-sized for the programs that are offered. The course schedule also gives the FTE's in each area of study, which serves as a basis for enrollment projections.



Human Resources Directories:

Another data base used for space programming is human resource directories which provide the number of faculty, administrators, and staff that the College currently employs. The numbers of faculty in each academic department and the number of staff in each administrative department determine the number of offices and work space that each area requires.

SUCF Space Standards:

Areas such as the library, physical education facilities, student dining and lounge cannot be sized solely on population. The State University Construction Fund provides space standards for these areas. In most cases, the space is analyzed on a net square foot per FTE basis which links the required space to the enrollment projections. The library and the physical education facilities, however, require a base amount of space that is not proportional to the number of students.

Existing Building Conditions:

Concurrent with this study SUCF conducted an engineering analysis of all campus facilities related to building systems. This study reviewed the findings of the SUCF report and independently toured buildings with consulting engineers to corroborate findings.

Options:

Options to resolve space needs were proposed. In all instances test fits for proposed department space needs were executed within the proposed locations. Revisions were made until the program and the proposed location were aligned.

Master Plan:

After multiple reviews with the campus community, a series of moves involving relocation and renovation were recommended. The phasing of these projects was organized in four separate tracks which could be implemented either in parallel or consecutively, depending on the flow of funding resources.



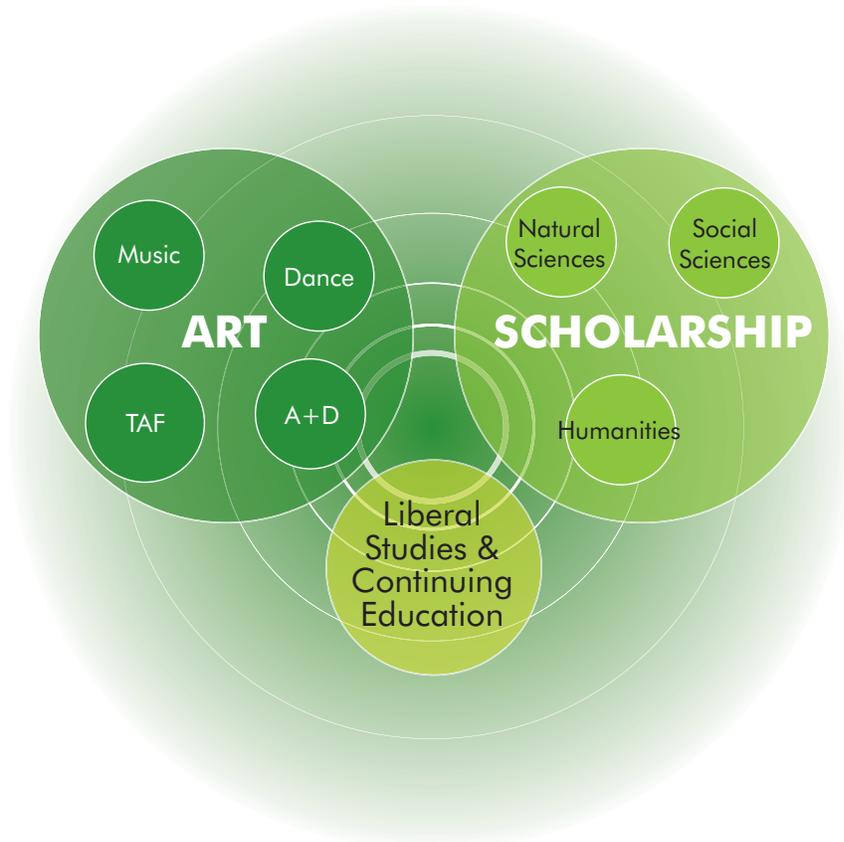
CURRICULUM

3

College Founding

Governor Nelson Rockefeller founded Purchase College in 1967 with a vision of providing two types of education—traditional liberal arts and sciences programs and conservatory-based arts programs—side by side on one campus. He believed that a combination of intellectual studies and artistic pursuits was the key to an enlightened society. The four original conservatories included: Art+Design, Dance, Music, and Theater Arts & Film. The four original liberal arts and sciences schools included: Humanities, Social Science, Natural Science, and Liberal Studies & Continuing Education.

Purchase College curriculum in 1967, at College's founding

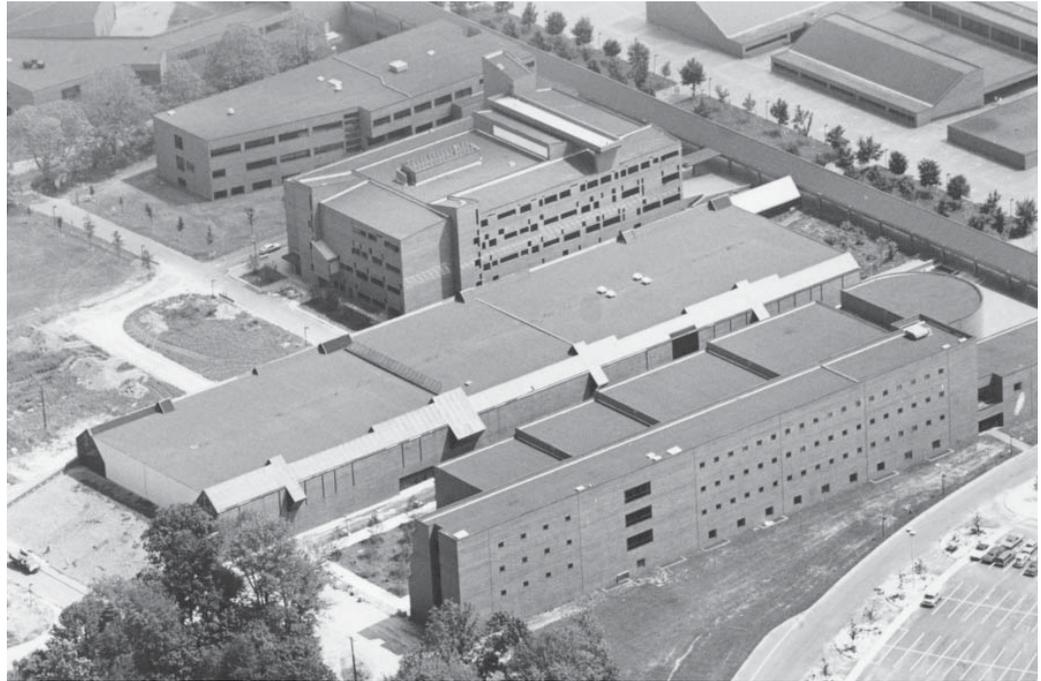


The Silo Effect

Designed by Edward Larrabee Barnes in 1967, the master plan for the college physically represents the institution's educational vision with most disciplines housed in their own specific buildings. Conceived as a "city in the country," the campus academic buildings are located in close proximity to each other on a central plaza. Under the plaza a network of service tunnels connects the buildings.

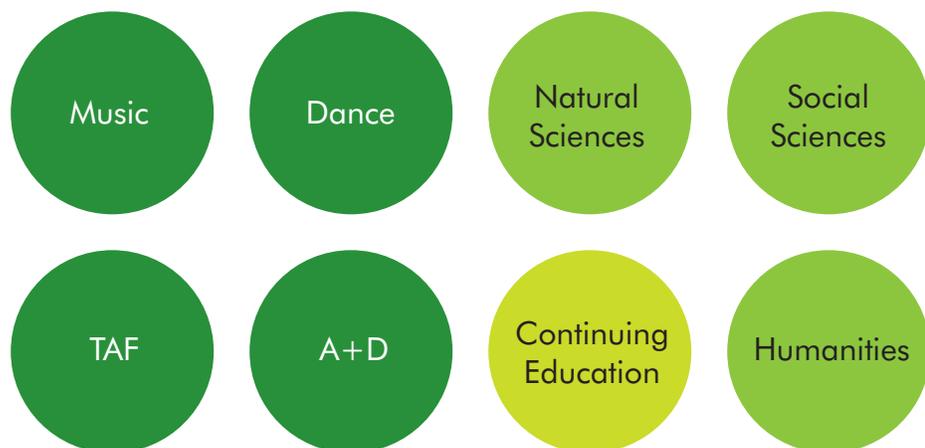
When construction of the campus was complete in 1973, there were six instructional buildings: Music, Dance, Natural Sciences, Social Science, Humanities, and Visual Arts. An art museum, Performing Arts Center, Library, and two student centers were also completed. Although a site for a Theater Arts and Film (TAF) building was proposed west of the Visual Arts Building, it was never built. Consequently TAF utilized space in other buildings and continues to do so today.

Purchase College
in the 1970s



Forty years after the College's founding, the isolation of academic disciplines in separate buildings is commonly known as the "silo effect." The silo metaphor describes both the physical reality of the separate buildings, their bunker-like architectural character, and the inward focus of each of the schools and conservatories. It is not uncommon for a student or faculty member of a particular discipline never to enter buildings in another area of study. A primary goal of this study is to recommend how the facilities can promote collaboration among disciplines.

Purchase College
Curriculum: "Silo Effect"



Curriculum Evolution

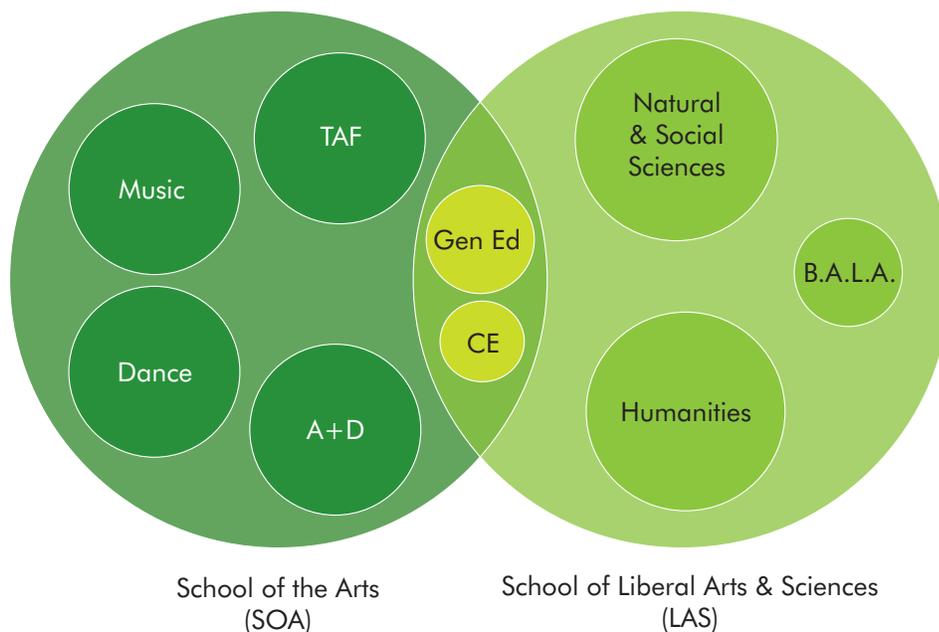
Over the past four decades, the curriculum at the college has evolved. The academic disciplines are subdivided into three schools, the School of Liberal Arts and Sciences (LAS) which houses the School of Humanities and the School of Natural & Social Sciences (NSS) and the School of the Arts (SOA). Unlike other SUNY institutions, Purchase has only 23 majors, several of which are unique offerings which attract many students. Through the B.A.L.A. students customize their own board of study.

SUNY’s general education requirements form an educational foundation across disciplines and create an opportunity for students to study in other schools. The School of Liberal Arts and Sciences offers most of the general education requirements.

The School of the Arts houses the four arts conservatories: Art+Design, Dance, Music and Theater Arts & Film. Admission is through portfolio review or audition. Students receive specialized training in their field which culminates in a B.F.A. degree. The creation of the School of the Arts has encouraged limited collaboration among these conservatories.

In 1968 the first students at Purchase College entered through the Continuing Education program. Now called the School of Liberal Studies and Continuing Education, this program has historically brought students from different schools together in the same classes. Liberal Studies currently offers four interdisciplinary B.A. degrees targeted to working adults on the Purchase campus and at two extension sites in Westchester and Rockland counties. Traditional aged students also use the continuing education program offerings to fulfill general education requirements which their schedule cannot otherwise accommodate.

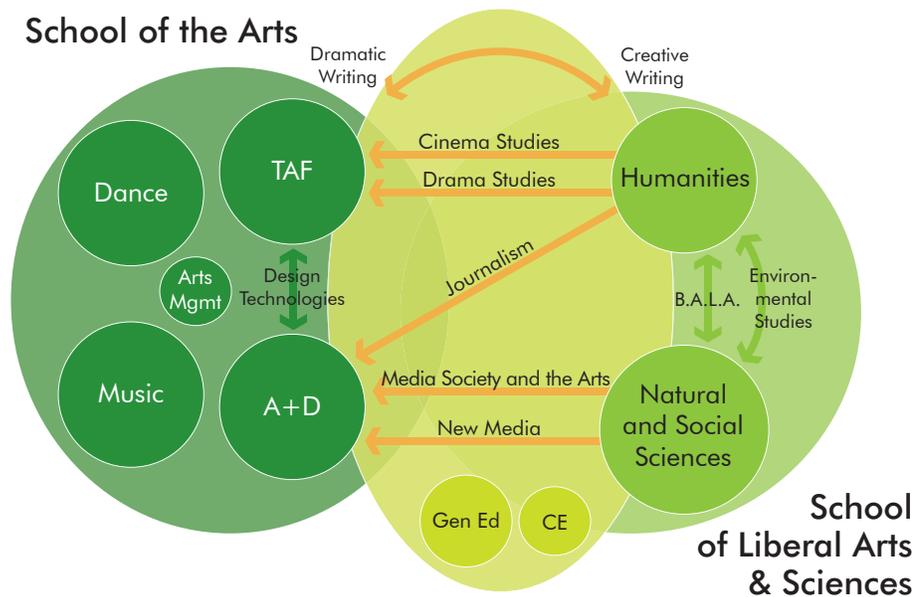
Curriculum Evolution



The Second Founding

In 2007 the College's 40th anniversary has afforded the opportunity to reexamine Rockefeller's initial vision. In its "Second Founding", the College today recognizes the success and uniqueness of the original mission and the reputation of Purchase as the "cultural gem" of the SUNY system. It also recognizes that physical proximity of the arts and the liberal arts and sciences alone does not foster a rich and collaborative environment. Instead, curriculum integration is necessary for students and faculty to work across disciplines.

Purchase College Second Founding: Curriculum



To that end in the fall of 2007, the Enrollment Management Initiative Team increased access for LAS students to programs in the School of the Arts. Initially, a Center for Integrative Studies and three new interdisciplinary programs, Documentary, Visual and Performance Studies were proposed. After further study, the focus became seven existing interdisciplinary majors: Journalism, Creative Writing, Cinema Studies, and Drama Studies in the School of Humanities; New Media and Media Society & the Arts in the School of Natural and Social Sciences; and Arts Management in the School of the Arts. These seven majors integrate academics with skill instruction in the arts.

Interdisciplinary Majors

The journalism major requires writing, editing, and publishing in conjunction with photography, video editing and broadcast abilities. The program also includes work for the school newspaper, *The Dispatch*. Unlike other majors in the School of Liberal Arts & Sciences, the creative writing department requires portfolio review for admission. Its curriculum mirrors elements of the arts programs but does not directly collaborate with the conservatories.

Two other interdisciplinary majors, Cinema Studies and Drama Studies relate to the Conservatory of Theater Arts & Film courses. Cinema Studies emphasizes the history of film and skills in film and video. Drama Studies combines a liberal arts education in dramatic

literature, theatre history, and performance theory with the experience of theater as an art form including acting, playwriting, and directing.

The interdisciplinary New Media program focuses on both a critical understanding of digital and interactive media in combination with some training in digital media production. The curriculum draws from courses in the visual arts, computer science, and the social sciences, as well as music, film, and other liberal arts disciplines. Collaboration is particularly encouraged, among both faculty and students, as are experimental and creative approaches to media production and distribution.



Media, Society, and the Arts combines social science theory and methodology with studio training in the arts. Students choose to emphasize either visual art forms like video, film, or photography or performing arts such as dance, music, or theatre arts. While students share certain coursework in common, they combine their own interest in a particular form of art or media with rigorous work in the social sciences. The interdisciplinary major, Arts Management promotes collaboration among the conservatories and between the Schools of the Arts and Liberal Arts & Sciences.

These seven programs encourage collaboration among the college's different disciplines and constituents. They also provide access for the Liberal Arts & Sciences students to offerings in the School of the Arts. In yet another curriculum initiative in its "Second Founding" agenda, the College is considering offering a B.A. in Art+Design, though the exact nature of this program is under review. Some of the space implications of this potential program are addressed in later sections.



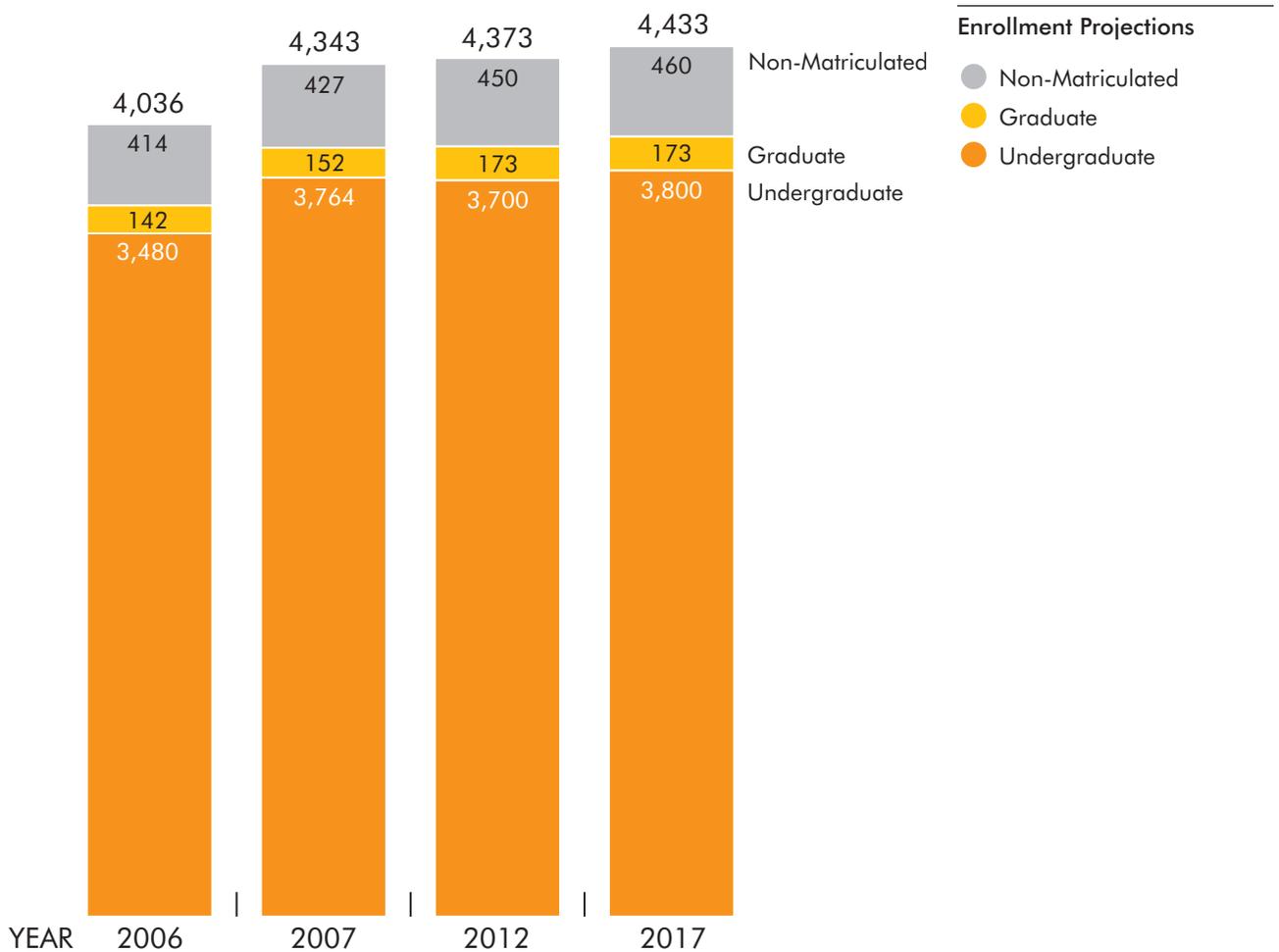
ENROLLMENT

4

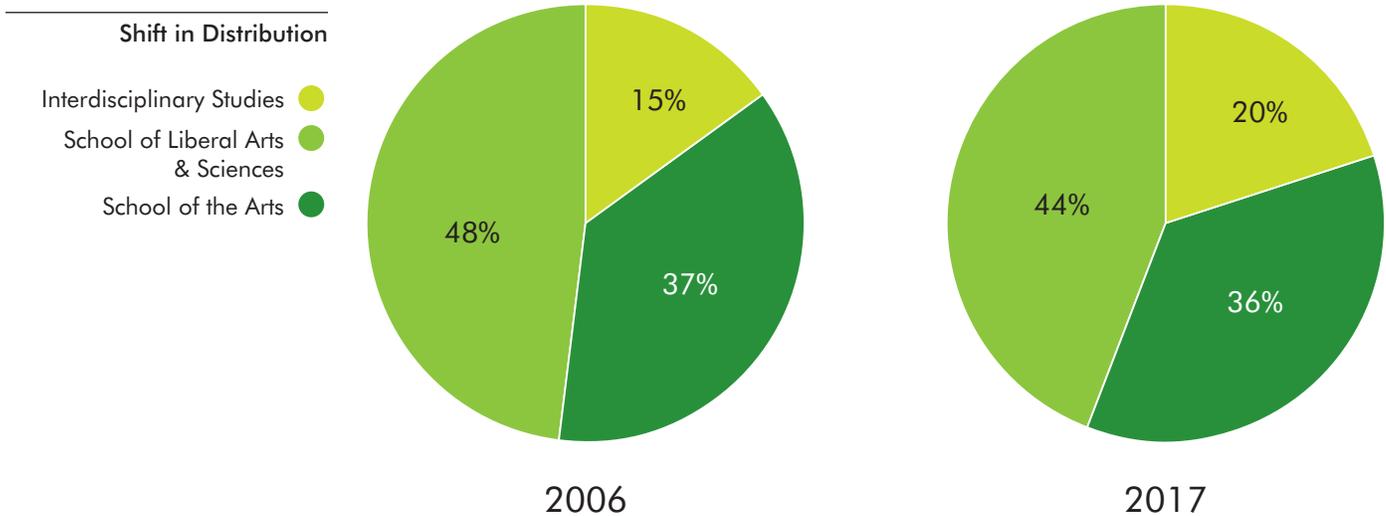
Purchase College’s administrators have carefully scrutinized enrollment scenarios for the next ten years, the time frame for this study. Their recommendations balance the college’s academic mission with regional and national demographics for traditional college aged students and with intellectual and cultural trends and directions. Purchase College seeks to educate its students for tomorrow’s world.

The outcome of this analysis is the selection of Fall 2007 as the preferred model for student enrollment for the next decade. In Fall 2007 Purchase College witnessed significant progress toward several enrollment goals. The incoming students represented a high yield of acceptances from admitted applicants, and there was a significant increase in returning students. An increase of almost 300 additional undergraduates from Fall 2006 created a noticeable and desirable critical mass of students on campus for social and academic pursuits.

Based on this model undergraduate students in 2017 remain the overwhelming focus of the institution with a total student headcount of 3,800. Minor increases in the graduate and non-matriculated categories bring the projected total to 4,433 from 4,373 in Fall 2007. Enrollment in the four BFA conservatory programs of Art+Design, Dance, Music and TAF continues at current levels, or 36 % of the total undergraduate population.

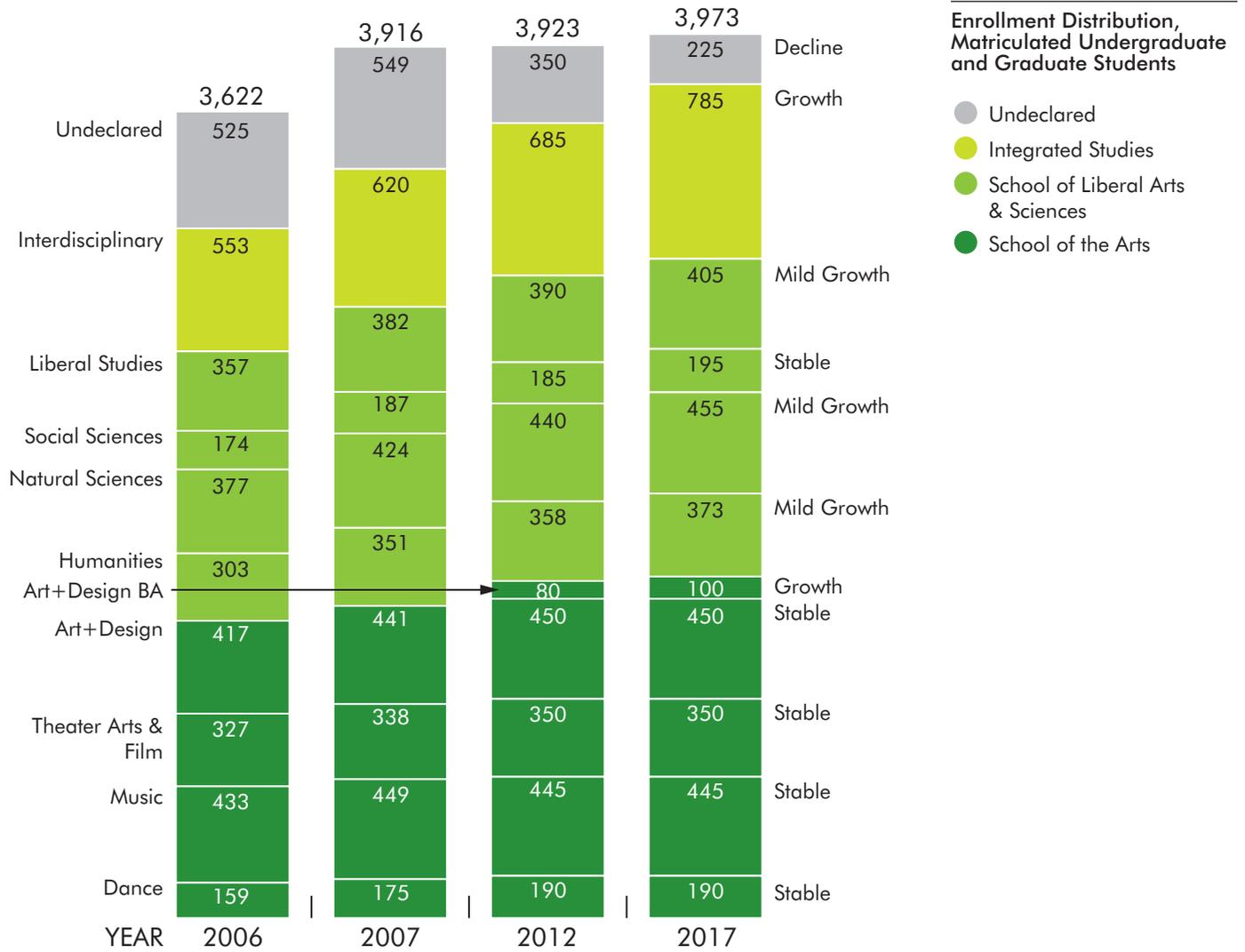


What is projected to change is the distribution of enrollment within the BA programs. As discussed in Chapter 3: Curriculum, seven programs have been designated as “integrative academic programs.” They represent the focus of the college’s initiatives to integrate the arts with the liberal arts and sciences. Four of the programs, Cinema Studies, Drama Studies, Journalism, and Media Arts & Society reside in the School of Humanities. Media, Society and Arts resides in the Natural & Social Sciences, and New Media & Arts Management are designated as interdisciplinary programs. However, irrespective of where they officially reside, their curricula are highly multidisciplinary. Enrollment growth is projected in all of these departments. With proper marketing and program design the college hopes to attract students with an interest and focus in these disciplines thus decreasing the number of “undeclared” students and increasing the number of students in interdisciplinary studies.



Another significant curriculum initiative is the introduction of a BA in Art + Design. Although the specifics of the curriculum are under review, the intent is to provide a concentration in art and design for students in the School of Liberal Arts, distinct from the BFA program in the School of the Arts which requires portfolio review for admission. The numbers of students is also under review. For the purposes of this report 100 students are projected by 2017. The Dean of Art + Design believes that the number could be as large as 220.

A third curriculum initiative is a major in Environmental Studies which blends the natural and social science perspectives of this discipline. A final academic area slated for change is the introduction of a biochemistry major. It is anticipated that this major will attract students from biology and chemistry.





SPACE NEEDS
SUMMARY

5

Space Classification

For the purpose of this report, the basis for categorizing and classifying types and functions of spaces comes from the State University Construction Fund (SUCF)'s Physical Space Inventory Manual (PSI) that describes several standard types, functions, and classifications for space. Using these standards enables comparison with other schools in the State University system.

The two types of space this report covers in detail are "instructional" and "support." Instructional space includes general classrooms as well as class labs, arts studios, science labs, computer rooms, and other spaces used primarily for instruction. Also included in this category are faculty offices and classroom support spaces such as storage and prep rooms. "Support" covers a range of spaces that are not used for instruction but support the academic community. Six basic categories of support spaces are Assembly and Exhibition, Administration, Central Services, Physical Education, and Student Activity.

Additional categories include "Organized Activity" and "Residential." SUCF uses the category "organized activity" to describe unique functions that on the Purchase campus include, the Performing Arts Center, and the Neuberger Museum. While these institutions clearly support the mission of the college, their space allotment is not considered to be part of the instructional or support spaces. In this report the Neuberger and Performing Arts Center are examined as they relate to the academic mission. The residential space, is addressed relative to where on campus additional residences are best located.

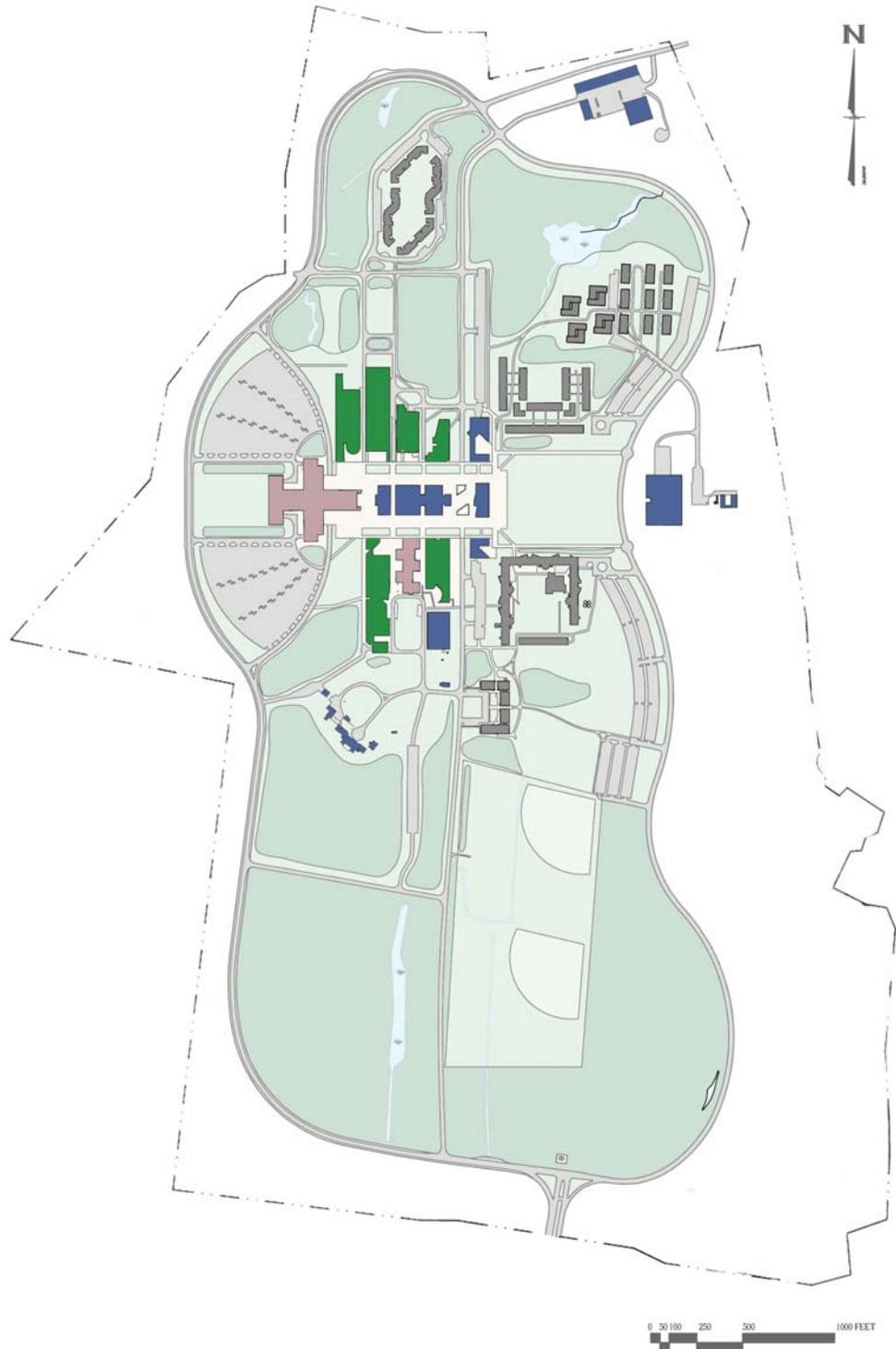


Neuberger Museum,
Performing Arts Center

Overall the college has 2.29 million gross square feet allocated within these four categories. Approximately 75% of this space is for the academic program, its support functions, and its two cultural institutions. The remaining 25% is for residences, either dormitories or apartments.

Purchase College by Use

- Instructional Buildings ●
- Support Buildings ●
- Organized Activity ●
- Residential ●



The instructional and support spaces are subdivided to understand building utilization and campus organization. The instructional space is divided into general classrooms and dedicated instructional space. The majority of the instructional space is in the seven major academic buildings on the plaza. The academic buildings range in size from 94,910 net assignable square feet (Visual Arts Building) to 33,328 (Social Sciences Building). The arts conservatories have high demands for dedicated and unique space as compared to liberal arts programs. The specific instructional spaces needs are addressed in subsequent sections of this report.

Support spaces consume about 45% of the square footage on campus, excluding residential. The support space is distributed through out the campus with a large portion of it adjacent to the instructional buildings on the plaza and located in Campus Centers North and South, the Library, the Bookstore, the Student Services Building, the Physical Education Building, and the Butler building as well as a vast network of storage and distribution spaces under the plaza. In addition, support functions reside in the administration buildings that composed the original estate house and outbuildings, known as the Heritage Site. At the northern end of Lincoln Avenue, there is a complex of buildings for central services.

There are two additional types of spaces, "Inactive" and "Public Service" also called Leased space. The inactive space is primarily the result of the relocation of administrative functions into the Student Services Building, which was occupied in the fall of 2006. Several administrative functions had offices in the Humanities and Campus Center South buildings that were relocated and remain vacant. One of the goals of this study is to determine the best use of those spaces.



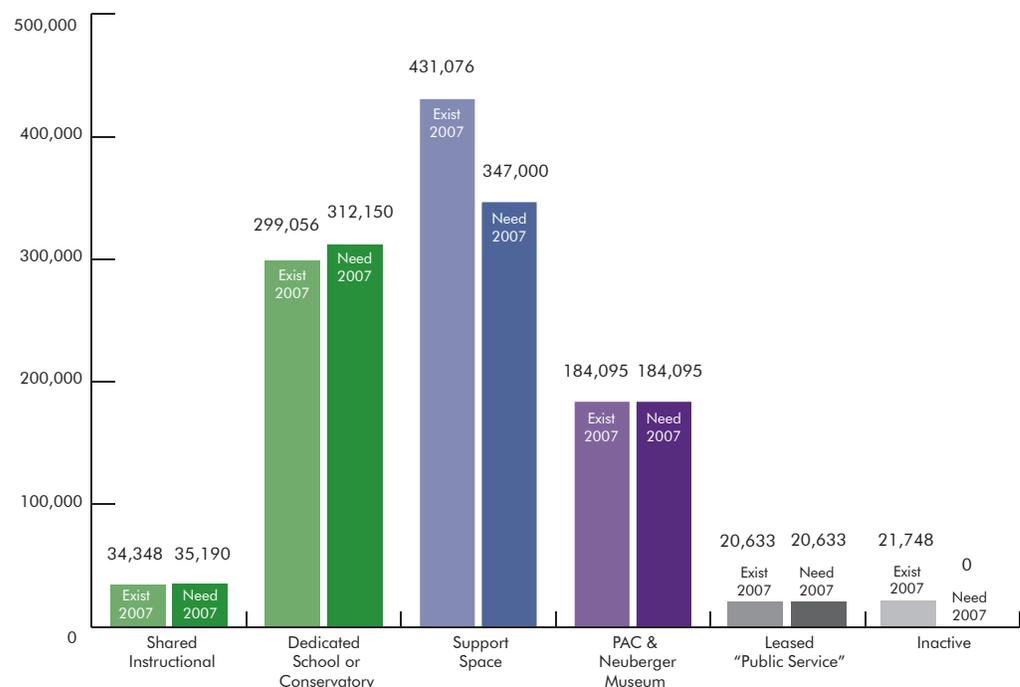
Student Services Center

Leased space includes spaces that are rented to other institutions. Long Island University currently leases about 12,000 nasf in the Dance Building in a space that was previously used for storage. NYU Stern School of Business leases 3,200 nasf in the Social Sciences Building. They also use several classrooms during the evening hours, but these rooms are not classified as leased space because Purchase has use of them for classes during the day. In the Physical Education Building, Athlete International leases 7,800 nasf that was originally built to house a Knicks' training facility.

When determining the space needs for the college, the comparison of existing space allocation relative to existing need is informative. The existing need is based on the current enrollment, but it reflects the ideal amounts and types of spaces to deliver effectively the curriculum. At Purchase College when the existing space allocation is compared with the existing need based on 2007 enrollment, the results are instructive.

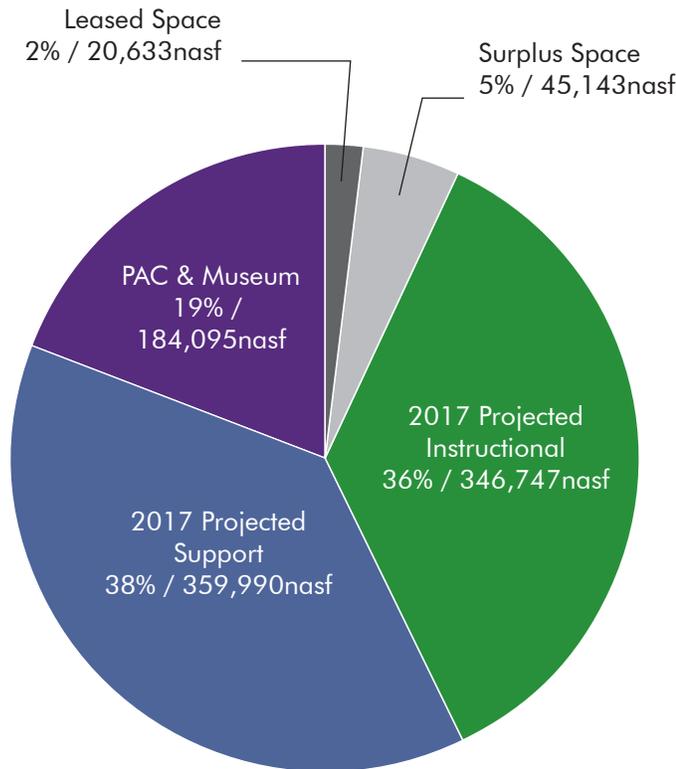
Overall, the college has 956,608 nasf available for its non-residential space allocation. The space need for 2007 is projected at 863,878 nasf indicating a surplus of 92,730 nasf. Specifically there is a need for more instructional space, particularly for Music, Dance, Humanities, Theatre Arts & Film, and various interdisciplinary studies programs. In contrast to the academic, there is a surplus of support space. Among the support space departments the library, central services, building services, and student activity spaces all have sizable surpluses. In this analysis the PAC and Museum and leased space allocations remain constant which is consistent with the college's institutional goals for these groups. The inactive space need disappears because this vacant space is redistributed into appropriate departments.

Existing and Projected 2007
 Square Footage Needs



The space needs are projected out to two other time frames, 2012 and 2017. These data provide guidelines for the next ten years for square footage needs relative to enrollment distribution and curriculum development. By 2017 the projected surplus of square feet is reduced to 45,143 nasf. The additional square footage needs are largely for academic space, for new programs, decompression of existing conditions, and right-sizing of existing classrooms which have insufficient square footage per seat to accommodate changes in classroom technology.

2017 Square Footage Needs



The identified surplus is only an indicator of the overall space needs. It does not test whether the existing space is adaptable for the needs identified. Nor does it ensure that the space is appropriately located on the campus. These issues are addressed in subsequent chapters of this report.

It is only after a thorough understanding of curriculum development, enrollment projections, and overall space needs assessment, that each academic discipline is addressed in detail in the following chapters. Recommendations for relocations and renovations are made after careful testing of available space for amount, suitability, and location on campus.



**BUILDING
ASSESSMENT
SUMMARY**

6

Building Systems Assessment

An essential component in the Purchase College Space Utilization Study is the assessment of the existing building systems. With the proper evaluation the overall condition of the individual facility is determined. This information becomes significant when proposing departmental relocations and renovations. It is advantageous to address both space needs and systems replacement requirements. With this approach the college's resources are used to their greatest advantage.

The academic, support, leased and cultural spaces for the college are located within 28 individual buildings on campus, with the majority of these buildings located on the plaza. With the exception of the Student Services building which was completed in 2006, the buildings on the plaza, the gymnasium, and the campus services structures were all constructed from 1970-77. With all but one of the buildings 30-35 years old and with little to no major maintenance within this time period, the systems in these buildings have reached the end of their useful life.



Plaza Arcade; Heritage Site



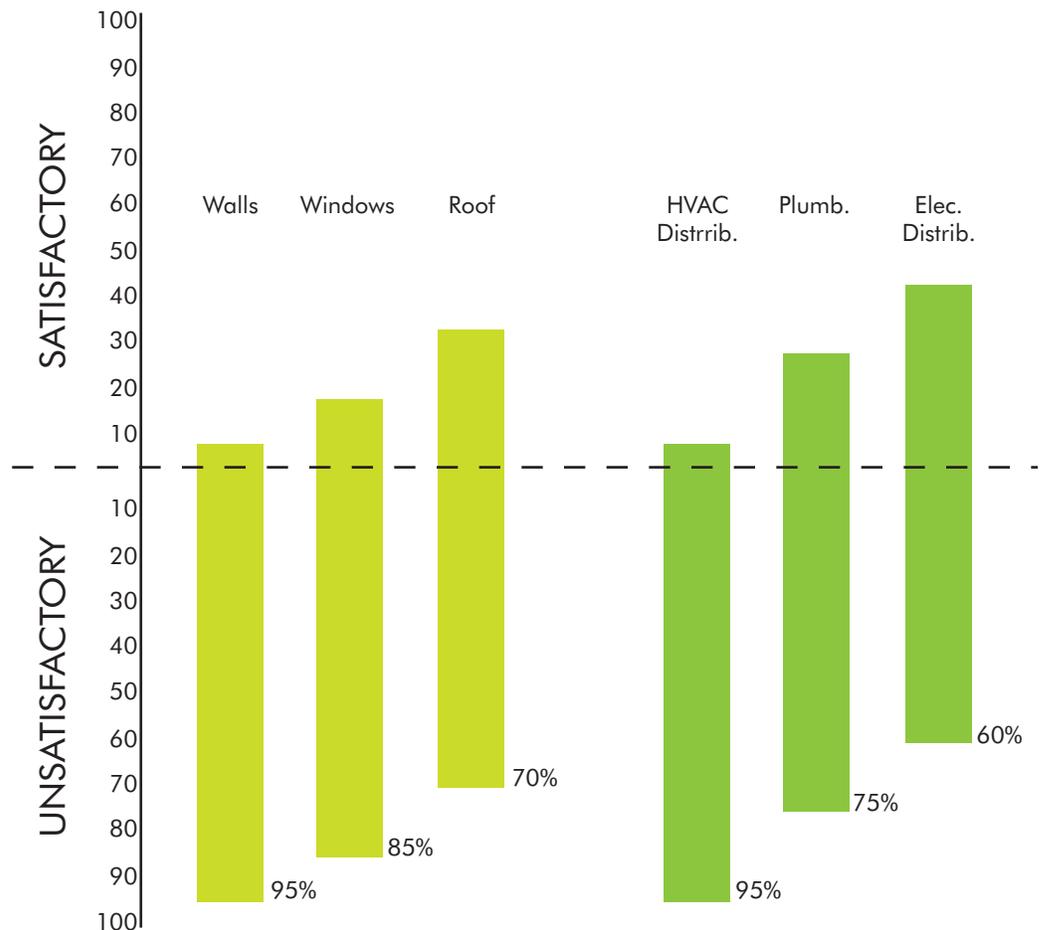
UNSATISFACTORY SATISFACTORY

Buildings at the Heritage Site were constructed from 1912-1937 as part of the original estate. Again, little to no maintenance has occurred since the College has acquired the buildings. Although their scale and architectural style have the charm of a previous era, their repair and maintenance needs are great.

In Spring 2006 the engineers for the State University Construction Fund conducted an investigation of all non-residential buildings on campus as part of a system wide evaluation. SUNY's process divided the building systems into four main categories: building exterior/superstructure; building interior; building heating/cooling; and building electrical. Within each of these categories are subcomponents which are rated poor, fair, good, or excellent. The Perkins Eastman team further reviewed SUCF's findings and recommended minor adjustments to the ratings.

Between the age and the lack of maintenance, it is not surprising that the ratings for the systems are very low. When evaluations for the exterior envelop consisting of walls, windows and roof are summarized, 95% of the walls, 85% of the windows, and 70% of the roofs are in unsatisfactory condition, i.e poor to fair. And when the HVAC distribution, plumbing, and electrical distribution are similarly analyzed, 95% of the HVAC, 75% of the plumbing and 60% of the electrical are in unsatisfactory condition. The building

Building System Assessment



assessment quantifies what is known anecdotally and obvious visually, that the buildings at Purchase College need significant repair and replacement of major systems. Their needs exceed cosmetic interior maintenance and extend into the realm of significant interventions without which the space is not usable. Flooding of lower level spaces is ubiquitous and results in space being unoccupiable.

In addition to the systems condition assessment, several other factors regarding the buildings are important considerations in this study. One is the architectural character of the campus which is defined by the buildings on the plaza. Although designed by several different architects, the same brown brick is used with minimal detail or variation. On both sides of the plaza, an arcade extends along its length and obscures the entrances to individual buildings. There is minimal glazing. The effect is one of monotony, and opacity. Consequently, the creative activities within the individual buildings remain isolated from the campus. The center of campus lacks vitality.

With a preponderance of masonry both for interior and exterior walls, changes to existing buildings are often expensive and difficult. Although the masonry is durable, it is often not easily adaptable. Recommendations for change need to respect the masonry enclosures of the campus and its inherent opportunities and constraints.

Another factor for consideration is the need for accessibility to the buildings and within the structures. Again due to the age of campus, there are accessibility issues for all but the Student Services building. Entrances, toilet rooms, elevators, and stairs are the main elements which require renovations to meet today's standards and codes for physical accessibility. Again, when recommendations are made for changes to space utilization, they are also opportunities to address accessibility.



Accessibility Issues:
Nonconforming Elevators,
Inaccessible Entrances



PLANNING
PRINCIPLES

7

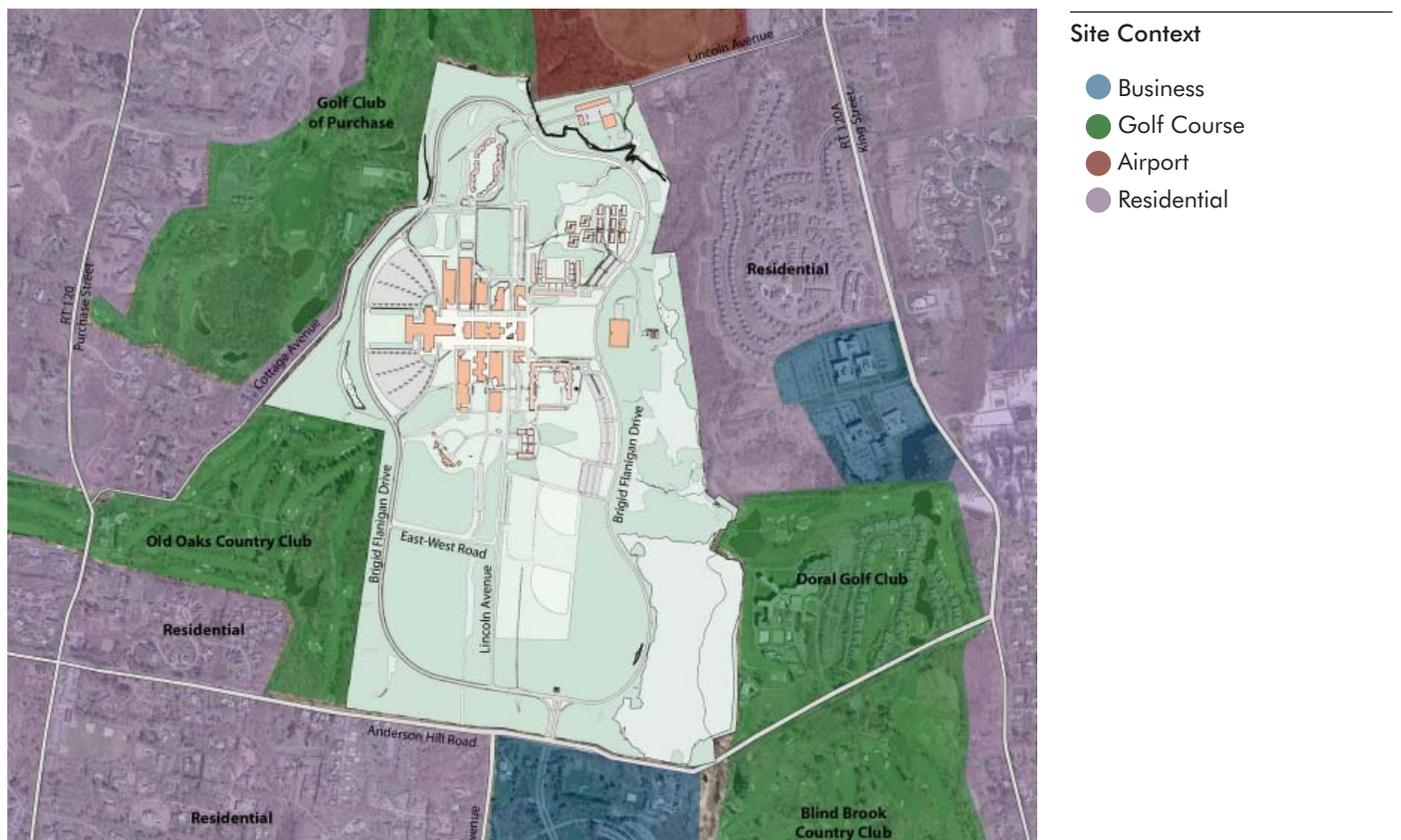
Planning Principles

Planning principles inspire and guide the future development of the physical campus. The institution’s stewards rely on these principles to evaluate and initiate new projects, and they are a reflection of goals in the context of its physical environment – the campus buildings, the open spaces, the vehicular access and parking, the scale, the materials, and the architectural character.

At Purchase College an understanding of the regional context and historical legacy of the campus is important before establishing these principles. In addition to its programs, history as well as the landscape and neighboring uses of Westchester County have influenced the campus development. This context is mutually informing and frames both macro and micro interventions to the campus.

Regional Context

Located on more than 500 acres of what was once a farmstead atop a gentle ridgeline, the nature of the site has not dramatically changed in the past decades even though much of Westchester County has changed around it. The surrounding golf courses and PepsiCo’s corporate campus have helped the college to preserve its rural character. The land is characterized by large swaths of trees and fields, and in the case of PepsiCo, gardens punctuated with works of modern sculpture. These neighbors are unlikely to change dramatically or to be redeveloped. To the north the Westchester County Airport continues to grow, but new investment is not likely to occur at the near end of the property.



Historic Legacy

The college is fortunate to have retained many elements of the former Strathglass Farm, including:

- Wood frame, domestic scale buildings which are clustered in the southwest quadrant of the campus, consisting of the old mansion and many of its out buildings
- Small cemetery located just south of the plaza and situated between the Visual Arts Building, the Neuberger Museum and Humanities
- Surrounding landscape of forests and meadows contained by numerous stone walls including ones which line Lincoln Avenue

The layout of Purchase College, however, does little to engage these features and often neglects them. Weak pedestrian connections are one contributing factor. However, the master plan for the plaza area, the core of the campus, is the major deterrent.

Heritage Site Elements:
Farmstead, Cemetery and
Stone Wall



Edward Larrabee Barnes' Master Plan

The office of Edward Larrabee Barnes designed the Purchase College master plan. It was born of an era inspired by 1950's post-war planning - projects that were typified by bold moves, large-scale development and major infrastructure initiatives. The master plan was also a product of regional political and professional relationships including a powerful cadre of architects in New York City. Wallace Harrison led this group largely due to his close relationship with then governor, Nelson Rockefeller.

This professional collaboration was initially forged during the planning and construction of the United Nations in 1950. Other contemporary projects included Lincoln Center (1966) and the former World Trade Center (1970), both in New York City, as well as Empire State Plaza (1973) in Albany. Although Edward Barnes did not directly participate in these three projects, they strongly influenced his master plan design for Purchase College. By the late 1960's Barnes had had his own practice for the better part to two decades. He was a major player in the profession, and his work is clearly a product of the time exhibiting both the strengths and the weaknesses.

Including Purchase College, all of these projects exhibited these characteristics:

- A singular and almost exclusive focus on an isolated central plaza to the neglect of the surrounding fabric, or in the case of Purchase, neglect of the adjacent residential, historic, and landscaped areas
- Uniform exterior cladding and paving material
- Rigid, orthogonal layout
- Repetitive, almost brutal rhythm of architectural elements including colonnades and glazing systems
- Large, monotonous walls
- Uniform program uses at the ground level

Almost five decades later it is instructive that Lincoln Center is currently undergoing extensive renovations to correct many of the original planning flaws, and to upgrade building and mechanical systems. Its first phase of construction addresses issues of circulation, light and scale, as well as connections to its surroundings and technical improvements to both the performance and education spaces at Julliard.



Masterplan Contemporaries:
Empire State Plaza, Lincoln
Center and the former World
Trade Center Plaza

The Port Authority of New York and New Jersey was likewise in the midst of a major re-design for the World Trade Center complex before its tragic destruction in 2001. The Port Authority's World Trade Center design goals included improving circulation, bringing more natural light and better illumination to the below-grade mall, and creating a more humane environment by mitigating the scale and treatment of the original towers and buildings.

It is worthy of note that for both projects many aspects of the original design are respected. In both instances the approach is one of intervention, rather than reinvention.

These two works provide precedents for intervening in complexes of similar scale, with similar problems, created by a similar team of planners, architects and politicians. Only the Empire State Plaza has not undergone serious consideration for a major intervention, perhaps, because of the scale of the problems and the difficulty of dealing with them within the context of a politically dysfunctional and economically depressed Albany.

Lincoln Center Intervention
by Diller, Scofidio + Renfro



Lessons learned from the World Trade Center and Lincoln Center interventions:

- Respect the strength of the original design; the scale and treatment might be huge liabilities, but they are also inseparable from their identities
- Major interventions are too expensive and almost never accomplished
- Identify what works and preserve that, modify what doesn't
- Small moves can have big impacts

Barnes's master plan design for Purchase imposes a very strong identity and rigid geometry. It is also designed as "a Modernist's reinterpretation of one of America's most recognizable academic plans (Sexton 33)," the University of Virginia, planned and designed by Thomas Jefferson. However, a lofty precedent does not assure successful execution. "The decision to mandate a single material, in this case a dark, reddish-brown brick, gave unity, but of the dullest sort, and it meant that from a distance, all the buildings blurred into a vast brown whole (Goldberger 10)."

The individual buildings on campus were designed by some of the brightest luminaries of their day, such as Philip Johnson, Paul Rudolph and Robert Venturi, yet they are barely distinguishable from each other. Any attempt at a presence on the plaza is thwarted by the unbroken arcades.

The following planning principles for the Purchase College campus benefit from these recent urban design interventions:

Planning Principles

- A. Respect Original Design, Heritage Site Elements and On-Going Interventions

Accept the Strength of the Original Design

Barnes's original plan resulted in a self-contained design which is difficult to modify. The existing strong lines and geometric forms are to be respected by new forms

that are equally strong and geometric, but with different enclosure treatments and choices of materials that compliment, not replicate, the existing. Alternatives to the brown brick are recommended.

Work with On-Going Interventions

A current, major design project at the college is the repair of the existing plaza leaks. This major project has also provided the opportunity for reinterpretation of the planting, paving, geometry, and scale of the plaza with an emphasis on variety, color, texture, and human scale. The proposed landscape design compliments the existing while introducing a non-orthogonal design vocabulary with diagonal walkways and earthen mounds. It mitigates the formality and modulates the space with subtle rhythms across the plaza. A rich variety of grasses creates textures that provide visual relief from the dark brown brick.



Barnes' Built Masterplan
2006

Relate the Heritage Site to the Main Campus Plaza

Future landscape and architectural work engages in a dialogue between the elements of the Heritage Site and the plaza.

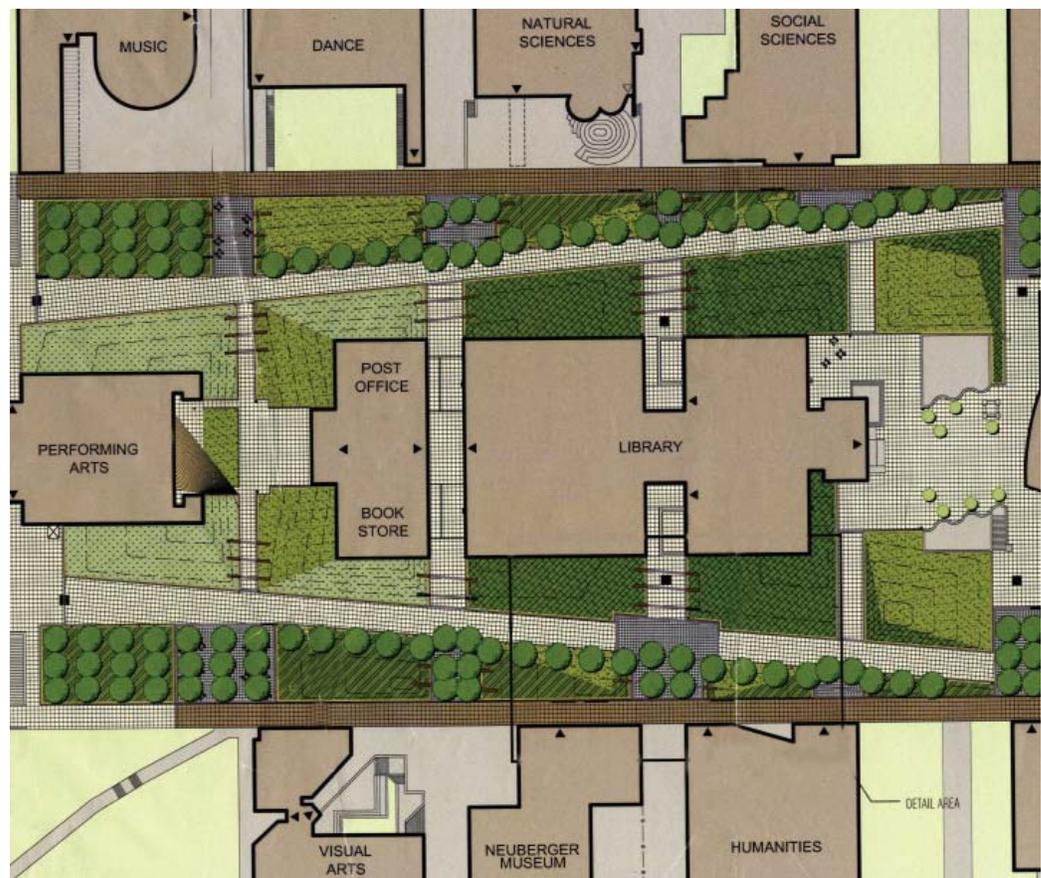
One approach is to merge the two vocabularies at strategic locations. The south west corner of the plaza is one possible location. Here the fractured, diagonal elements of the new plaza design can be extended beyond the boundaries of the existing plaza and relate to the geometries of the old stone walls and landscaped windscreens. At this intersection of farmstead and 1960's urbanism, the proper and prominent pedestrian entrance to the plaza is established. The much needed and sought after "front door" to the college unfolds.

Other possibilities include creating bold, geometric spaces that front elements such as the original mansion or the cemetery, and replacing residual space with memorable outdoor spaces that are punctuated with new uses.

Add to Framework when Expanding

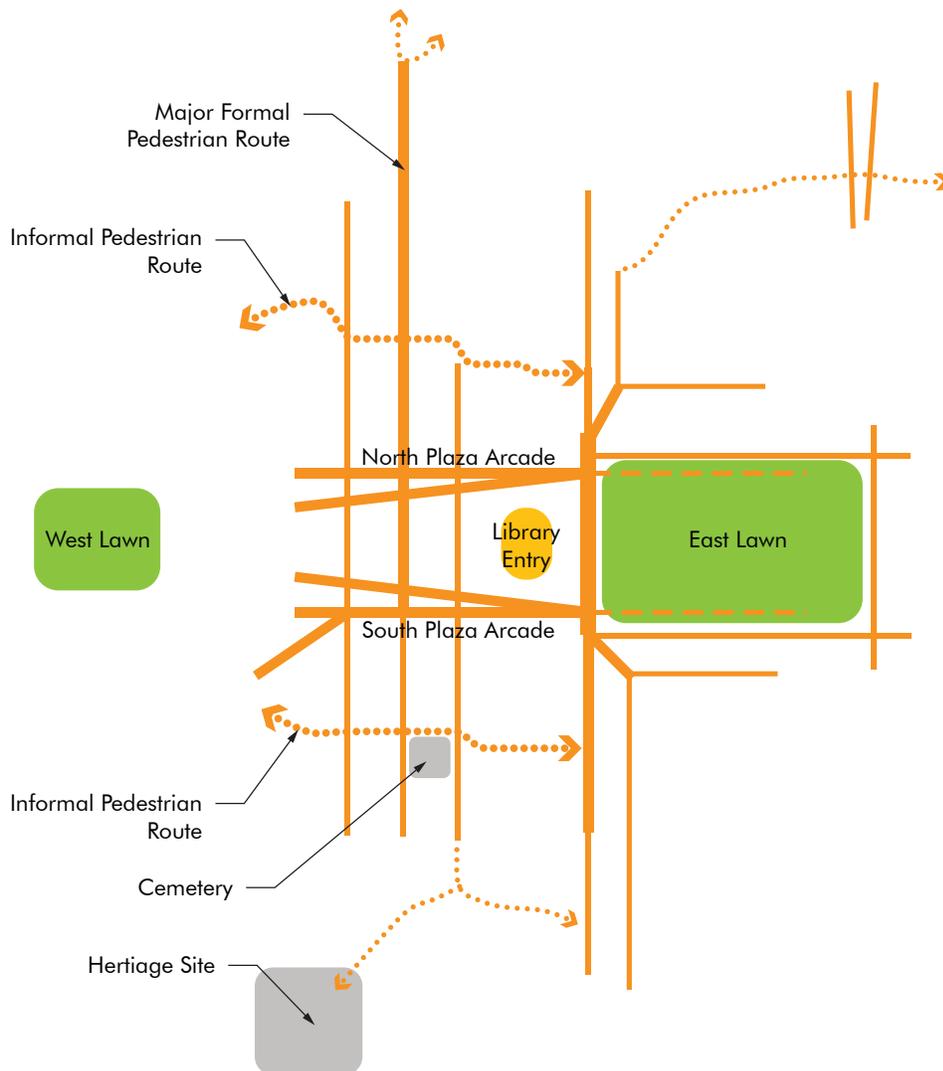
New construction should continue Barnes' masterplan, by seeking to frame new campus green space while reinforcing sightlines, street walls and pedestrian linkages derived from the original plaza and the current landscape intervention.

New Plaza Landscape
Design, by San Franandre
Justin and Mathews Neilsen



On the East-West axes that extend from Barnes' arcades, this means establishing street walls on the north and south edges of the east lawn leading to the Physical Education building. Such construction is envisioned to be primarily residential with amenities, reinforcing the informal division of academic to the west of Lincoln Avenue and residential to the east.

Additional construction not located on these axes should develop Lincoln Avenue as a pedestrian corridor by removing existing surface parking lots and creating better linkages between the existing Fort Awesome, the plaza and housing to the north.

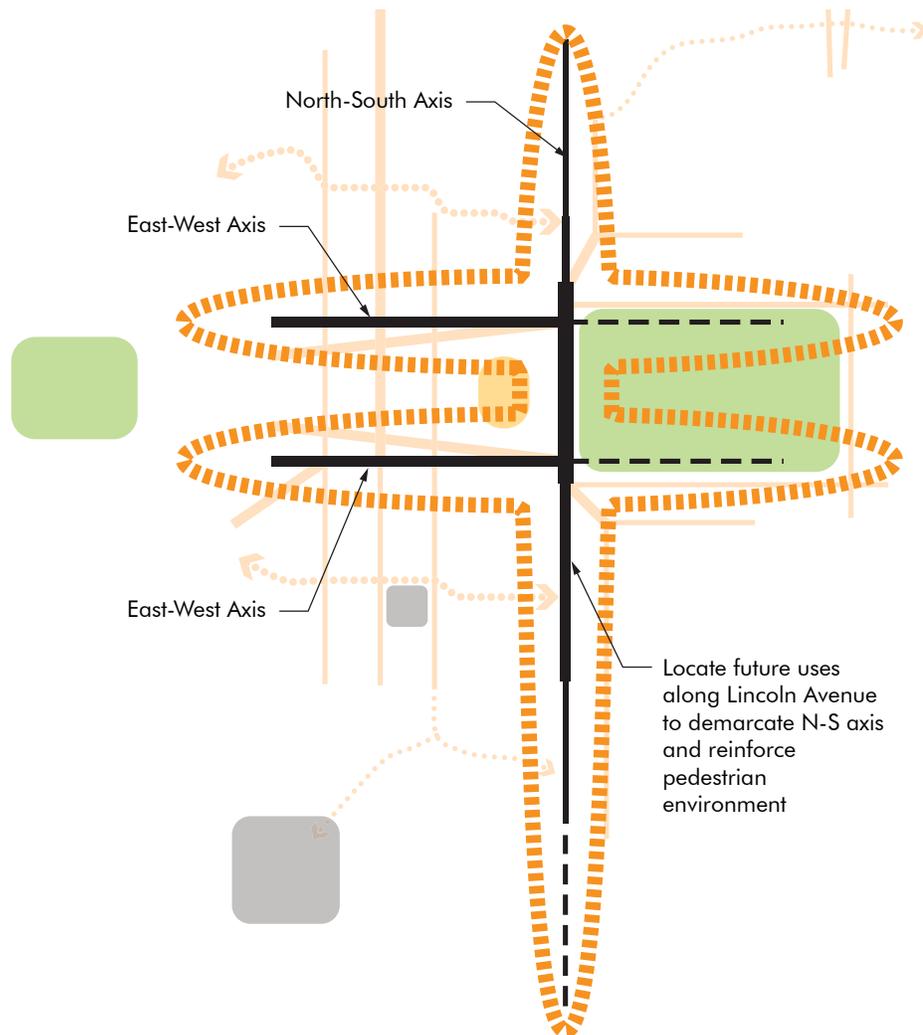


Campus 'Force Lines'

B. Strategically allocate SUCF and Purchase College's Financial Resources

Purchase is not in need of an increase in educational space, but rather a repositioning of current space. At the same time the condition of its current facilities requires complete system replacements and major repairs. New construction funding from the state legislature always has limitations. When these three variables are taken into account, the approach to fund allocation and project prioritization must maximize opportunities to

Campus Growth Corridors



complete necessary repairs and replacements and at the same time renovate for program needs and technological advances. Where new capital funds are requested, they should be absolutely critical and used for maximum effect for both educational and campus life.

Purchase should also continue to explore creative ventures with other state agencies such as the Dormitory Authority (DASNY), and private sources for expanded housing and amenity options.

C. Enliven through Intervention

As the buildings are renovated, appropriate interventions should allow for relief from the oppressiveness of Barnes' masterplan, most notably in the arcade and many of the relentless and uninterrupted brick facades.

Also, not all interventions need to involve bricks and mortar. Purchase has a talented population of faculty and students in performance, art, design and lighting. Purchase's many blank walls and open spaces can serve as a backdrop for their creativity.

Together these principles seek to respect most of Barnes' masterplan while adding and modifying it in ways that enrich, rationalize and knit the plaza together with its surrounding heritage, residential, and open space elements.

Sources

Goldberger, Paul. 1997. "Exhibition Statement." *Suburban: The Architecture of Purchase College*. Purchase: Neuberger Museum of Art.

Neuberger Museum of Art. 1974. *The Making of the Museum: I*. New York: Harbor Press.

Sexton, James. 2000. "Trapped at SUNY Purchase." *Westchester County Times*, May, 33-35.

Welch, JD. 2008. "Philip Johnson Neuberger Museum of Art." <http://www.jdwelch.net/writing/neuberger.html>



Louvre Pyramid, by I.M. Pei



**DEPARTMENTAL
SPACE NEEDS**

8

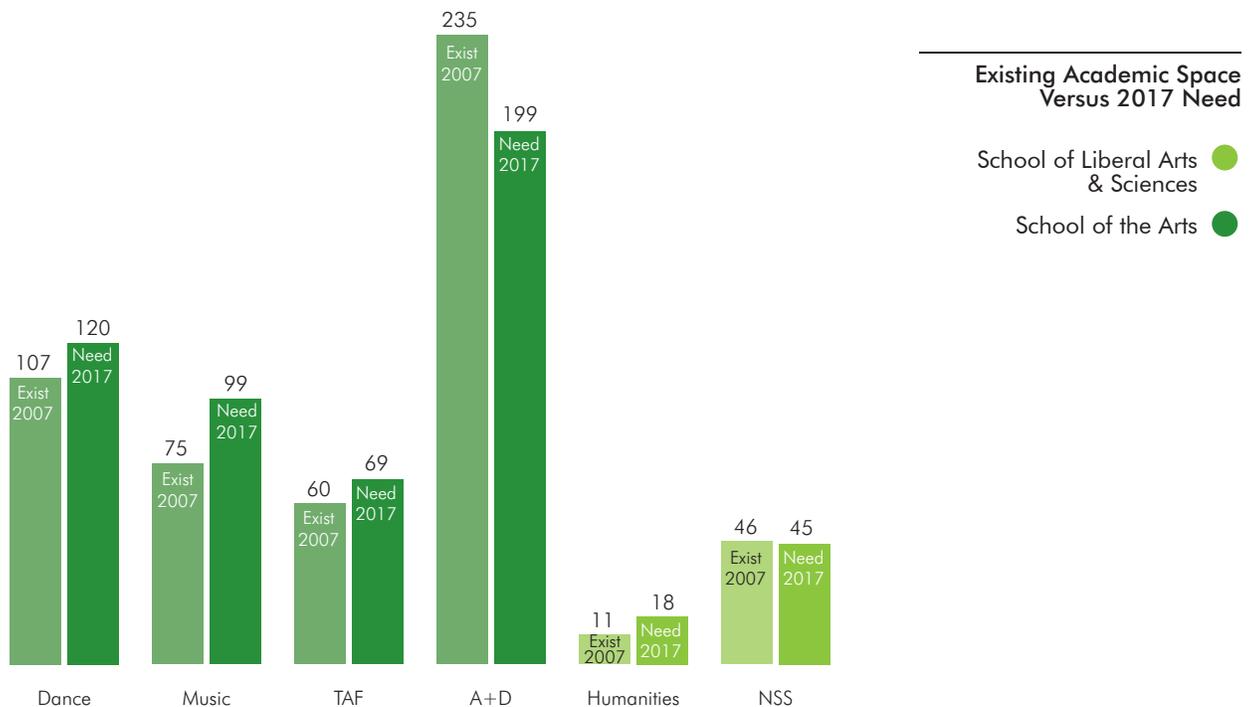
Chapter 8 addresses in detail the program recommendations for the academic and support departments. The academic departments include the four conservatories, dance, music, theater arts and film, and visual arts; humanities; natural and social sciences; and liberal and integrative studies. The support departments include 10 groups of which six are closely examined because of either their projected surpluses or deficits. Overall there is a deficit of academic space on campus and a surplus of support space.

For each of the academic departments, student enrollment projections are determined, weekly student contact hours for lecture and studio instruction are calculated, and the resulting square foot needs are detailed. The needs are divided into four main categories: administration, faculty office, class laboratory, and special use and/or research, rehearsal depending on the discipline.

In addition to these planning metrics, qualitative factors influence the program. Preferred class sizes for optimal delivery of instruction are based on faculty experience. Specific program needs for departmental majors based on Purchase College’s curricula are incorporated.

And finally benchmarking with other higher educational institutions is used to check and inform the space projections. Data from peer and aspirational institutions are presented for music, dance, and art + design programs. The resulting academic programs provide space allocations which reflect changes in curriculum content and delivery and incorporate technology in its increasing role in the classroom.

A comparison of the space needs by department is useful to understand how space is allocated. When comparing NASF/FTE, Art + Design has the greatest need of 199 NASF/FTE and Humanities has the least at 18 NASF/FTE. The following graph shows the projected NASF/FTE for 2017 by academic department.

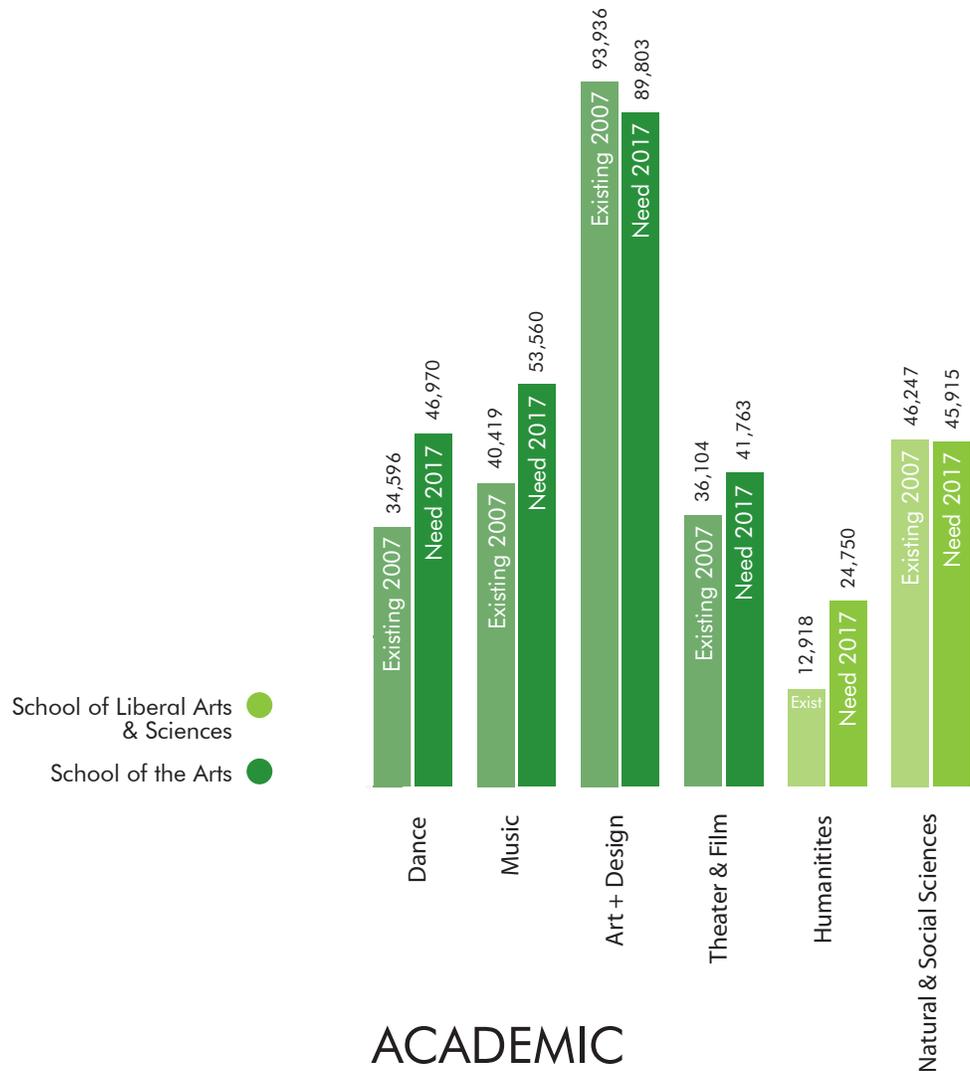


The criteria for support space is based on SUNY standards; the instructional needs follow the academic organization of the college. Unlike the academic spaces for which there is a need for additional square feet, the support spaces have a surplus of square feet. If the circumstances are appropriate, then some of the support space may be available to be adapted to academic use. The support space categories are: instructional resources, electronic data processing, library, health and physical education, student activity space, health services, administration, central services, and building services.

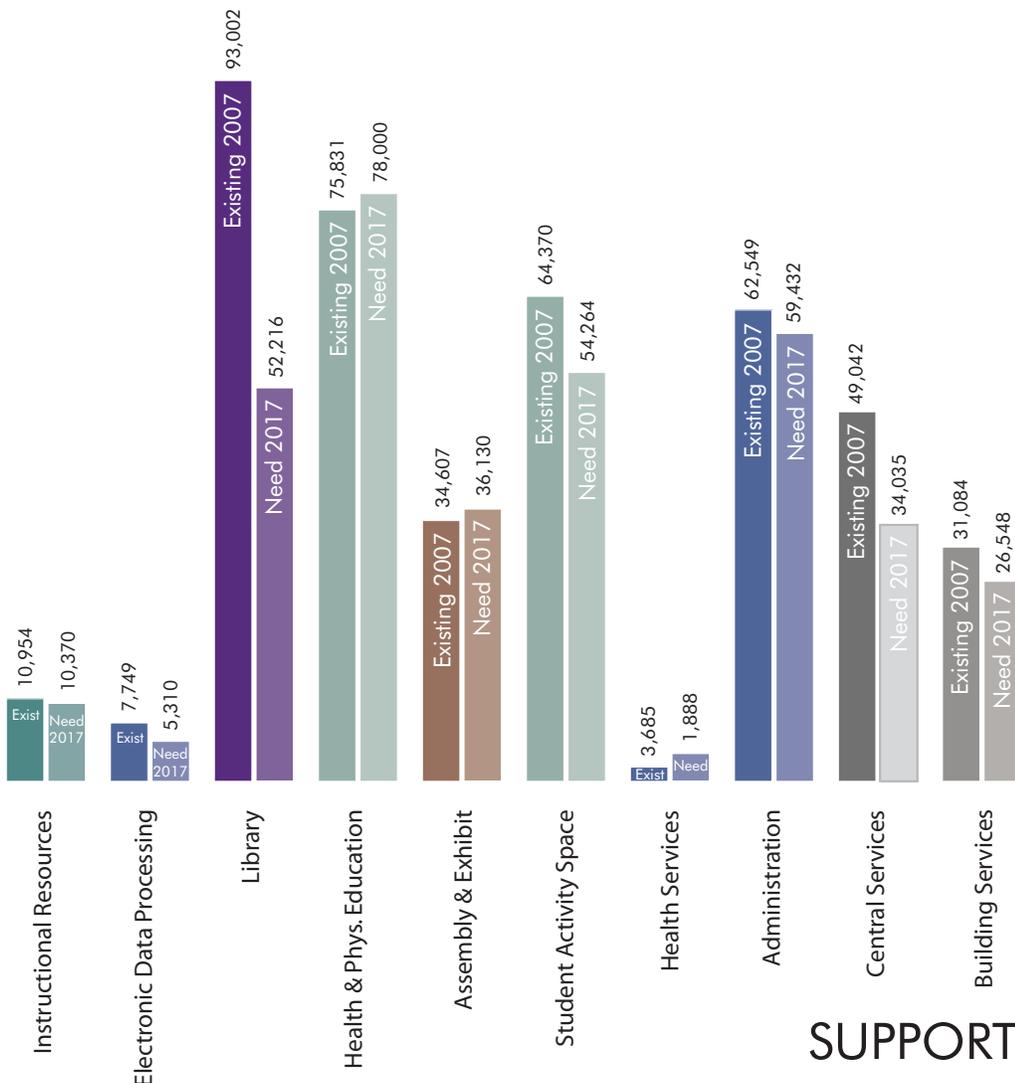
Three of these groups have needs for additional space. They are health and physical education, assembly and exhibition, and health services. Of these three only one, health services has an additional need. It is reviewed in detail later in this chapter.

The remaining seven categories have identified space surpluses. Of these seven the library, student activities, and central services have significant expresses. Their space use is reviewed in this chapter also. Based on the analysis of this report, the library and central service additional space is recommended for redistribution to other departments.

Academic & Support Space
 Existing versus 2017 Need



Existing Support Space Versus
 2017 Need



SUPPORT

Existing Space

The four story Music Building houses all of the dedicated space for the Conservatory of Music which utilizes 40,419 nasf. For recitals the program occasionally rents space in the Performing Arts Center. The Music Building was originally designed to house the Music program exclusively. Currently the Conservatory of Music shares the building with the Film program of the Theater Arts & Film Conservancy which occupies 13,400 nasf, as well as with Continuing Education offices which occupy 3,550 nasf.

The Music Building contains an administrative office suite on the plaza level. Two performance spaces, the Recital Hall (seats 280) and the Choral Hall (seats 198), are used for student recitals as well as classes. The Choral Hall is currently shared with the Film program. Practice rooms are located on three levels on the west side of the building along a double loaded corridor. The lower level has specialized, sound-controlled rooms used for Studio Composition, Jazz Ensemble, Percussion, Band, and Orchestra Rehearsal spaces. There are also 3 general classrooms on the lower level.

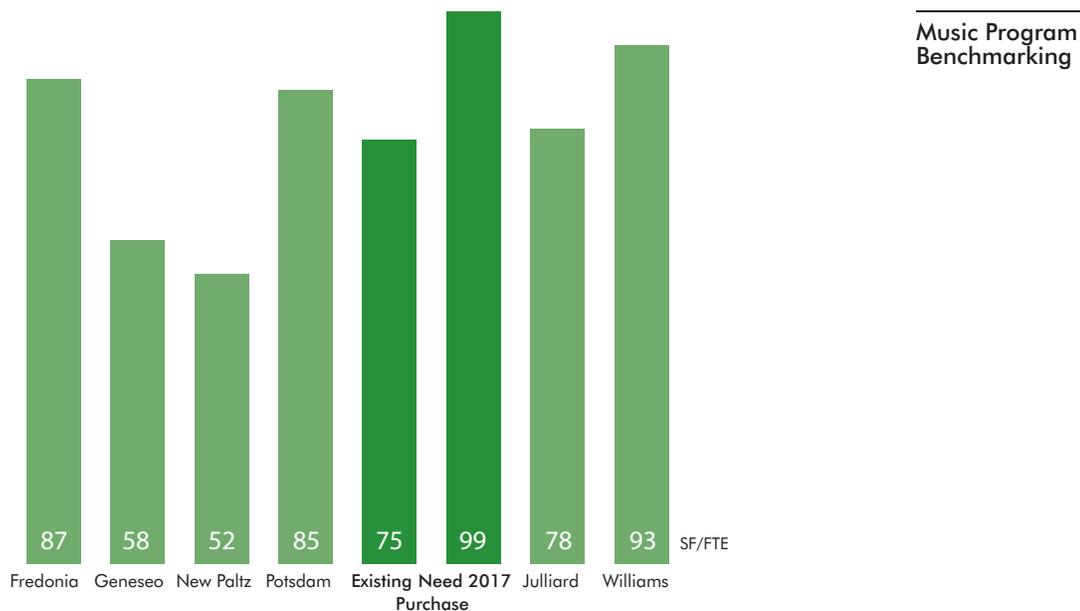
Enrollment

Enrollments for both undergraduate and graduate students are projected to remain stable with the Fall 2007 numbers for the next ten years.

	2006	2007	2012	2017
Undergraduate	331	339	340	340
Graduate	102	110	105	105

Benchmarking

Benchmarking based on SF/FTE with other SUNY music departments indicates that the existing Purchase 75sf/FTE is within range of these programs. With the proposed program Purchase facilities compare favorably with notable institutions as Julliard and Williams College.



Space Needs

In total the Conservatory of Music requires an additional 13,141 nsf to deliver its curriculum. One of the primary space needs of the Conservatory is the adequate number and size of sound-isolated practice rooms programmed for individuals or ensembles. Another major need is for appropriately sized faculty offices. Faculty use their offices for teaching, practice and office space. The appropriate square footage to accommodate these three functions is 300 nsf.

Access to performance venues is an important part of the Conservatory. Undergraduate juniors and seniors and graduate students have half- or full-length recitals. To accommodate this requirement, full time use of the Recital Hall and the Choral Hall is required. The Studio Composition, Orchestra, and Production programs each require a dedicated space for classes that is specialized with sound-isolation and sound control booths.

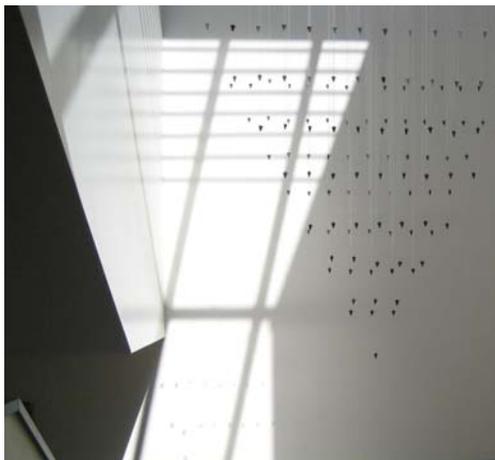
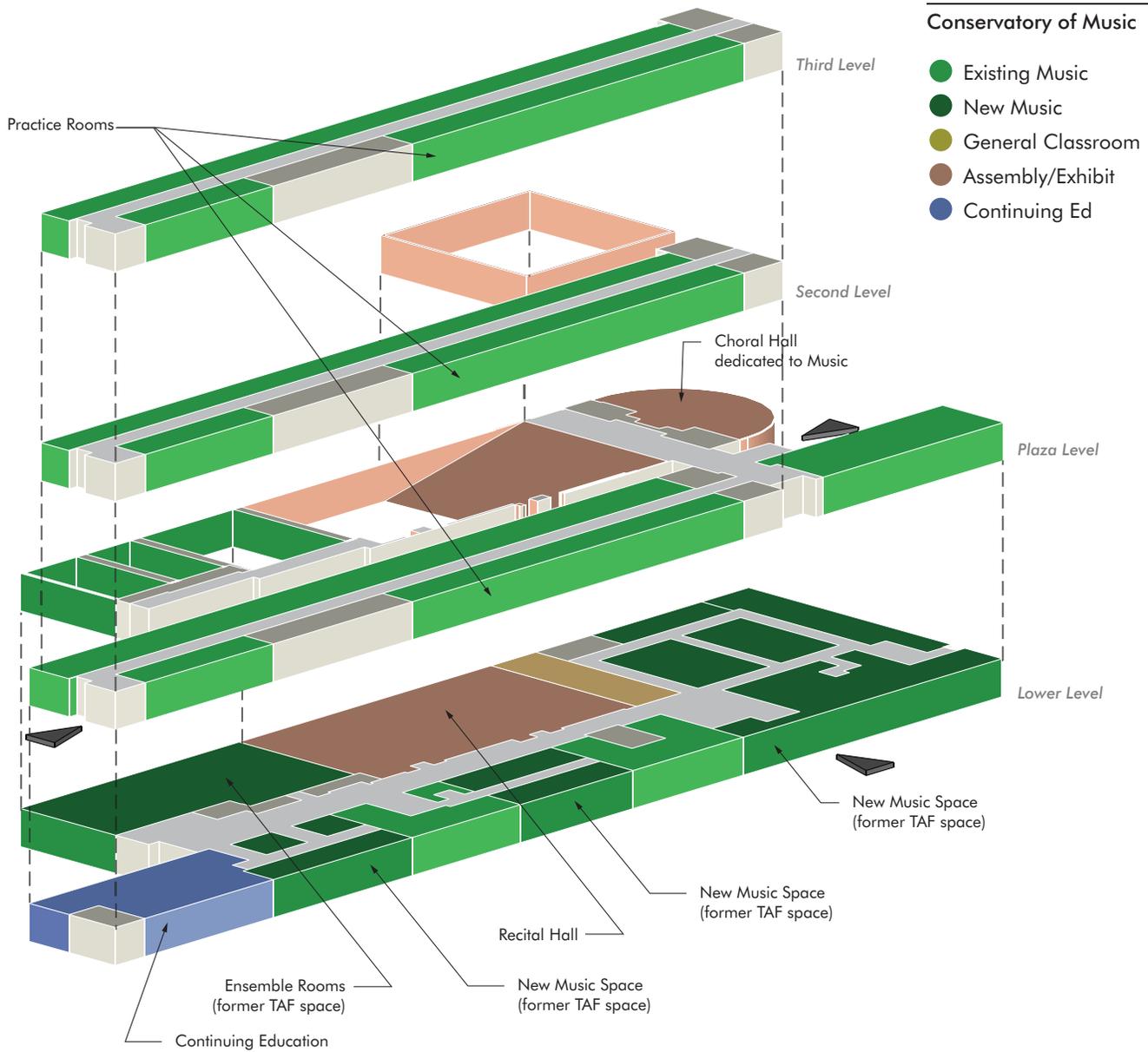
In the past year, a new requirement to take keyboarding class has been added for all undergraduates in the Conservatory of Music. The class currently uses small converted storage room that accommodates 14 students in very cramped conditions. A dedicated keyboard lab is required for 15 students.

Recommendations

The Music Building was originally designed to accommodate a program of 450 students, which is the approximate size of the current and projected programs. With very specialized and unique needs, the Music Building already contains most of the required types of spaces for the program. Also, an obvious component of any music conservatory is the care, storage, and use of instruments, often large and not easily transported.

For these reasons, it is the recommendation of this report that spaces currently used by the Conservatory of Theater Arts & Film and specifically its Film department are relocated out of the building and converted for use by the Conservatory of Music. The 13,400 nsf which this move vacates satisfies the additional program need of 13,141 nsf for Music. Most of the spaces used by the Film program are currently on the lower level of the Music building. Editing studios are to revert to practice rooms. The faculty offices for Film are to be converted into faculty offices or practice rooms for Music.

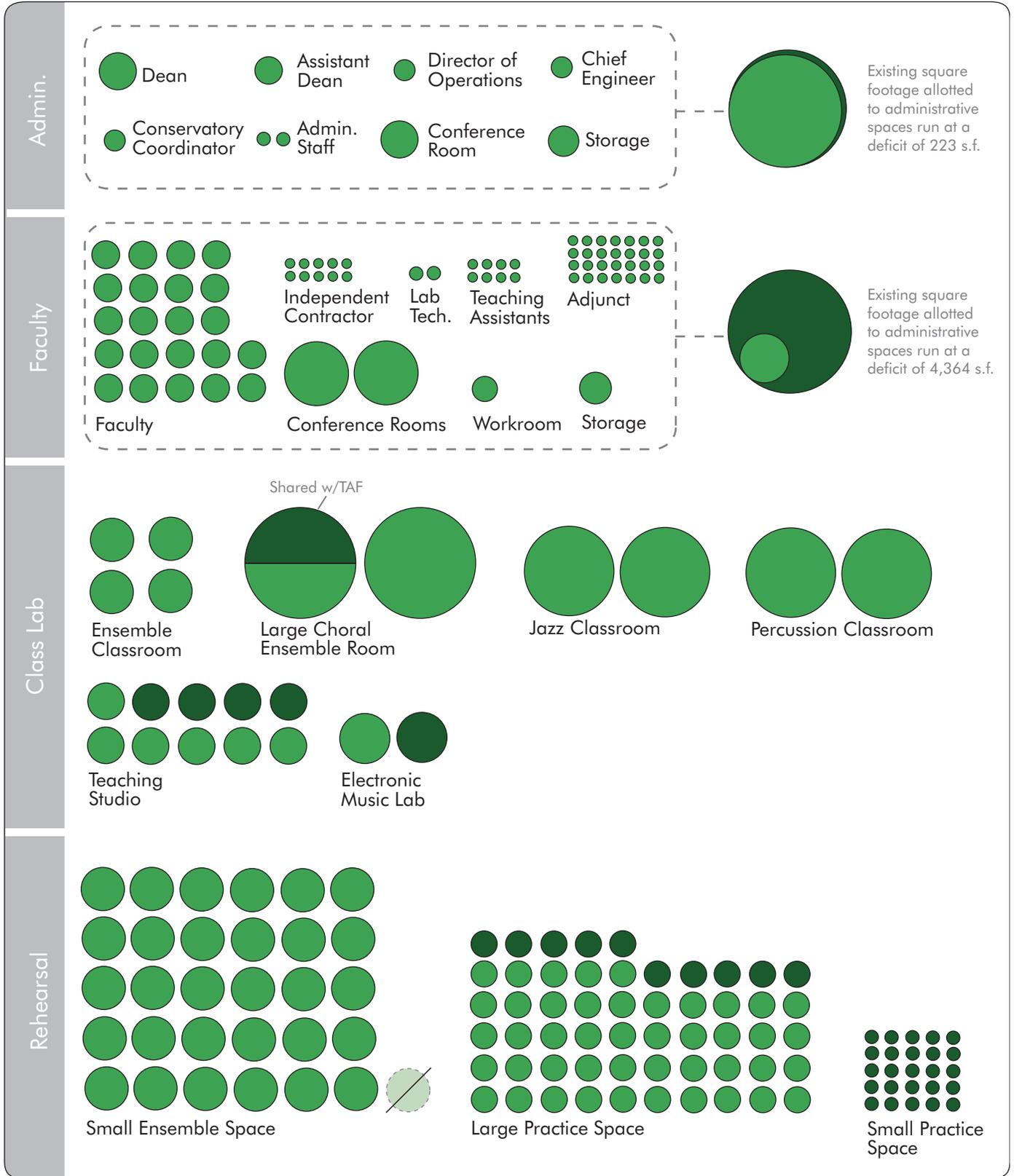
The offices for the Continuing Education program remain in the building. Their existing location is convenient to parking for their students. Their lower level entrance provides a separate identity for the program from the Music Conservatory.



The School of the Arts									
Conservatory of Music									
Departmental Profile	Existing Fall 2007	Need Fall 2007	Projected Fall 2012	Projected Fall 2017	Existing Fall 2007	Need Fall 2007	Projected Fall 2012	Projected Fall 2017	
Administrative Space									
Dean (300 sf)	1	1	1	1		300 sf	300 sf	300 sf	
Assistant Dean (240 sf)	1	1	1	1		240 sf	240 sf	240 sf	
Director of Operations (120 sf)	1	1	1	1		180 sf	180 sf	180 sf	
Chief Engineer (120 sf)	1	1	1	1		120 sf	120 sf	120 sf	
Conservatory Coordinator (120 sf)	1	1	1	1		120 sf	120 sf	120 sf	
Administrative Staff	2	2	2	2		160 sf	160 sf	160 sf	
Conference Room	1	1	1	1		300 sf	300 sf	300 sf	
Storage	1	1	1	1		150 sf	150 sf	150 sf	
<i>Circulation</i>							<i>393 sf</i>	<i>393 sf</i>	<i>393 sf</i>
Total Administrative Space					1,740 sf	1,963 sf	1,963 sf	1,963 sf	
Faculty Offices									
Faculty (300 sf)	22	22	22	22		6,600 sf	6,600 sf	6,600 sf	
Adjunct (40 sf)	28	28	28	28		1,120 sf	1,120 sf	1,120 sf	
Independent Contractor	10	10	10	10		400 sf	400 sf	400 sf	
Administrative Staff	0	0	0	0		0 sf	0 sf	0 sf	
Lab Technician	2	2	2	2		160 sf	160 sf	160 sf	
Teaching Assistants	8	8	8	8		320 sf	320 sf	320 sf	
Conference Room	2	2	2	2		1,200 sf	1,200 sf	1,200 sf	
Workroom	1	1	1	1		150 sf	150 sf	150 sf	
Storage	1	1	1	1		200 sf	200 sf	200 sf	
<i>Circulation</i>							<i>2,538 sf</i>	<i>2,538 sf</i>	<i>2,538 sf</i>
Total Faculty Space					8,324 sf	12,688 sf	12,688 sf	12,688 sf	
Class Laboratory Space									
Ensemble Classroom		4	4	4		1,600 sf	1,600 sf	1,600 sf	
Large Choral Assemble Room		2	2	2		4,400 sf	4,400 sf	4,400 sf	
Jazz Classroom		2	2	2		2,300 sf	2,300 sf	2,300 sf	
Percussion Classroom		2	2	2		2,300 sf	2,300 sf	2,300 sf	
Teaching Studio		6	10	10		1,800 sf	3,000 sf	3,000 sf	
Electronic Music Lab		1	2	2		600 sf	1,200 sf	1,200 sf	
Subtotal		17	22	22		13,000 sf	14,800 sf	14,800 sf	
Support Space						2,600 sf	2,960 sf	2,960 sf	
Total Class Laboratory Space					13,081 sf	15,600 sf	17,760 sf	17,760 sf	
Rehearsal Space									
Small Assemble Space	31	30	30	30		12,000 sf	12,000 sf	12,000 sf	
Large Practice Space	45	55	55	55		7,150 sf	7,150 sf	7,150 sf	
Small Practice Space	0	25	25	25		2,000 sf	2,000 sf	2,000 sf	
Total Rehearsal Space	76	110	110	110	17,274 sf	21,150 sf	21,150 sf	21,150 sf	
Summary									
Administrative Space					1,740 sf	1,963 sf	1,963 sf	1,963 sf	
Faculty Office Space					8,324 sf	12,688 sf	12,688 sf	12,688 sf	
Class Laboratory Space					13,081 sf	15,600 sf	17,760 sf	17,760 sf	
Rehearsal Space					17,274 sf	21,150 sf	21,150 sf	21,150 sf	
<i>Special Use (Performance Space) (Not included in total)</i>					4,967 sf	5,000 sf	5,000 sf	5,000 sf	
Total Departmental Space					40,419 sf	51,400 sf	53,560 sf	53,560 sf	
SUNY Assessment									
Classroom Space Required						1,996 sf	2,000 sf	2,000 sf	
Student Lounge Space						943 sf	945 sf	945 sf	
Square Feet Per Full-time Faculty					1,837 sf	2,336 sf	2,435 sf	2,435 sf	
Square Feet Per Student FTE					75 sf	95 sf	99 sf	99 sf	

The School of the Arts: Conservatory of Music

Existing Additional Projected Need



Existing Space

The two story Dance Building houses all of the dedicated space for the Conservatory of Dance curriculum which totals 34,596 nsf. This square footage also includes dance studio space for non-Conservatory student classes. The program occasionally rents space in the Performing Arts Center for recitals. The Dance Building was originally designed to house the Dance program exclusively. Currently the Conservatory of Dance shares the building with the Acting program of TAF which occupies 7,580 nsf. There is also 12,176 nsf of classroom and administrative space which is leased to Long Island University. This space is located on the lower level with a separate grade level entrance. Previously storage, this space has been recently renovated to suit the needs of LIU’s adult, evening population.

The Dance Building contains an administrative office suite on the lower level. A black box performance space, the Dance Lab is shared between Dance and Acting. Dressing rooms are located on both levels and are used by the Dance students. On the campus level the central area of the building is devoted to dance studios.

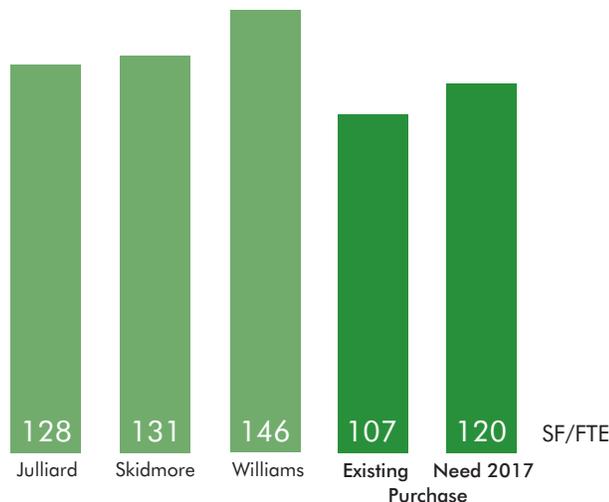
Enrollment:

Projected enrollment for Conservatory Dance undergraduate students remains constant for the next ten years. Enrollment for the graduate program is indicated as more than doubling. With the Conservatory’s national reputation which draws students from all geographic regions, the increase is both desirable and probable.

	2006	2007	2012	2017
Undergraduate	151	167	170	170
Graduate	8	8	20	20

Benchmarking:

In comparison with other dance conservatories, Purchase’s existing 107 SF/FTE is below the square foot allocation at its aspirational institutions. The proposed program addresses these deficits.



Space Needs

In total the Conservatory of Dance requires an additional 12,374 nsf. An assessment of current and future space needs indicates an existing deficit of space in all categories.

The most critical space need is additional class lab/dance studio space. The minimum preferred dance studio size is 2000 sf. The existing studio spaces in the building are large airy rooms with skylights and sprung wood floors. Current class sizes far exceed the optimal size e.g. technique classes have 40-50 students and 25 is the preferred size to ensure teacher/student interaction. Also, enrollment in non-major dance classes is projected to grow. Between this increase and the class size requirements, seven additional studio spaces are required of which two are for non-major classes.

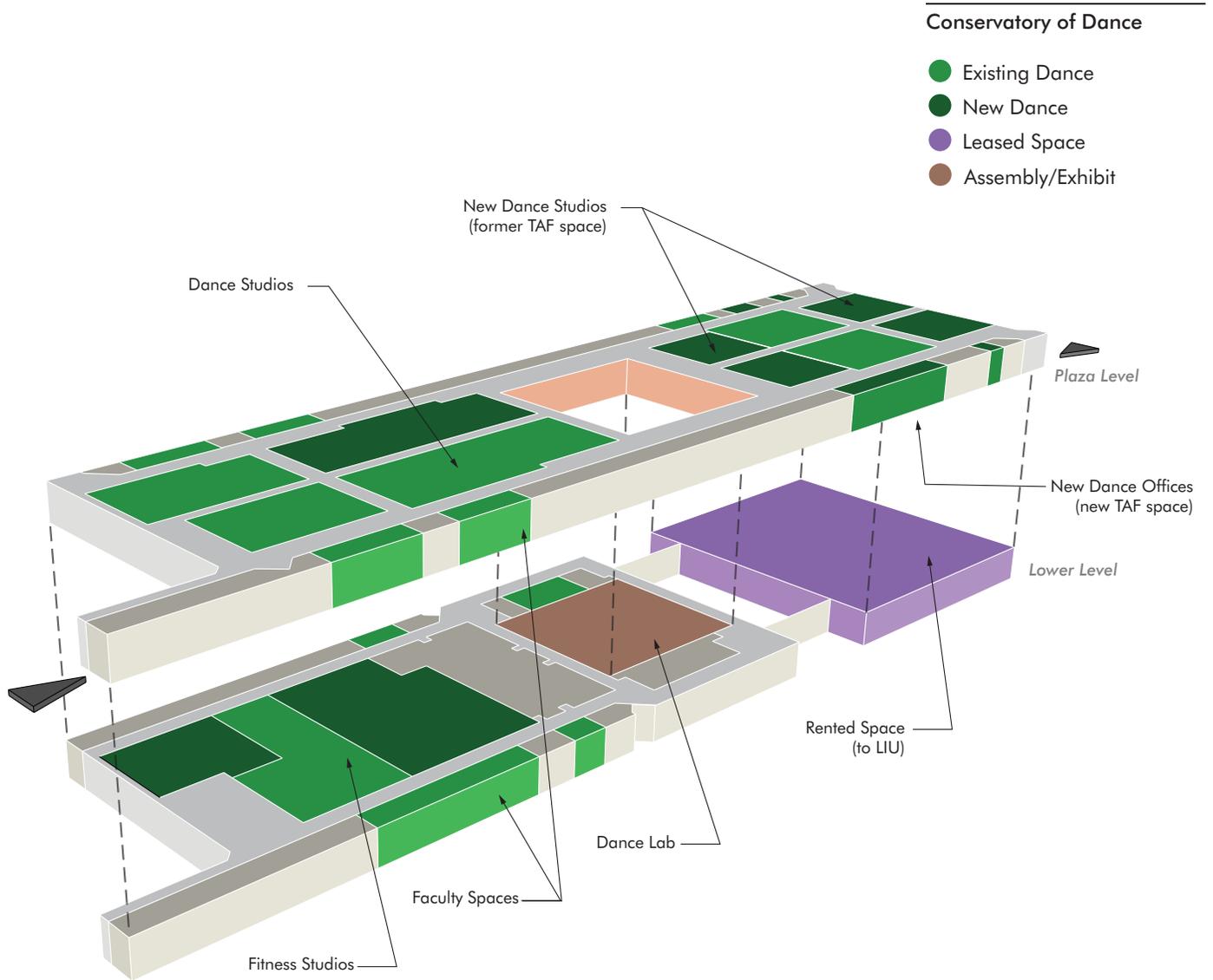
Additional support space is needed to accommodate costume storage, space for music accompanists, and office space for faculty and staff. The Conservatory also requires a studio with Smart® Technology for recording performances and projecting images.

Recommendations

The teaching space needs of the Conservatory of Dance are specialized and unique, and the Dance Building already contains many of the required types of spaces for the program. Dance students also require specialized support spaces of lockers and physical therapy rooms. Traveling to multiple buildings for dance classes creates the need to duplicate these spaces and uses valuable student time for changing from street clothes to dance attire.

For these reasons, it is the recommendation of this study to relocate the spaces currently used by the Acting department of the Conservatory of Theater Arts and Film to another facility. This vacated space is then converted for use by the Conservatory of Dance for its program. The four studio spaces used by the Acting program are currently on the plaza level of the Dance Building. When they revert to dance studios which was their original intended use, their floor system is appropriate. The spaces do not need to be modified for this purpose because they were originally designed as dance studios with sprung floors. The faculty offices for Acting are readily converted into faculty offices for Dance.

If Dance studios need to be located outside of the Dance Building because of existing constraints, then the non-major studios are located elsewhere. One possible location is in the gym with the advantage that the existing lockers are available for changing.

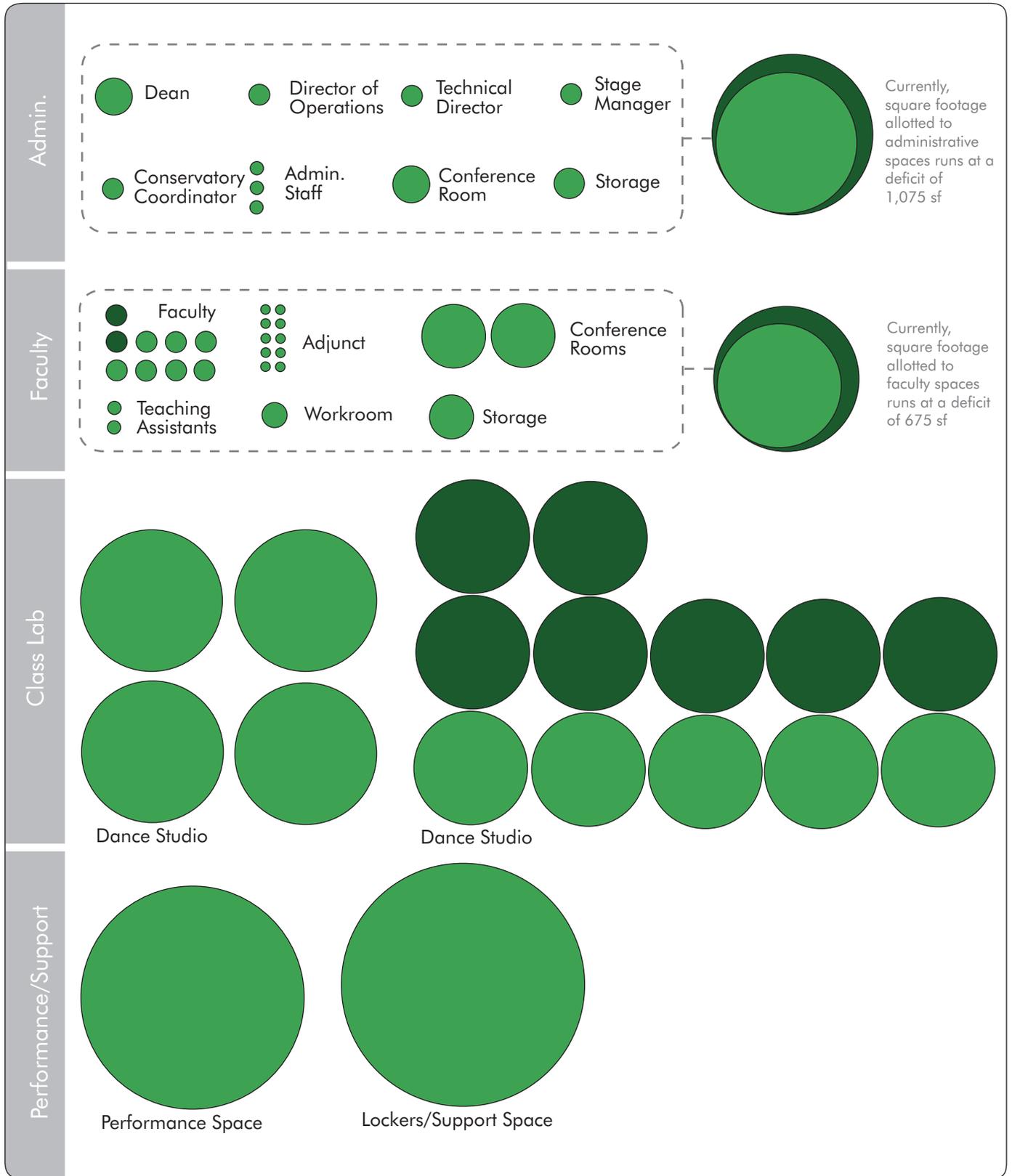


The School of the Arts								
Conservatory of Dance								
Departmental Profile	Existing Fall 2007	Need Fall 2007	Projected Fall 2012	Projected Fall 2017	Existing Fall 2006	Existing Fall 2007	Projected Fall 2012	Projected Fall 2017
Administrative Space								
Dean (300 sf)	1	1	1	1		300 sf	300 sf	300 sf
Director of Operations (120 sf)	1	1	1	1		180 sf	180 sf	180 sf
Technical Director (120 sf)	1	1	1	1		120 sf	120 sf	120 sf
Conservatory Coordinator (120 sf)	1	1	1	1		120 sf	120 sf	120 sf
Stage Manager (120 sf)	1	1	1	1		120 sf	120 sf	120 sf
Administrative Staff	3	3	3	3		240 sf	240 sf	240 sf
Conference Room	1	1	1	1		300 sf	300 sf	300 sf
Storage	1	1	1	1		150 sf	150 sf	150 sf
Circulation						383 sf	383 sf	383 sf
Total Administrative Space					838 sf	1,913 sf	1,913 sf	1,913 sf
Faculty Offices								
Faculty (120 sf)	7	7	12	12		840 sf	1,440 sf	1,440 sf
Adjunct (40 sf)	10	10	10	10		400 sf	400 sf	400 sf
Administrative Staff	0	0	0	0		0 sf	0 sf	0 sf
Accompanist	6	6	8	8		0 sf	0 sf	0 sf
Teaching Assistants	2	2	10	10		160 sf	800 sf	800 sf
Conference Room	1	1	1	1		600 sf	600 sf	600 sf
Workroom	1	1	1	1		150 sf	150 sf	150 sf
Storage	1	1	1	1		400 sf	400 sf	400 sf
Circulation						638 sf	948 sf	948 sf
Total Faculty Space					4,063 sf	3,188 sf	4,738 sf	4,738 sf
Class Laboratory Space								
Dance Studio (2,400 sf)	4	4	4	4		9,600 sf	9,600 sf	9,600 sf
Dance Studio (2,000 sf)	5	10	10	10		20,000 sf	20,000 sf	20,000 sf
Dance Studio (2,000 sf) (Non-majors)	0	0	2	2		0 sf	4,000 sf	4,000 sf
Subtotal						29,600 sf	33,600 sf	33,600 sf
Support Space						5,920 sf	6,720 sf	6,720 sf
Total Class Laboratory Space					29,695 sf	35,520 sf	40,320 sf	40,320 sf
Rehearsal Space								
No Allowance						0 sf	0 sf	0 sf
Total Rehearsal Space					0 sf	0 sf	0 sf	0 sf
Summary								
Administrative Space						838 sf	1,913 sf	1,913 sf
Faculty Office Space						4,063 sf	3,188 sf	4,738 sf
Class Laboratory Space						29,695 sf	35,520 sf	40,320 sf
Rehearsal Space						0 sf	0 sf	0 sf
Special Use (Dance Laboratory) (Not included in total)						5,500 sf	5,500 sf	5,500 sf
Total Departmental Space						34,596 sf	40,620 sf	46,970 sf
SUNY Assessment								
Classroom Space Required							258 sf	304 sf
Student Lounge Space							744 sf	878 sf
Square Feet Per Full-time Faculty						4,942 sf	5,803 sf	3,914 sf
Square Feet Per Student FTE						107 sf	123 sf	120 sf

The School of the Arts: Conservatory of Dance

Existing

Additional Projected Need



Existing Space

The Conservatory of Theater Arts & Film is the only one of the founding schools in the College that does not have its own building. The Conservatory consists of four programs: Acting, Dramatic Writing, Design Technologies, and Film.

Acting is taught in the Dance Building in four dance studios, one for each year. The spaces are well adapted to Acting with high ceilings and borrowed natural light from raised sidelights in the adjacent corridor. However, because of the specialized sprung wood floors originally installed for use as dance studios, the Acting program cannot bring props into these spaces. The Acting faculty offices are located in the Dance building. There are not enough offices for each full time faculty member to have a private office.

Film is taught in the lower level of the Music Building. Rooms originally designed as music practice rooms are used as film editing rooms. In addition there is an equipment dispensing store, a sound stage, and a mixing studio/screening room. Film faculty offices are located in the lower level of the Music Building. Film also uses the Choral Hall for a viewing room. This creates schedule conflicts with the Music department for this space.

Design Technologies studios are located in the Social Science building, and the workshops are located in the Performing Arts Center. The Design Technology faculty are located in the Social Sciences Building. Dramatic Writing, does not have specialized space needs but uses general classrooms in the Humanities and Social Sciences Buildings. Periodic access to a screening room and black box is needed for their courses.

Enrollment

Undergraduate and graduate enrollments in the TAF program are projected to increase slightly from the Fall 2007 numbers.

	Existing Fall 2006	Existing Fall 2007	Projected Fall 2012	Projected Fall 2017
Undergraduate	318	330	340	340
Graduate	9	8	10	10
Total	327	338	350	350



TAF Locations:
Music, Dance, PAC



Space Needs

The Conservatory of Theater Arts and Film requires an additional 5,659 nsf. The space program indicates a need for additional space for faculty offices and rehearsal space. Classroom laboratory spaces need to be redistributed.

In the proposed program two viewing rooms for the film curriculum are provided addressing a significant existing deficiency. A black box of 2400 sf is another major addition to the acting department's facilities. The viewing rooms and black box vary in seating capacity from 60-120 seats. With this relatively small audience seating space, they do not replicate but rather complement the PAC black box and performance spaces. They are appropriately scaled to be performing environments where students can learn and perform. Two additional acting studios are provided as small rehearsal spaces.

Recommendations

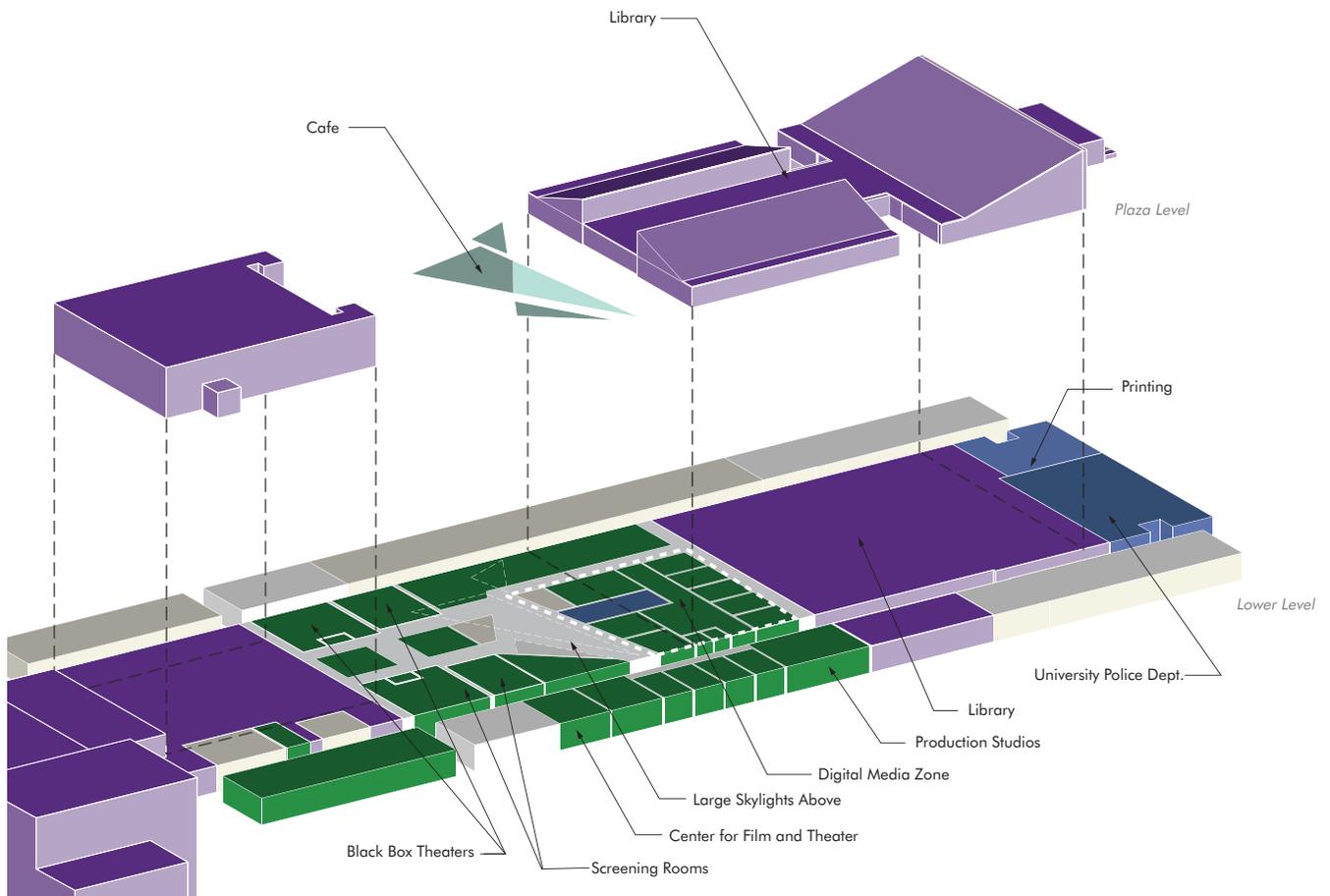
As noted in the Music and Dance sections of this chapter, the film and acting components of TAF's facilities need to be relocated elsewhere to accommodate the space needs of the Music and Dance conservatories. Their needs have provided an important opportunity for Purchase College to align its facilities with its curriculum initiatives and philosophy of academic integration and collaboration.

It is the recommendation of this study that a single facility provides the space needs for TAF's film and acting departments and for those of the Cinema Studies and Drama Studies majors in the Humanities department. This proposed facility is located in the center of the campus between PAC and the library at approximately the location of the existing bookstore and post office. Entrance to this facility is at the plaza level through a strong, geometric, glass shape which also houses a café. Through an open, skylit space one descends to the existing lower level. This lower level, which is now central services delivery and storage plus a portion of the library stack area, is transformed into the full complement of spaces needed to create the film and acting center for the campus. This is where conservatory and liberal arts students in a collaborative environment will study film and theater.

TAF's Design Tech space needs are partially met in this proposed adaptive reuse with lighting, CAD and mechanics labs located in this space. It is also recommended that three design studios are located in the Visual Art and Design building, encouraging a natural collaboration among these disciplines. The Design Tech shop space and storage are to remain in the PAC.

Conservatory of Theater Arts & Film

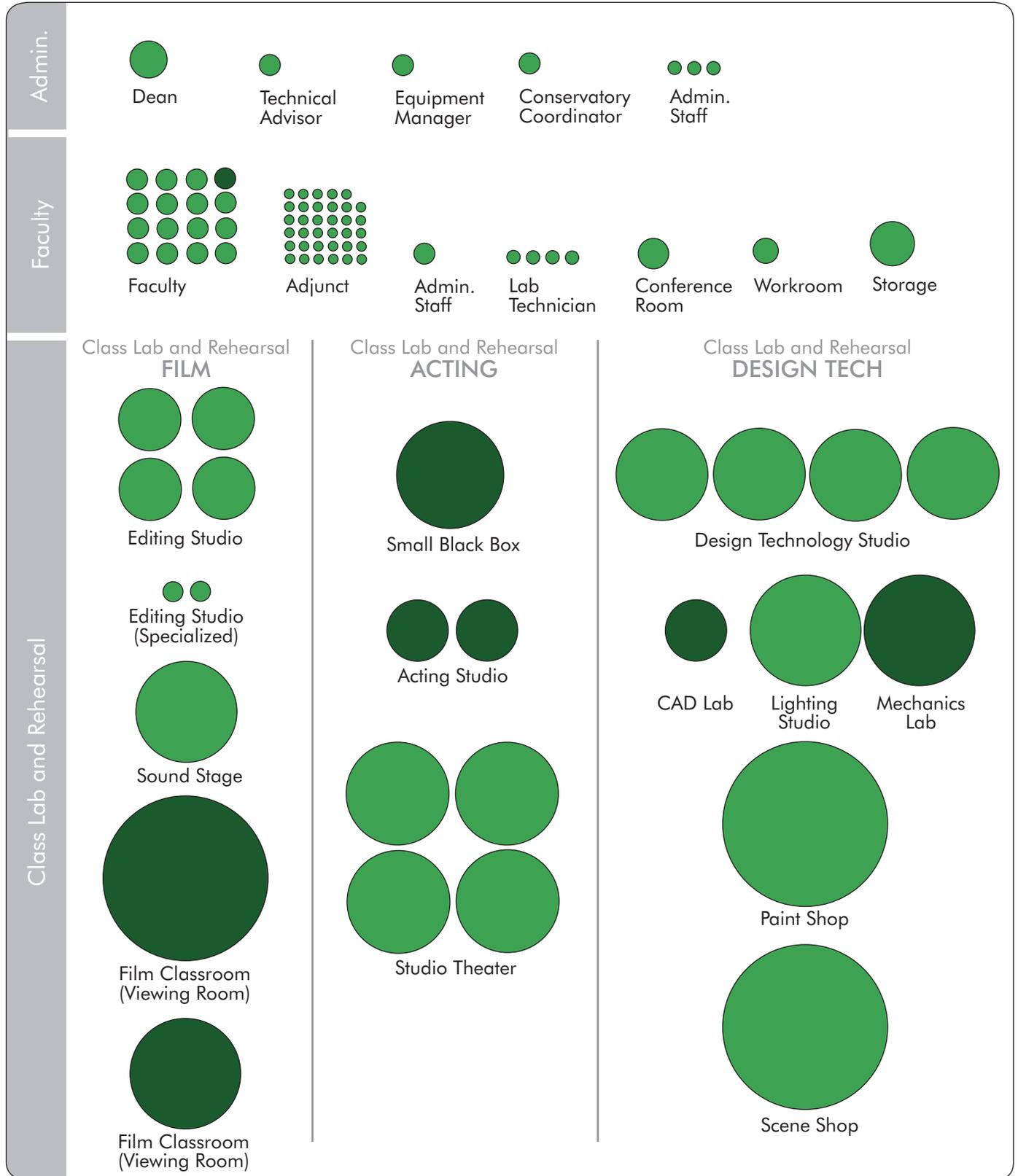
- New TAF
- Amenities
- Existing Administration
- New Administration
- Library / PAC
- Assembly / Exhibit
- Central Receiving & Storage



The School of the Arts								
Conservatory of Theater & Film								
Departmental Profile	Existing Fall 2007	Need Fall 2007	Projected Fall 2012	Projected Fall 2017	Existing Fall 2006	Existing Fall 2007	Projected Fall 2012	Projected Fall 2017
Administrative Space								
Dean (300 sf)	1	1	1	1		300 sf	300 sf	300 sf
Technical Advisor (120 sf)	1	1	1	1		120 sf	120 sf	120 sf
Equipment Manager (120 sf)	1	1	1	1		120 sf	120 sf	120 sf
Conservatory Coordinator (120 sf)	1	1	1	1		120 sf	120 sf	120 sf
Administrative Staff	3	3	3	3		240 sf	240 sf	240 sf
<i>Circulation</i>						<i>225 sf</i>	<i>225 sf</i>	<i>225 sf</i>
Total Administrative Space					924 sf	1,125 sf	1,125 sf	1,125 sf
Faculty Offices								
Faculty (120 sf)	15	15	16	16		1,800 sf	1,920 sf	1,920 sf
Adjunct (40 sf)	35	35	35	35		1,400 sf	1,400 sf	1,400 sf
Administrative Staff	1	1	1	1		120 sf	120 sf	120 sf
Lab Technician	4	4	4	4		320 sf	320 sf	320 sf
Conference Room	1	1	1	1		200 sf	200 sf	200 sf
Workroom	1	1	1	1		150 sf	150 sf	150 sf
Storage	1	1	1	1		400 sf	400 sf	400 sf
<i>Circulation</i>						<i>1,098 sf</i>	<i>1,128 sf</i>	<i>1,128 sf</i>
Total Faculty Space					3,862 sf	5,488 sf	5,638 sf	5,638 sf
Class Laboratory Space								
Design Technology Studio		4	4	4		4,800 sf	4,800 sf	4,800 sf
CAD Lab		1	1	1		900 sf	900 sf	900 sf
Mechanics Lab		1	1	1		1,200 sf	1,200 sf	1,200 sf
Editing Studio		4	4	4		2,400 sf	2,400 sf	2,400 sf
Editing Studio - Specialized		2	2	2		200 sf	200 sf	200 sf
Film Classroom (Viewing Room)		1	1	1		2,400 sf	2,400 sf	2,400 sf
Film Classroom (Viewing Room)		1	1	1		1,600 sf	1,600 sf	1,600 sf
Light & Technology Studio		1	1	1		1,500 sf	1,500 sf	1,500 sf
Paint Shop		1	1	1		4,200 sf	4,200 sf	4,200 sf
Scene Shop		1	1	1		4,200 sf	4,200 sf	4,200 sf
Sound Stage		1	1	1		2,800 sf	2,800 sf	2,800 sf
Studio Theater		4	4	4		5,600 sf	5,600 sf	5,600 sf
Subtotal						26,200 sf	26,200 sf	26,200 sf
Support Space								
General Support						2,700 sf	2,700 sf	2,700 sf
Equipment Dispensing						2,500 sf	2,500 sf	2,500 sf
Total Class Laboratory Space					31,318 sf	31,400 sf	31,400 sf	31,400 sf
Rehearsal Space								
Acting Studio		2	2	2		1,200 sf	1,200 sf	1,200 sf
Small Black Box		1	1	1	0 sf	2,400 sf	2,400 sf	2,400 sf
Total Rehearsal Space					0 sf	3,600 sf	3,600 sf	3,600 sf
Summary								
Administrative Space					924 sf	1,125 sf	1,125 sf	1,125 sf
Faculty Office Space					3,862 sf	5,488 sf	5,638 sf	5,638 sf
Class Laboratory Space					31,318 sf	31,400 sf	31,400 sf	31,400 sf
Rehearsal Space					0 sf	3,600 sf	3,600 sf	3,600 sf
Special Use (Performance Space) (Not included in total)					16,464 sf	16,500 sf	16,500 sf	16,500 sf
Total Departmental Space					36,104 sf	41,613 sf	41,763 sf	41,763 sf
SUNY Assessment								
Classroom Space Required						3,068 sf	3,066 sf	3,066 sf
Student Lounge Space						1,056 sf	1,055 sf	1,055 sf
Square Feet Per Full-time Faculty					2,407 sf	2,774 sf	2,610 sf	2,610 sf
Square Feet Per Student FTE					60 sf	69 sf	69 sf	69 sf

The School of the Arts: Conservatory of Theater & Film

Existing (light green circle) Projected (dark green circle)



Existing Space:

The four story Visual Arts Building houses all of the dedicated space for the School of Art+Design which totals 93,936 net assignable square feet. The programs include: Graphic Design, Painting/Drawing, Photography, Printmaking/Art of the Book. Sculpture/3-D Media, and Interdisciplinary Visual Arts. The Visual Arts Building also contains an art gallery, an administrative office suite faculty offices and studios and individual and group student studio space assigned to majors.

Sculpture studios are located in the rear (south) at the plaza level of the Visual Arts Building. There is one large studio space used for classes and another large space (the "barn") that has dedicated studio space for sculpture majors. Supporting the sculpture program are wood, metal, jewelry, electronic, and paint shops, a foundry, storage and receiving.

Photography studios for black and white and color are located on the lower level. One of the teaching studios is a double-height space that may have been designed for a cyclorama that was never built. The photography students are assigned an individual dark room with enlarger. There is also an equipment storage room.

Also, on the lower level are the Art of the Book facilities. They are very unique and are used for classes and for visiting artists. There is an offset printing press, letterpress, and bindery as well as a finishing room that is currently used for storage. The printmaking facility on the plaza level has lithography, woodcut, screen printing, and paper making equipment. Digital media rooms are planned for the rooms across the corridor from the printmaking facilities. The Design studios are also on the plaza level. The painting and drawing studios are on the upper level. They are large, airy rooms with skylights.

Enrollment

Enrollment for the undergraduate BFA program is projected to remain at Fall 2007 levels. Graduate student enrollment will increase to 20 MFA students. In addition, the department plans to introduce a BA program in Art+Design. The size of the program is currently under review. For the purposes of this study, enrollment of 100 is assumed.

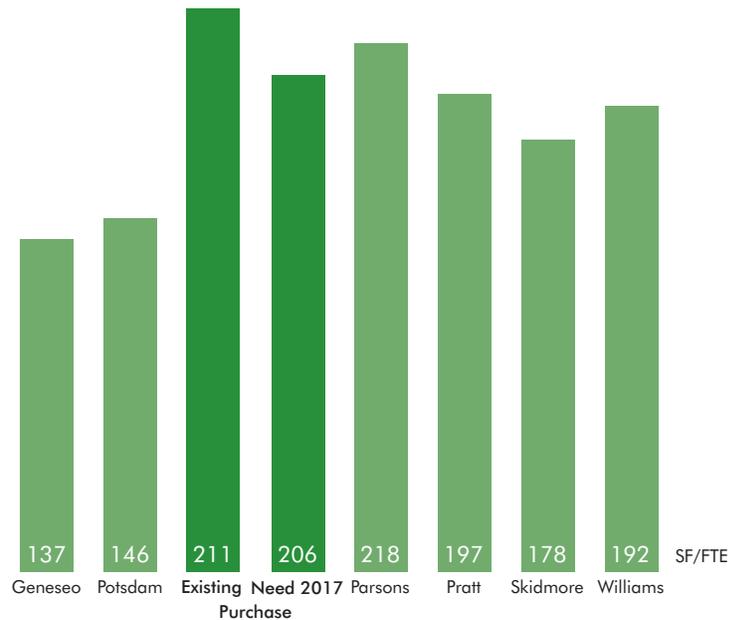
	Existing Fall 2006	Existing Fall 2007	Projected Fall 2012	Projected Fall 2017
Undergraduate BFA	406	433	430	430
Graduate MFA	8	8	20	20
Undergraduate BA	0	0	100	100
Total	414	441	550	550



Benchmarking

In comparison with other SUNY programs and with private, aspirational institutions, the Purchase A+D program has a generous space allocation based on SF/FTE. The proposed program aligns the SF/FTE with other institutions.

Art + Design Program Benchmarking



Space Needs

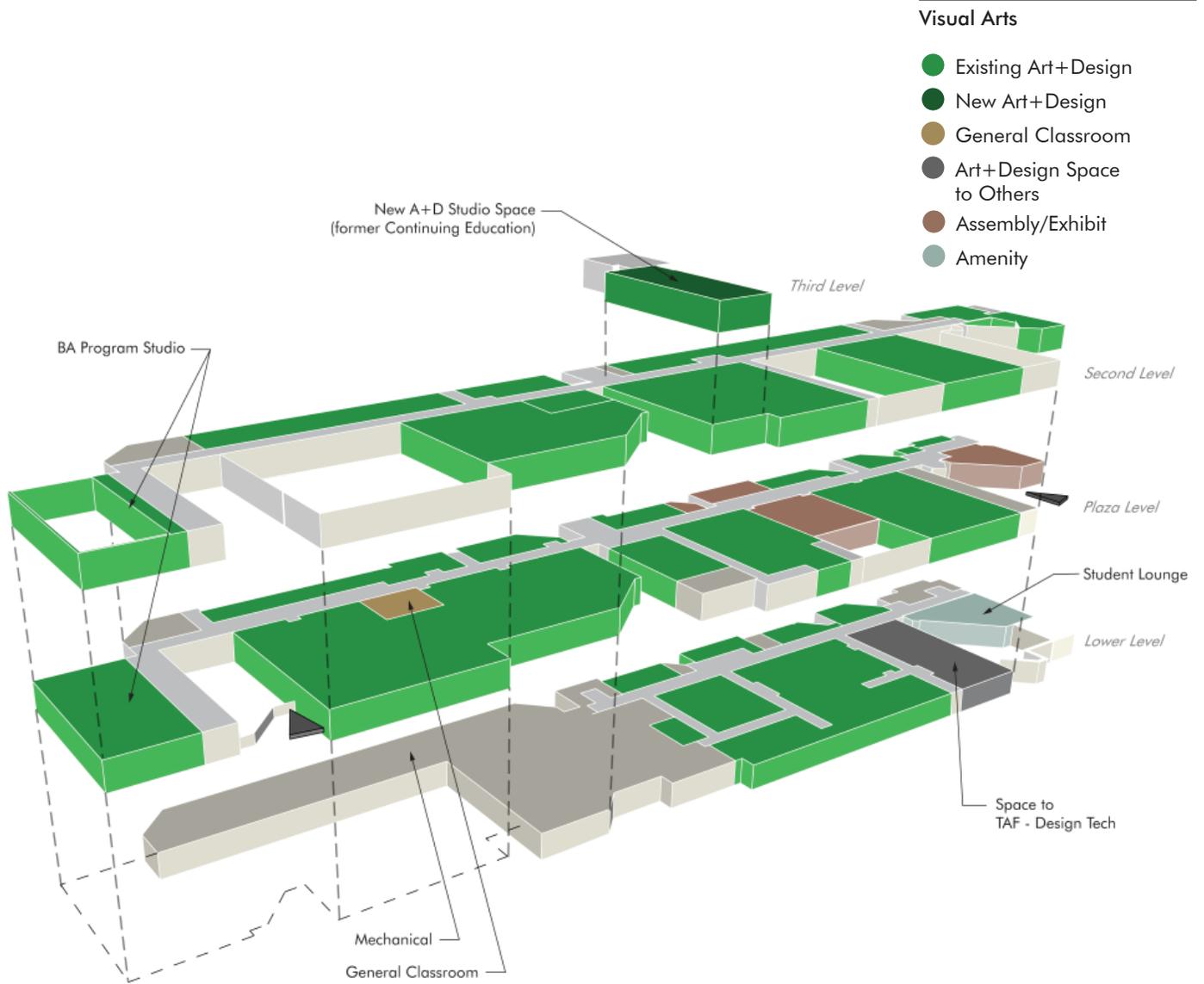
The space needs for Art+Design are based on a redistribution of Fall 2007 student studio contact hours to reflect curriculum changes, particularly the advent of digital media, in visual art programs nationwide. Studio disciplines which are slated to grow are digital design and editing, and interactive media labs. Demand for book bindery, photography, and print making is reduced.

These changes in studio hours translate into a corresponding redistribution of studio space allocation. Also, there is a need for additional student and faculty assigned studio space. Overall, the A+D has a surplus of space of 4,133 nasf.

Recommendations

The School of Art+Design is the only school on campus that has sole occupancy of its own building. The equipment needs of each of the disciplines in Art+Design also make it the most space driven program. However, unlike this report's recommendations for Dance and Music which require additional space, Art+Design with its surplus is in the position to reallocate some of its space in the Visual Arts Building to other programs on-campus. Three studios in the Design Technology program of TAF are proposed for location in the Visual Arts building.

As part of Purchase's curriculum initiatives, the College intends to introduce an Art+Design major associated with a BA degree in addition to the BFA and MFA programs. Based on preliminary analysis 4 studio spaces totaling 5,600 nasf are required for this program. With the reconfiguration of the A+D space, these studios are accommodated in the Visual Arts Building. There is a benefit to both programs with this proposed adjacency.



The School of the Arts								
School of the Art + Design								
Departmental Profile	Existing Fall 2007	Need Fall 2007	Projected Fall 2012	Projected Fall 2017	Existing Fall 2006	Existing Fall 2007	Projected Fall 2012	Projected Fall 2017

Administrative Space

Dean (300 sf)	1	1	1	1		300 sf	300 sf	300 sf
Assistant Dean (240 sf)	1	1	1	1		240 sf	240 sf	240 sf
Assistant to the Dean (120 sf)	2	2	2	2		240 sf	240 sf	240 sf
Communication Coordinator (120 sf)	1	1	1	1		120 sf	120 sf	120 sf
Business Manager (120 sf)	1	1	1	1		120 sf	120 sf	120 sf
Associate Manager IT (120 sf)	1	1	1	1		120 sf	120 sf	120 sf
Assistant Manager IT (120 sf)	1	1	1	1		120 sf	120 sf	120 sf
Building & Gallery Manager	1	1	1	1		120 sf	120 sf	120 sf
<i>Circulation</i>							<i>345 sf</i>	<i>345 sf</i>
Total Administrative Space						1,824 sf	1,725 sf	1,725 sf

Faculty Offices

Faculty (120 sf)	19	19	21	22		2,280 sf	2,520 sf	2,640 sf
Adjunct (40 sf)	25	25	25	25		1,000 sf	1,000 sf	1,000 sf
Administrative Staff	1	1	1	1		120 sf	120 sf	120 sf
Lab Technician	4	4	4	4		320 sf	320 sf	320 sf
Conference Room	1	2	2	2		1,200 sf	1,200 sf	1,200 sf
Workroom	1	1	1	1		150 sf	150 sf	150 sf
Storage	1	1	1	1		400 sf	400 sf	400 sf
<i>Circulation</i>							<i>1,368 sf</i>	<i>1,428 sf</i>
Total Faculty Space						7,363 sf	6,838 sf	7,138 sf

Studio Space

BFA Student Studios		95	95	95		14,250 sf	14,250 sf	14,250 sf
MFA Student Studios		8	20	20		2,000 sf	5,000 sf	5,000 sf
Faculty Studios		19	21	22		4,750 sf	5,250 sf	5,500 sf
Total Studio Space						17,389 sf	21,000 sf	24,750 sf

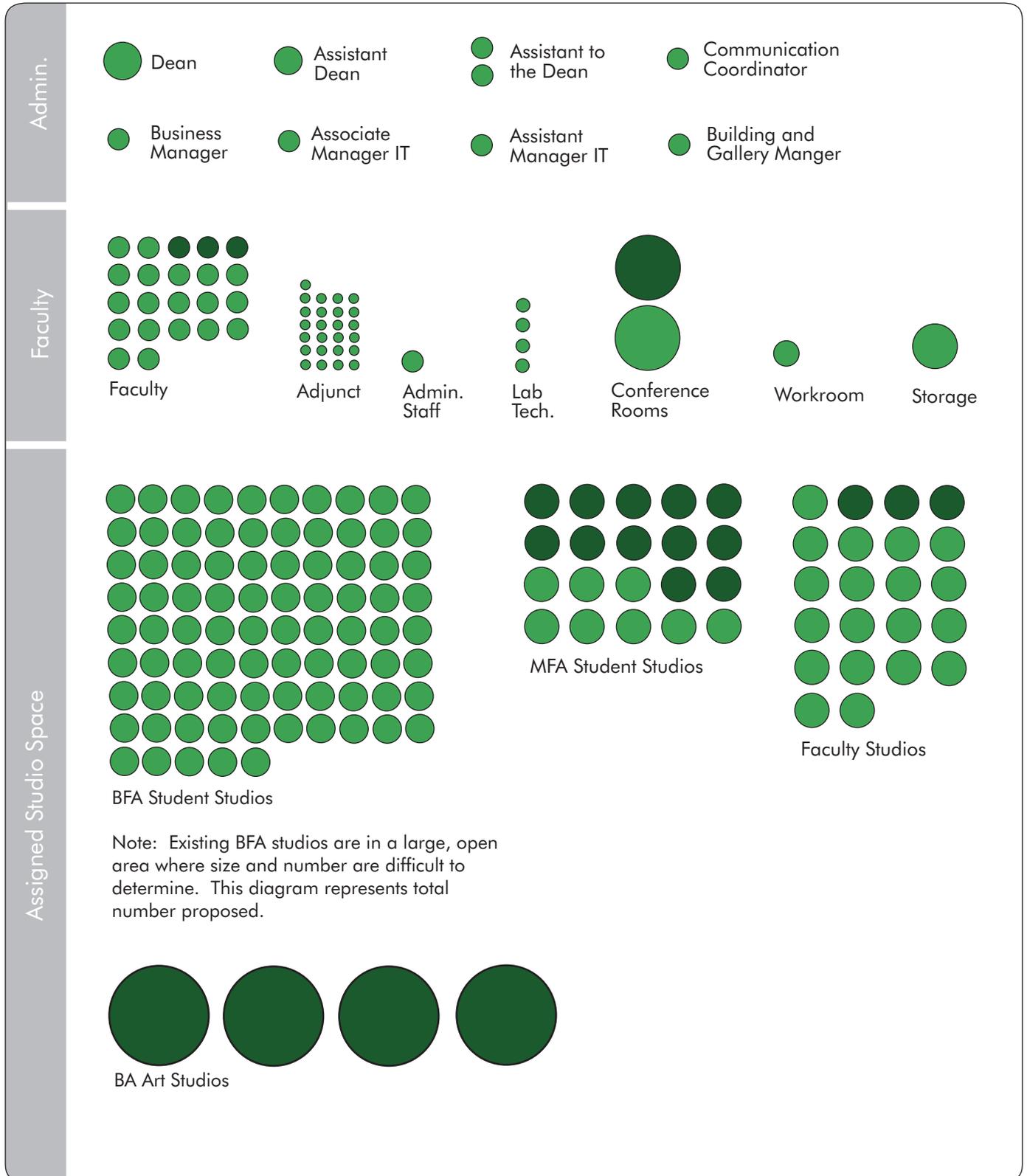
Summary

Administrative Space						1,824 sf	1,725 sf	1,725 sf
Faculty Office Space						7,363 sf	6,838 sf	7,138 sf
Class Laboratory Space						62,878 sf	40,340 sf	47,140 sf
Studio Space						17,389 sf	21,000 sf	24,750 sf
<i>Special Use - Gallery</i>						<i>4,482 sf</i>	<i>6,500 sf</i>	<i>6,500 sf</i>
Total Departmental Space						93,936 sf	76,403 sf	87,003 sf
SUNY Assessment								
Classroom Space Required							831 sf	1,017 sf
Student Lounge Space							900 sf	1,008 sf
Square Feet Per Full-time Faculty						4,944 sf	4,021 sf	4,143 sf
Square Feet Per Student FTE						235 sf	191 sf	194 sf

The School of the Arts: Art and Design

 Existing

 Additional Projected Need



The School of the Arts									
School of the Art + Design									
Departmental Profile	Existing Fall 2007	Need Fall 2007	Projected Fall 2012	Projected Fall 2017	Existing Fall 2007	Need Fall 2007	Projected Fall 2012	Projected Fall 2017	
Class Laboratory Space									
Book Art									
Book Bindery		1	1	1		1,200 sf	1,200 sf	1,200 sf	
Subtotal					7,750 sf	1,200 sf	1,200 sf	1,200 sf	
Ceramic									
Ceramic Studio		1	1	1		1,400 sf	1,400 sf	1,400 sf	
Kiln		1	1	1		450 sf	450 sf	450 sf	
Clay Storage		1	1	1		300 sf	300 sf	300 sf	
Subtotal					1,108 sf	2,150 sf	2,150 sf	2,150 sf	
General Studios									
Design Studio		3	3	4		3,600 sf	3,600 sf	4,800 sf	
Digital Design Studio		4	5	6		4,800 sf	6,000 sf	7,200 sf	
Digital Editing Studio		1	1	1		900 sf	900 sf	900 sf	
Drawing Studio		3	3	3		4,200 sf	4,200 sf	4,200 sf	
Drawing Studio (BA)		0	3	3		0 sf	4,200 sf	4,200 sf	
Interactive Media Lab		1	1	1		900 sf	900 sf	900 sf	
Painting Studio		2	2	2		2,800 sf	2,800 sf	2,800 sf	
Painting Studio (BA)		0	1	1		0 sf	1,400 sf	1,400 sf	
Subtotal					13,353 sf	17,200 sf	24,000 sf	26,400 sf	
Photography									
Photography		2	2	2		2,400 sf	2,400 sf	2,400 sf	
Support		1	1	1		720 sf	720 sf	720 sf	
Subtotal					8,128 sf	3,120 sf	3,120 sf	3,120 sf	
Printmaking									
Print Making		2	2	2		3,600 sf	3,600 sf	3,600 sf	
Lithography		2	2	2		3,200 sf	3,200 sf	3,200 sf	
Subtotal					6,463 sf	6,800 sf	6,800 sf	6,800 sf	
Sculpture									
Sculpture Studio		1	1	1		2,400 sf	2,400 sf	2,400 sf	
Support		1	1	1		720 sf	720 sf	720 sf	
Subtotal					11,473 sf	3,120 sf	3,120 sf	3,120 sf	
Shop									
Metals Shop		1	1	1		1,800 sf	1,800 sf	1,800 sf	
Jewelry Shop		1	1	1		1,200 sf	1,200 sf	1,200 sf	
Wood Shop		1	1	1		2,400 sf	2,400 sf	2,400 sf	
Support		1	1	1		1,350 sf	1,350 sf	1,350 sf	
Subtotal					9,140 sf	6,750 sf	6,750 sf	6,750 sf	
Total Class Laboratory Space					62,878 sf	40,340 sf	47,140 sf	49,540 sf	

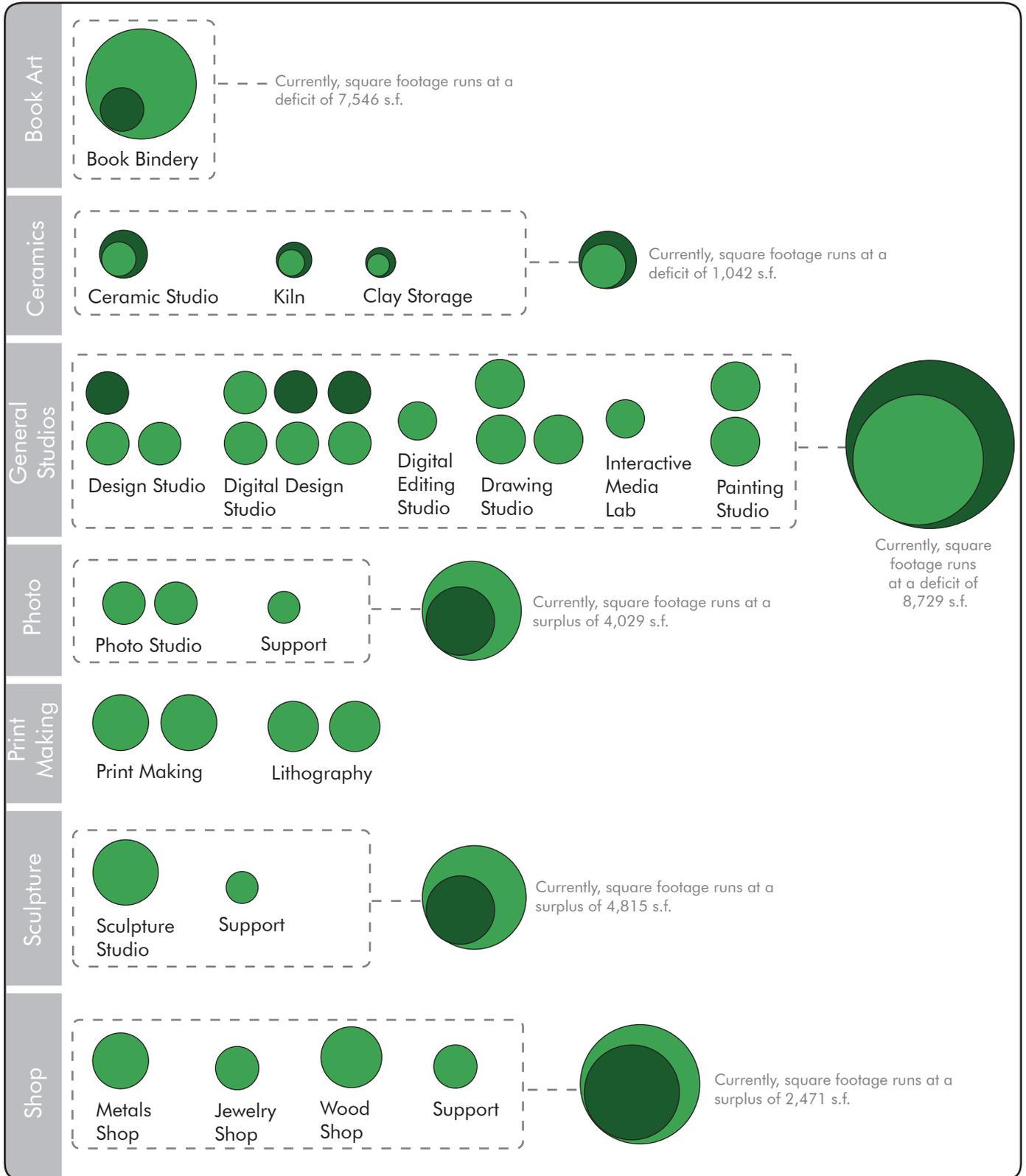
The School of the Arts: Art & Design Studio Spaces



Existing



Additional Projected Need



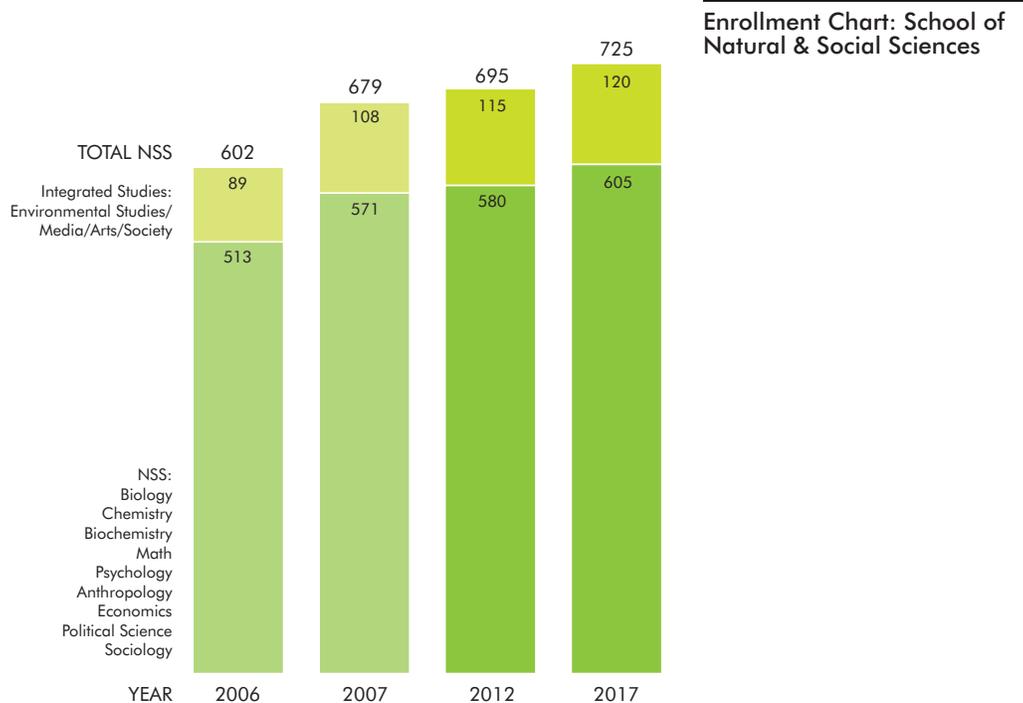
Existing Space

Natural and Social Sciences occupies all four levels of the Natural Sciences Building and portions of the upper two levels of the three story Social Sciences Building. In total the NSS department currently utilizes 46,247 nasf.

The Social Sciences building is one of the smaller buildings on campus with 33,600 net assignable square feet of which NSS utilizes approximately 12,000. The department’s administrative office suite and faculty offices partially occupy the second level. There are additional NSS faculty offices on the plaza level. This level also has several general classrooms and a large lecture hall equipped with smart classroom technology.

The remainder of space in the Social Science building is dedicated to other departments. The Design Technology department of the Conservatory of Theater Arts and Film occupies classrooms and faculty offices on the second level. Campus Technology Services (CTS) uses the lower level. And on the plaza level there is rental space currently used by NYU’s Stern School of Business.

The Natural Sciences areas of study require specialized laboratories dedicated to biology, chemistry, environmental science, physics, and psychology. Two types of labs are provided, large ones for classroom instruction and smaller ones for faculty and student research. The Natural Science building configuration has instructional laboratories in the center space; faculty and student research labs, and faculty offices along the perimeter; and classrooms at the corners. This arrangement encourages interaction among faculty, students and graduate researchers.



The psychology labs are on the campus level of the Natural Sciences building. The two Sensory and Perception Labs are out of date and need to be reconfigured. The adjacent small testing cubicles are no longer in use. The observation/testing rooms (2047/2049, 2053/2056, 2057/2059) that are separated by one-way mirrors are also not in use for the intended purpose. The Psychology program previously used animals for research. This has been discontinued. Several rooms in the basement are devoted to animal housing and support. The space currently is used for storage and in general is underutilized.

Enrollment

Enrollment for NSS is projected to increase approximately 7% in the next ten years. Growth is anticipated in Bio-Chemistry, a new area of study as of Fall 2007 which resides with Chemistry. Environmental Studies is a recently created interdisciplinary major. Prior to this, Purchase had offered a curriculum in Environmental Sciences since the College's founding. The Environmental Studies major is projected to grow and may take students from Biology. Media, Society and Arts, an interdisciplinary curriculum residing in the School of NSS is also projecting growth. With recent faculty changes in the Sociology department, growth is projected for this major.

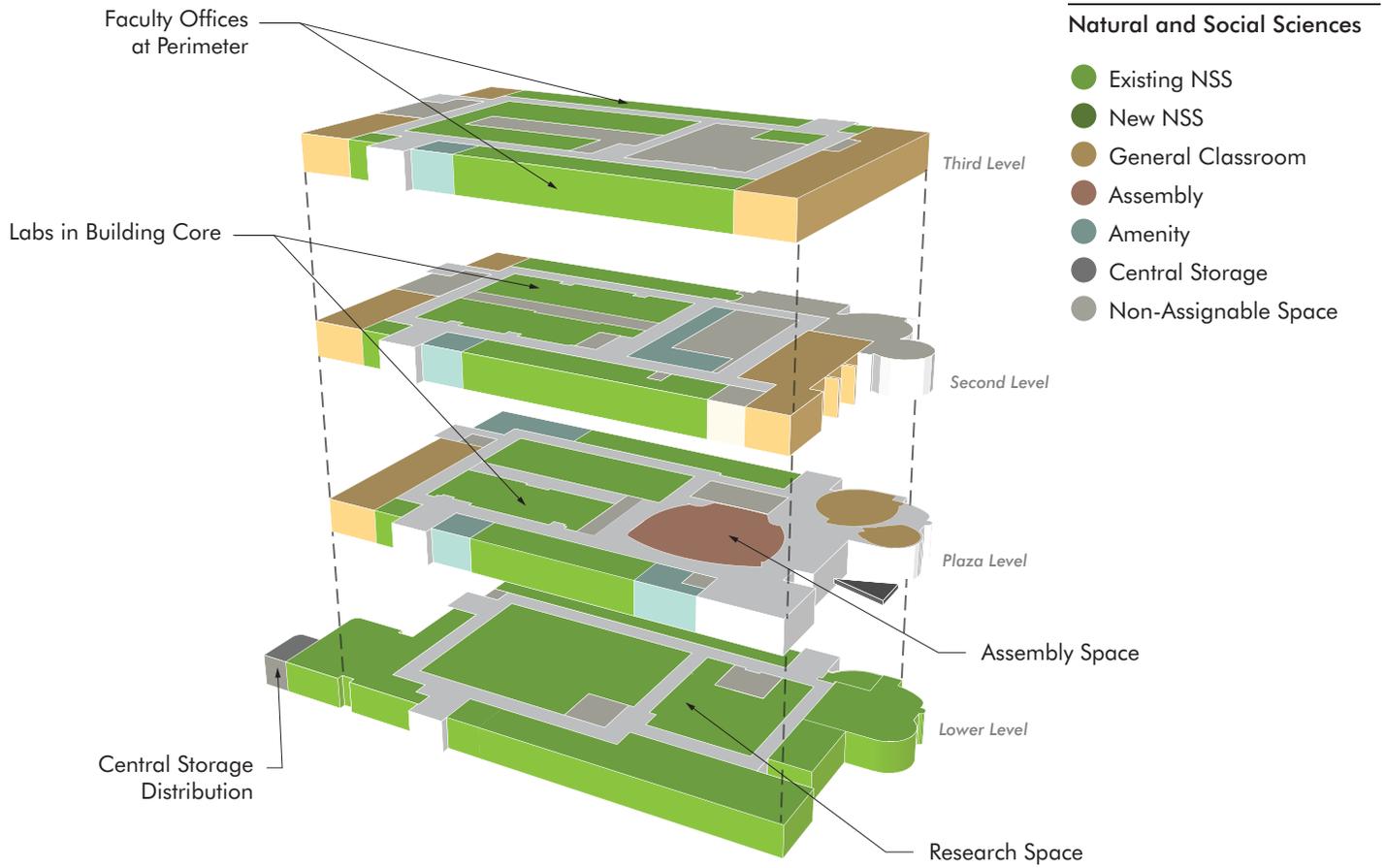
Space Needs

Overall the existing space needs of 45,915 nasf approximately equals the existing space allocation of 46,247 nasf. However, the distribution of this space requires realignment. There is a need for more research labs for faculty and students and less space allocated for classroom labs. Some additional faculty office space is required.

New space requirements include a Center for Math and Science, Einstein Corner, and SPARC, which is a center of activism for social science majors.

Recommendations

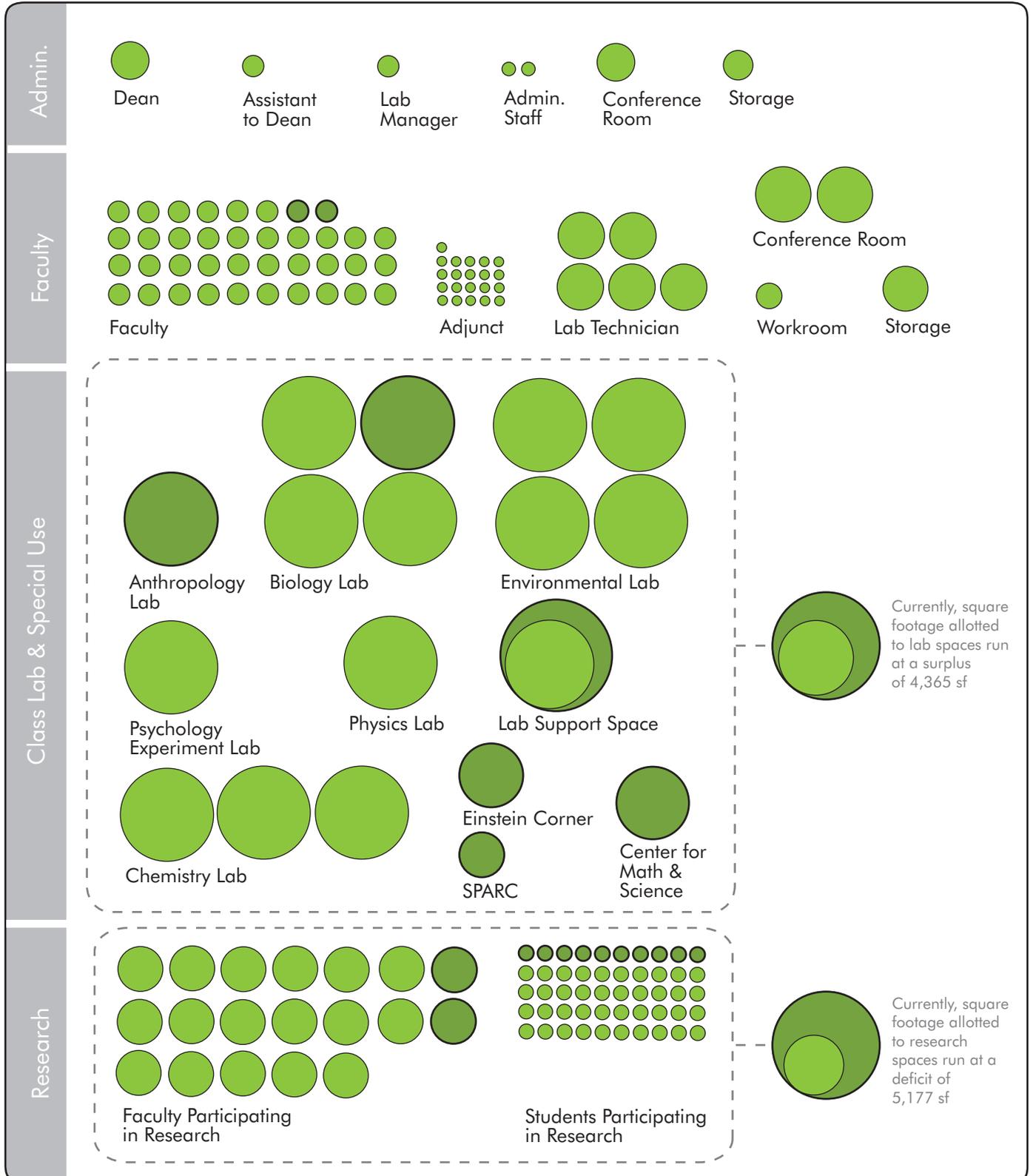
The needs of the Natural Sciences programs are specialized and unique and the Natural Science Building already contains many of the required types of spaces for the programs. For these reasons, it is the recommendation of this study to keep the laboratories and attendant support spaces for Natural Sciences in the Natural Sciences Building. With reconfiguration, the Natural Science Building has the capacity to



Liberal Arts & Sciences									
The School of Natural & Social Sciences									
Departmental Profile	Existing Fall 2007	Need Fall 2007	Projected Fall 2011	Projected Fall 2016	Existing Fall 2007	Need Fall 2007	Projected Fall 2012	Projected Fall 2017	
Administrative Space									
Dean (300 sf)	1	1	1	1		300 sf	300 sf	300 sf	
Assistant to the Dean (120 sf)	1	1	1	1		180 sf	180 sf	180 sf	
Theater Manager (120 sf)	1	1	1	1		120 sf	120 sf	120 sf	
Administrative Staff	2	2	2	2		160 sf	160 sf	160 sf	
Conference Room	1	1	1	1		300 sf	300 sf	300 sf	
Storage	1	1	1	1		150 sf	150 sf	150 sf	
<i>Circulation</i>							303 sf	303 sf	303 sf
Total Administrative Space					1,325 sf	1,513 sf	1,513 sf	1,513 sf	
Faculty Offices									
Faculty (120 sf)	36	36	38	38		4,320 sf	4,560 sf	4,560 sf	
Adjunct (40 sf)	21	21	21	21		840 sf	840 sf	840 sf	
Administrative Staff	0	0	0	0		0 sf	0 sf	0 sf	
Lab Technician	5	5	5	5		400 sf	400 sf	400 sf	
Conference Room	2	2	2	2		1,200 sf	1,200 sf	1,200 sf	
Workroom	1	1	1	1		150 sf	150 sf	150 sf	
Storage	1	1	1	1		400 sf	400 sf	400 sf	
<i>Circulation</i>							1,828 sf	1,888 sf	1,888 sf
Total Faculty Space					9,584 sf	9,138 sf	9,438 sf	9,438 sf	
Class Laboratory Space									
Anthropology Lab	0	1	1	1		1,200 sf	1,200 sf	1,200 sf	
Biology Lab	3	3	3	4		3,600 sf	3,600 sf	4,800 sf	
Environmental Lab	4	4	4	4		4,800 sf	4,800 sf	4,800 sf	
Chemistry Lab	3	3	3	3		3,600 sf	3,600 sf	3,600 sf	
Psychology Experimental Lab	1	1	1	1		1,200 sf	1,200 sf	1,200 sf	
Physics Lab	1	1	1	1		1,200 sf	1,200 sf	1,200 sf	
Subtotal						15,600 sf	15,600 sf	16,800 sf	
Support Space						4,680 sf	4,680 sf	5,040 sf	
Total Class Laboratory Space					26,205 sf	20,280 sf	20,280 sf	21,840 sf	
Note									
Research Space									
Faculty Participating in Research	17	17	19	19		6,375 sf	7,125 sf	7,125 sf	
Students Participating in Research	40	40	45	50		3,036 sf	3,375 sf	3,750 sf	
Total Rehearsal Space					5,698 sf	9,411 sf	10,500 sf	10,875 sf	
Summary									
Administrative Space						1,325 sf	1,513 sf	1,513 sf	1,513 sf
Faculty Office Space						9,584 sf	9,138 sf	9,438 sf	9,438 sf
Class Laboratory Space						26,205 sf	20,280 sf	20,280 sf	21,840 sf
Research Space						5,698 sf	9,411 sf	10,500 sf	10,875 sf
Special Use									
Animal Quarters						3,435 sf	0 sf	0 sf	0 sf
Center for Math & Science						0 sf	900 sf	900 sf	900 sf
Einstein Corner						0 sf	1,050 sf	1,050 sf	1,050 sf
SPARC						0 sf	300 sf	300 sf	300 sf
Total Departmental Space					46,247 sf	42,591 sf	43,980 sf	45,915 sf	
SUNY Assessment									
Classroom Space Required							11,675 sf	11,876 sf	12,238 sf
Student Lounge Space							1,691 sf	1,720 sf	1,773 sf
Square Feet Per Full-time Faculty						1,285 sf	1,183 sf	1,157 sf	1,208 sf
Square Feet Per Student FTE						46 sf	44 sf	45 sf	45 sf

The School of Liberal Arts and Sciences:
 Natural and Social Sciences

Existing Additional Projected Need



Existing Space

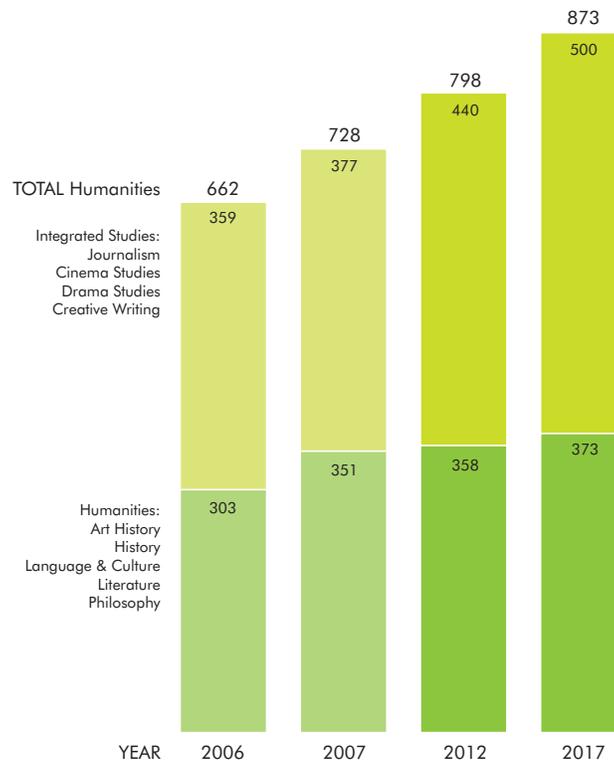
The three story Durst Humanities Building houses most of the dedicated space for the Humanities Department, the majority of which is general classrooms. The design of the Humanities building reflects a pedagogical style where classes are small and taught in seminar rooms or in a faculty office. For this reason, the majority of the 19 general classrooms in the building accommodate fewer than 30 students, and the faculty offices at 135 sf are larger than the SUNY standard of 120 sf. This layout reflects the educational vision at the time of construction, but current typical class sizes range from 30-40 students. Some larger classrooms are needed. One large lecture hall seats 110 students, but the next largest classroom seats only 40 students.

There are specialized space needs for some boards of study. Journalism has a computer lab and space for the College paper, the Dispatch, which is produced as part of the coursework. Cinema Studies uses a lecture room or classroom for its viewing room requirement. For its Black Box Drama Studies uses the stage of the Humanities Theater. This restricts the use of the theater by others. Rehearsal space for the program was in the lower level of the building but is closed because of water problems.

On the lower level are the University Police Department and Counseling Services and on the upper level External Affairs and Development. Some student services offices have recently been relocated from the plaza level of Humanities to the new Student Services Building creating 8,600 nsaf of vacant space in the building.

Enrollment

The School of Humanities is projected to grow in the next 10 years, specifically in the “integrated studies,” disciplines of Journalism, Cinema Studies, Creative Writing, and



Enrollment Chart:
 School of Humanities

Drama Studies. Begun in 2001 Cinema Studies has experience 10% growth every year. The upper limit of this growth may reach 115 majors. Creative Writing is the only area of study in the Liberal Arts and Sciences that requires portfolio review for admission. It may grow to 100 students. Drama Studies is projected to grow to 60 in 2017. Journalism has also experienced tremendous growth and is projected to grow to 225 in 2017.

Space Needs

The space assessment indicates the need for additional space in all categories for the Humanities Department. The required increase is 11,832 nasf, which almost doubles the existing amount of available nasf of 12,918. The need is largely driven by the enrollment increases highlighted in the previous section for the integrated studies disciplines. Additional faculty office space addresses a projected increase in faculty numbers, the necessary decompressing of existing shared office space, and adequate space for adjuncts. Class laboratory space needs constitute the bulk of the additional space needs. They include newspaper and broadcast labs for journalism. The existing Journalism Lab focuses on print media. The proposed program allows for instruction in production (broadcast, digital photo, web design) to be integrated into the space. The needs of Drama Studies for a black box, rehearsal and acting studios are included. Access to viewing rooms for Cinema Studies is also needed.

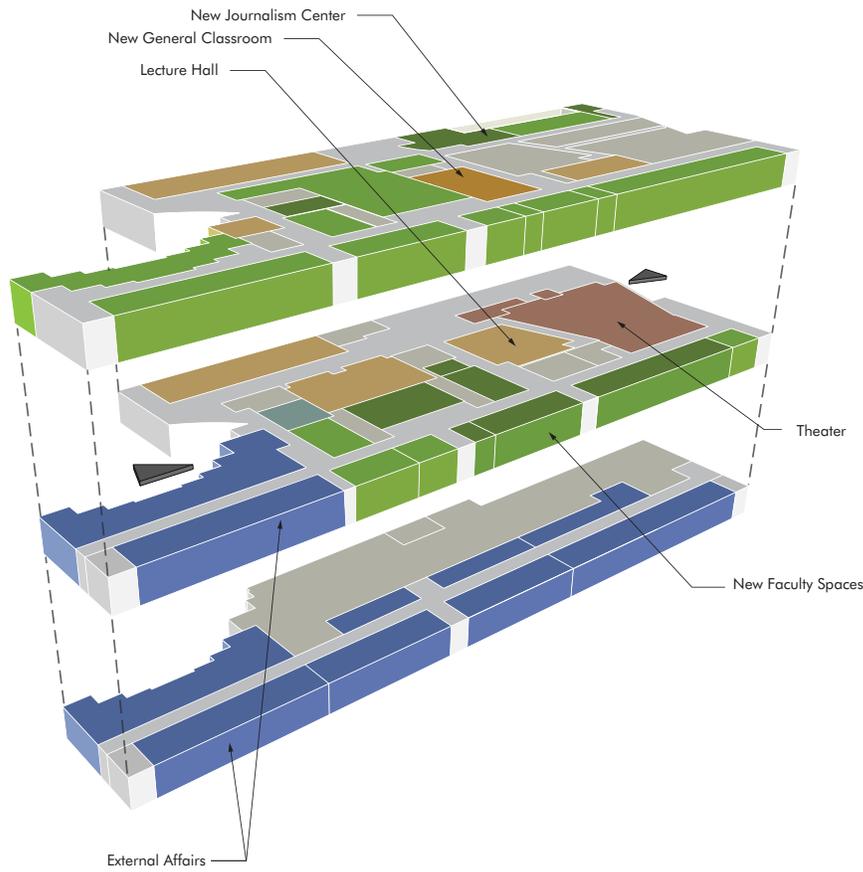
Space needs for general classrooms are also programmed for increases. These classrooms are used by students in both the School of the Arts and the School of Liberal Arts and Sciences. The total additional nasf for this need is 3,843. Correct sizing of the classrooms is needed. Currently, it is difficult to get faculty to run large section sizes for general instructional classes. It is possible that improving the quality of the building systems for the existing larger classrooms may give faculty an incentive to teach larger sections.

Recommendations

The Humanities Building as noted previously has 8,600 nasf of vacated space. It is also the recommendation of this study that the University Police and Counseling, currently occupying the lower level of Humanities be located elsewhere on campus creating another 8,040 nasf of available space. This provides the opportunity to reallocate a total of 16,640 sf of space in this building.

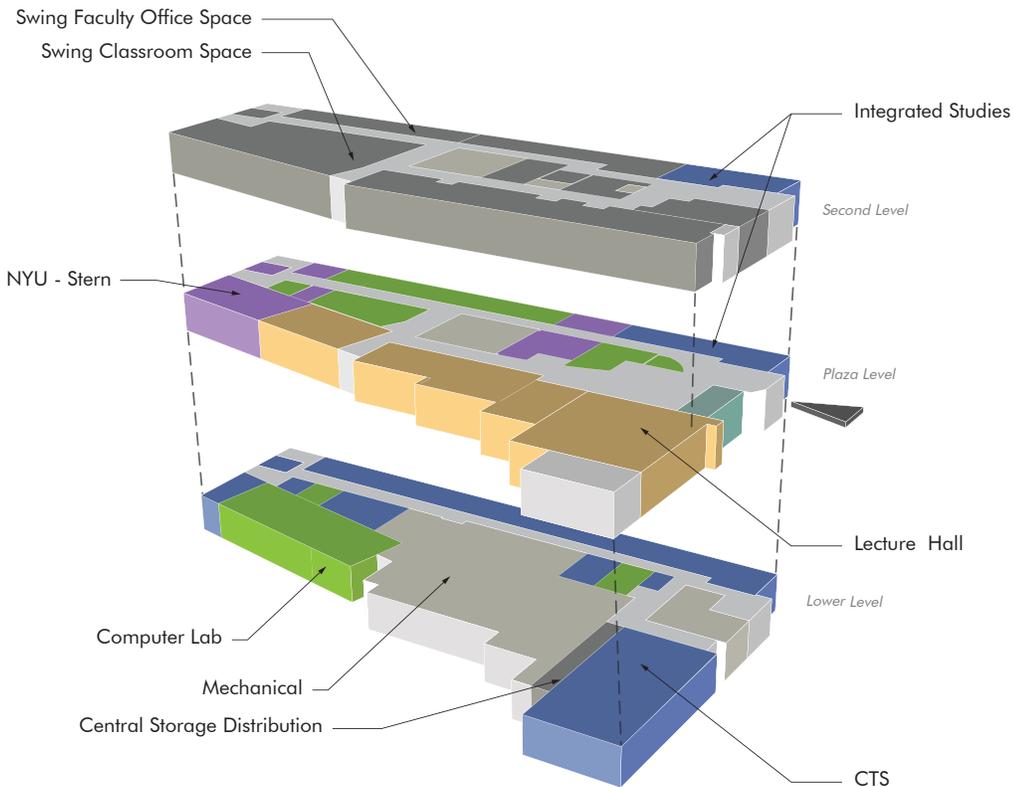
The faculty office and administrative space needs for Humanities, and the Journalism program's classroom labs are proposed to occupy the vacant space. A possible location for the journalism labs, is in the area currently occupied by External Affairs on the second level. Here, it is highly visible from the lobby. The main instructional space for the program is featured and observed by students of all disciplines as they attend classes in the building. The general classroom space deficit is also addressed in available space in the upper two floors of the building.

On the plaza level in the south east corner and in corresponding space on the lower level, space is allocated for External Affairs. Other space available on the lower level is to be used for office swing space during the multiple campus construction projects anticipated over the next several years or to be renovated for the Business Affaris department.



Humanities

- Existing NSS
- New NSS
- Existing General Classroom
- New General Classroom
- Assembly
- Administration
- Amenity
- Central Storage
- Non-Assignable Space



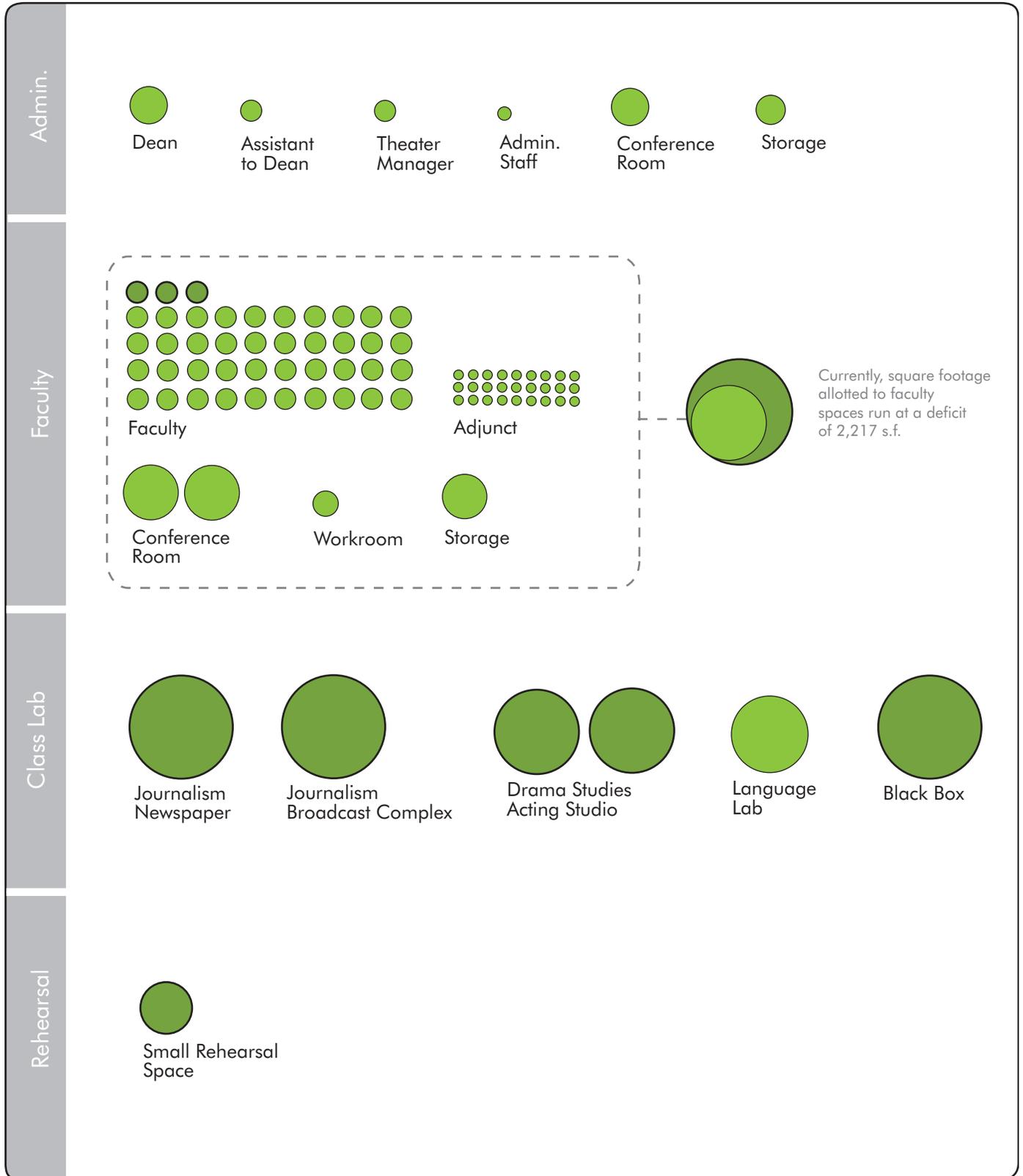
Social Sciences

- Existing NSS
- New NSS
- General Classroom
- Amenity
- Administration
- Leased Space
- Swing Space
- Central Storage
- Non-Assignable Space

Liberal Arts & Sciences									
The School of Humanities									
Departmental Profile	Existing Fall 2007	Need Fall 2007	Projected Fall 2011	Projected Fall 2016	Existing Fall 2007	Need Fall 2007	Projected Fall 2012	Projected Fall 2017	
Administrative Space									
Dean (300 sf)	1	1	1	1		300 sf	300 sf	300 sf	
Assistant to the Dean (120 sf)	1	1	1	1		180 sf	180 sf	180 sf	
Theater Manager (120 sf)	1	1	1	1		120 sf	120 sf	120 sf	
Administrative Staff	1	1	1	1		80 sf	80 sf	80 sf	
Conference Room	1	1	1	1		300 sf	300 sf	300 sf	
Storage	1	1	1	1		150 sf	150 sf	150 sf	
Circulation						283 sf	283 sf	283 sf	
Total Administrative Space					1,212 sf	1,413 sf	1,413 sf	1,413 sf	
Faculty Offices									
Faculty (120 sf)	40	40	43	43		4,800 sf	5,160 sf	5,160 sf	
Adjunct (40 sf)	27	27	27	27		1,080 sf	1,080 sf	1,080 sf	
Administrative Staff	0	0	0	0		0 sf	0 sf	0 sf	
Lab Technician	0	0	0	0		0 sf	0 sf	0 sf	
Conference Room	2	2	2	2		1,200 sf	1,200 sf	1,200 sf	
Workroom	1	1	1	1		150 sf	150 sf	150 sf	
Storage	1	1	1	1		400 sf	400 sf	400 sf	
Circulation						1,908 sf	1,998 sf	1,998 sf	
Total Faculty Space					7,771 sf	9,538 sf	9,988 sf	9,988 sf	
Class Laboratory Space									
Journalism Newspaper		1	1	1		1,500 sf	1,500 sf	1,500 sf	
Journalism Broadcast Complex		0	0	1		0 sf	0 sf	1,500 sf	
Cinema Studies (Production included in TAF Film)						0 sf	0 sf	0 sf	
Drama Studies Acting Studio (1,050 sf)		2	2	2		2,100 sf	2,100 sf	2,100 sf	
Language Lab (900 sf)		1	1	1		900 sf	900 sf	900 sf	
Subtotal						4,500 sf	4,500 sf	6,000 sf	
Support Space						675 sf	675 sf	900 sf	
Total Class Laboratory Space					0 sf	5,175 sf	5,175 sf	6,900 sf	
Note									
Rehearsal Space									
Small Rehearsal Space		1	1	1		450 sf	450 sf	450 sf	
Total Rehearsal Space					0 sf	450 sf	450 sf	450 sf	
Summary									
Administrative Space						1,212 sf	1,413 sf	1,413 sf	1,413 sf
Faculty Office Space						7,771 sf	9,538 sf	9,988 sf	9,988 sf
Class Laboratory Space						0 sf	5,175 sf	5,175 sf	6,900 sf
Rehearsal Space						0 sf	450 sf	450 sf	450 sf
Special Use (Performance Space)									
Humanities Theater						3,935 sf	4,000 sf	4,000 sf	4,000 sf
Small Black Box						0 sf	2,000 sf	2,000 sf	2,000 sf
Total Departmental Space						12,918 sf	22,575 sf	23,025 sf	24,750 sf
SUNY Assessment									
Classroom Space Required							15,403 sf	16,042 sf	16,824 sf
Student Lounge Space							2,242 sf	2,335 sf	2,448 sf
Square Feet Per Full-time Faculty						323 sf	564 sf	535 sf	576 sf
Square Feet Per Student FTE						0 sf	18 sf	17 sf	18 sf

The School of Liberal Arts and Sciences: Humanities

● Existing ● Projected



Existing Space

Spaces for the existing interdisciplinary studies and liberal studies programs are located throughout the campus. The interdisciplinary programs referred to in this section of the space needs program include Bachelor’s of Art in Liberal Arts (B.A.L.A.), New Media, Women’s Studies, and Arts Management. Currently instructional and faculty spaces which support these programs are located in the Humanities, Social Science, and Natural Science buildings. However, because of their interdisciplinary nature, a large variety of spaces within the space allocations of other departments provide the instructional venues.

Enrollment

Projected enrollment for these specific interdisciplinary programs indicates growth for the Arts Management program, stability for the Women’s Studies and New Media, and a decrease in the B.A.L.A. students.

Some of the Liberal Studies programs are also slated for growth, specifically in the Media and Communication and Art concentrations. The increase in the Arts addresses a proposed program in interior design and architecture.

	Existing Fall 2006	Existing Fall 2007	Projected Fall 2012	Projected Fall 2017
Interdisciplinary Total	143	175	175	210
BALA	11	9	5	5
New Media	107	117	110	110
Women’s Studies	21	17	25	25
Arts Management	4	32	35	70

	Existing Fall 2006	Existing Fall 2007	Projected Fall 2012	Projected Fall 2017
Liberal Studies Total	357	382	390	405
LS Legal Studies	29	30	25	20
LS Media & Comm.	44	51	55	65
LS & Art	47	61	70	80
LS, General	237	240	240	240

Space Needs

Although many of the space needs for Interdisciplinary Studies and Liberal Studies are accounted for in the programs in other schools, there remains a need for dedicated space. The Integrated Studies requires administrative space for a dean’s suite. Faculty offices and workspace are also needed. And finally there is a need for three media labs. The total space need is projected to be 5,520 nasf by 2017.

The Liberal Studies programs space needs are largely addressed by the space allocations in other departments. Liberal Studies programs are scheduled in the evening. Therefore, the overwhelming majority of the space needs are met with spaces programmed for the School of the Arts and School of Liberal Arts and Sciences which are not used during these

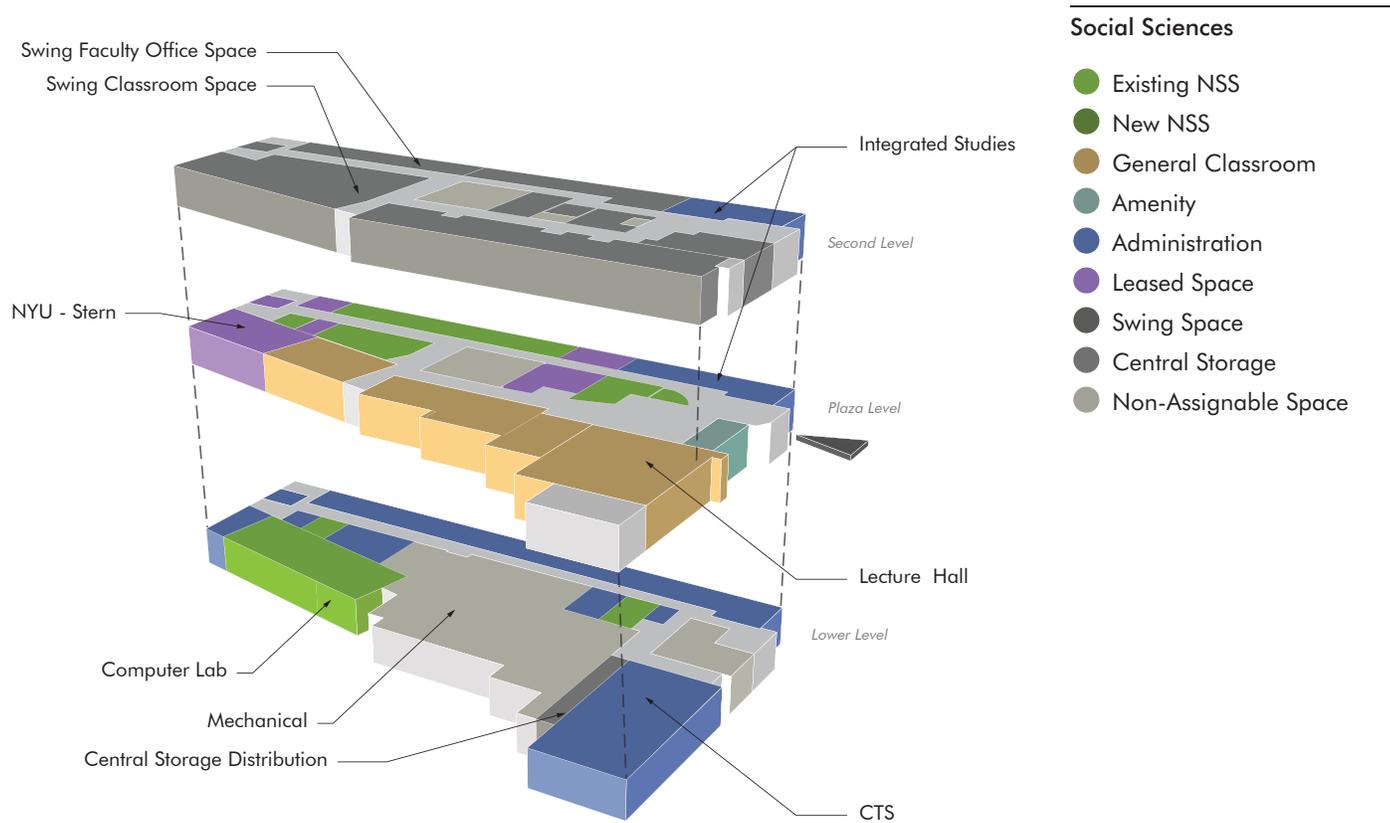
hours. There are some specialized spaces which may be required if the interior design program is initiated. This will need to be addressed as the program initiatives develop.

Recommendations

It is the recommendation of this study that the administrative and faculty spaces needs are realized in the Social Science Building in space vacated by the Design Tech department of TAF and the NSS dean suite. As noted in other sections of this chapter, these two groups are relocated elsewhere on campus. The need for the required three media labs is currently being addressed by the renovations on the plaza level of the library. Three computer labs and classrooms are under construction in the area of the library where the circulation function previously occupied.

The administrative offices in the lower level of the Music Building adequately serve the current and projected administrative office needs for the Continuing Education and Liberal Studies programs.

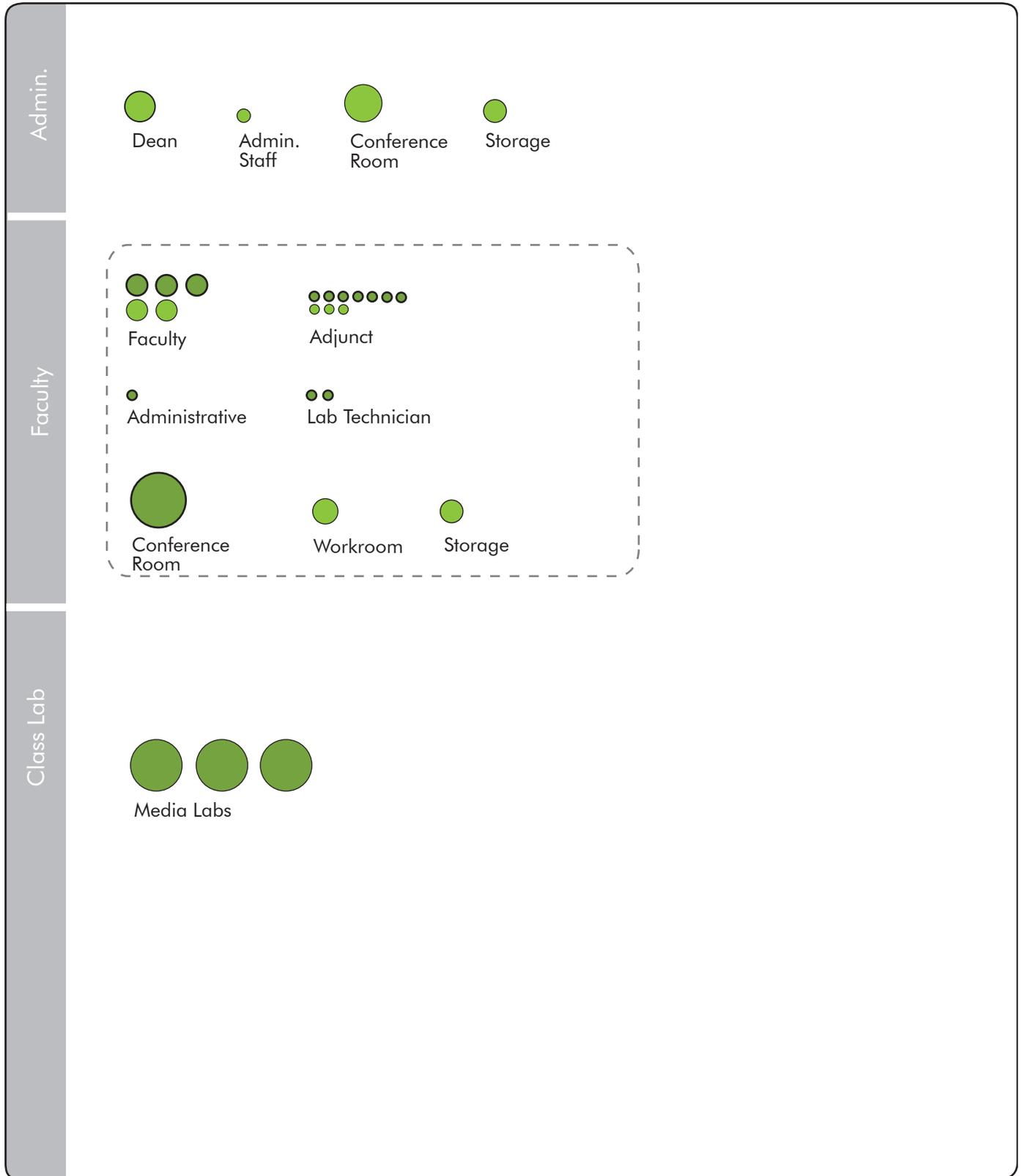




Interdisciplinary Studies & Liberal Studies									
Departmental Profile	Existing Fall 2007	Need Fall 2007	Projected Fall 2011	Projected Fall 2016	Existing Fall 2007	Need Fall 2007	Projected Fall 2012	Projected Fall 2017	
Administrative Space									
Dean (180 sf)	1	1	1	1		180 sf	180 sf	180 sf	
Administrative Staff	1	1	1	1		80 sf	80 sf	80 sf	
Conference Room	1	1	1	1		300 sf	300 sf	300 sf	
Storage	1	1	1	1		150 sf	150 sf	150 sf	
Circulation						178 sf	178 sf	178 sf	
Total Administrative Space					488 sf	888 sf	888 sf	888 sf	
Faculty Offices									
Faculty (120 sf)	2	2	4	5		240 sf	480 sf	600 sf	
Adjunct (40 sf)	3	3	8	10		120 sf	320 sf	400 sf	
Administrative Staff	0	0	0	1		0 sf	0 sf	120 sf	
Lab Technician	0	0	2	2		0 sf	160 sf	160 sf	
Conference Room	0	0	1	1		0 sf	500 sf	500 sf	
Workroom	1	1	1	1		150 sf	150 sf	150 sf	
Storage	1	1	1	1		120 sf	120 sf	120 sf	
Circulation						158 sf	433 sf	513 sf	
Total Faculty Space					0 sf	788 sf	2,163 sf	2,563 sf	
Class Laboratory Space									
Media Labs	0	0	3	3		0 sf	1,800 sf	1,800 sf	
Subtotal						0 sf	1,800 sf	1,800 sf	
Support Space						0 sf	270 sf	270 sf	
Total Class Laboratory Space					0 sf	0 sf	2,070 sf	2,070 sf	
Note									
Rehearsal Space									
No Allowance	0	0	0	0		0 sf	0 sf	0 sf	
Total Rehearsal Space					0 sf	0 sf	0 sf	0 sf	
Summary									
Administrative Space					488 sf	888 sf	888 sf	888 sf	
Faculty Office Space					0 sf	788 sf	2,163 sf	2,563 sf	
Class Laboratory Space					0 sf	0 sf	2,070 sf	2,070 sf	
Rehearsal Space					0 sf	0 sf	0 sf	0 sf	
Special Use					0 sf	0 sf	0 sf	0 sf	
Total Departmental Space					488 sf	1,675 sf	5,120 sf	5,520 sf	
SUNY Assessment									
Classroom Space Required						1,959 sf	2,678 sf	2,742 sf	
Student Lounge Space						422 sf	578 sf	591 sf	
Square Feet Per Full-time Faculty					244 sf	838 sf	1,280 sf	1,104 sf	
Square Feet Per Student FTE					0 sf	11 sf	24 sf	26 sf	

The School of Liberal Arts and Sciences: Interdisciplinary

 Existing  Projected



Existing Space

The library at Purchase College is located on the plaza and lower level of the Library Building. It occupies 93,002 nasf for a student population of 4,813 FTE’s in fall, 2007. Its bound volume collection size is 180,000 which has been reduced in the past few years from 200,000.

The importance of the library to an institution of higher education is often reflected in its placement at the center of the campus. This is the case at Purchase College where the library is located in the center of the plaza. With this central location students engaged in all areas of study conveniently access the College’s collection.

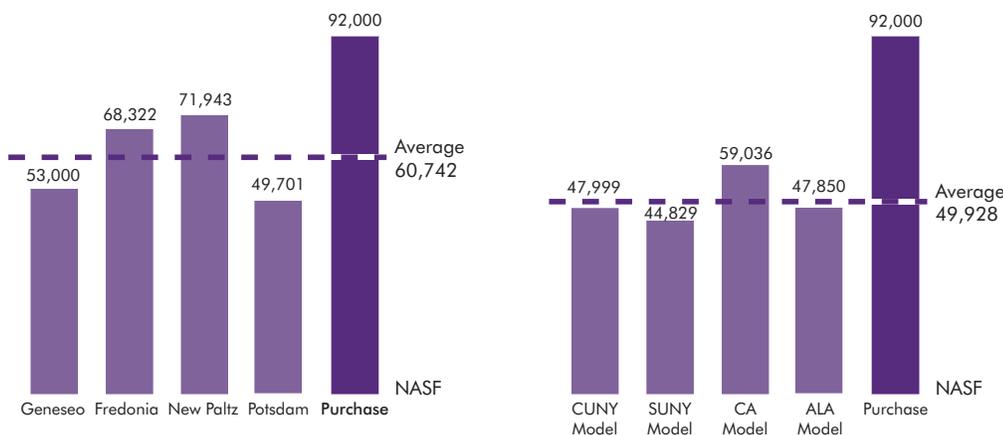
In winter, 2008 the library completed a major renovation project. The renovation relocated the entrance and circulation desk functions to the east side of the building, reversing the entrance and exit flow. It created an information commons adjacent to the new entrance. The project also added three classrooms and labs to the plaza level on the west side where the previous circulation and entrance were located. Minor renovations are occurring on the lower level to reconfigure space for the collection.

On the lower level of the library, within its secured zone there is also instructional space and administrative space for a recently reorganized resource, TLTC, the Technology Learning and Teaching Center, which supports faculty curriculum development with today’s technological tools.

Benchmarking

Based on benchmarking with other SUNY undergraduate institutions, Purchase College Library has a substantial surplus of space. Further comparison with SUNY, CUNY, California State University System, and ALA models leads to the same conclusion.

Library Program Benchmarking



The Library in Higher Education

Not surprisingly the role of the library is changing in its community and academic settings with digital technology radically altering the previous predominance of print resources. Back copies of journals and a myriad of other print resources are now available on CDs, greatly reducing shelving space requirements. Conversely, the volume of non-print resources for sound recordings, film and video, and computer files is increasingly steadily. However, their space requirements are 25% of those for a book. And with information available on the internet, book circulation has dramatically decreased. Sources for research papers may exist entirely in cyberspace or on digital media without requiring reference to any print resources. With these changes the number of computer station in the library continues to increase. And with the advent of wireless internet, access to research data bases no longer needs to be limited to the library leading to the concept of the “virtual library”.

With the number and rapidity of these changes, the uses and space requirements for today’s library are continually changing. At Purchase College the recent renovations have successfully provided additional computer stations for research. There are other opportunities for development of the library as a model of today’s academic endeavors.

Space Needs

Based on the college’s collection size, student population, and trends in library services and facilities the recommended nasf is 52,216. This produces a surplus of 40,786 nasf for its existing allocation. The breakdown of space needs is:

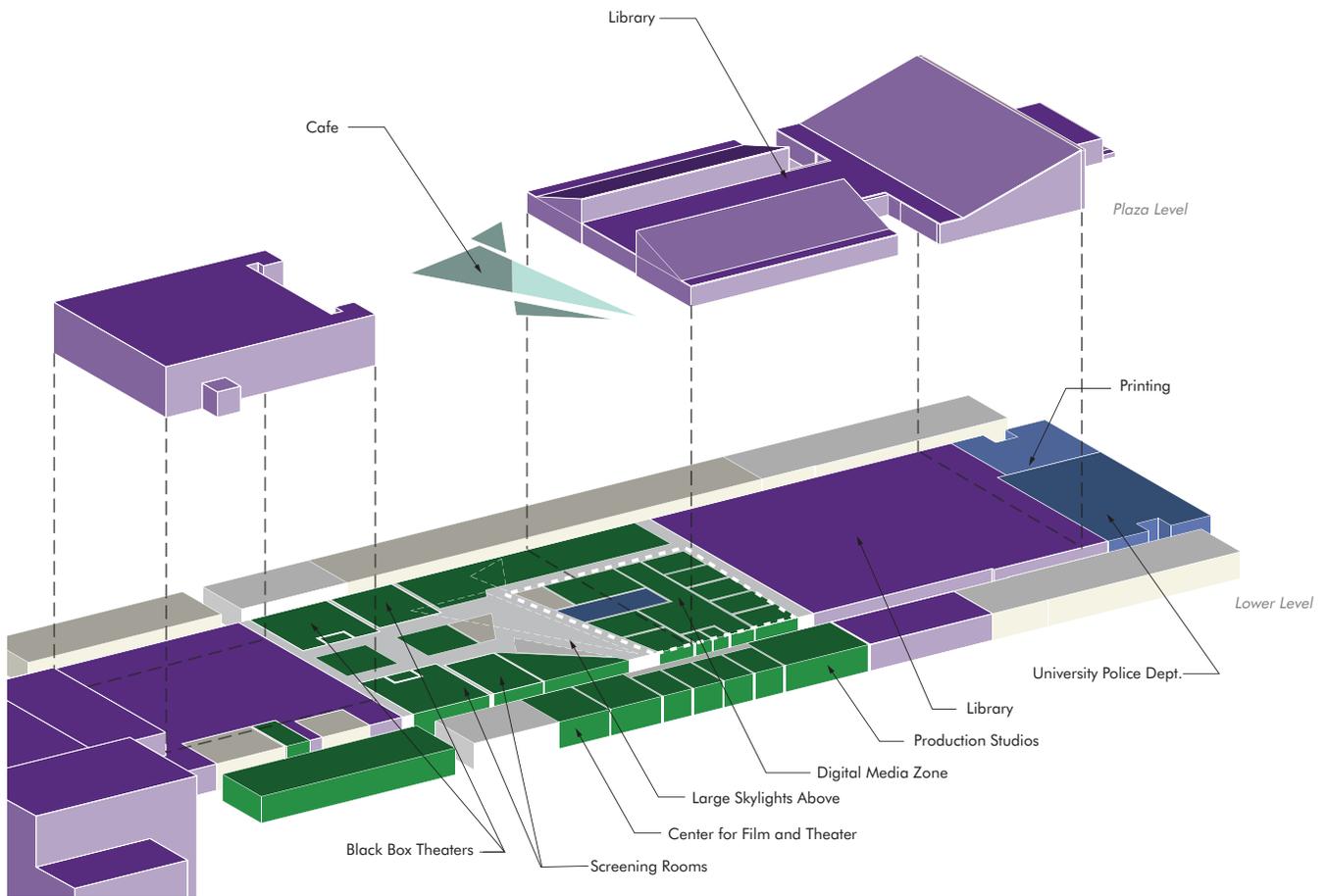
- Collection
- Seating
- Support

Recommendations

It is the recommendation of this study that the library renovate its lower level to use effectively the vacated CTS space and other underutilized space. From the reorganization a digital media zone is created which includes administrative space for TLTC, video editing, CAD labs, smart classrooms and dispensing of video and film equipment. Students in the adjacent Center for Film and Theater as well as other students in the college will utilize these spaces. The zone serves as an interface between the library and the Center and is located between the two. It is also the recommendation of this study that 8,000 nasf of library space be reassigned to the University Police Department in the lower level of the library on the eastern most end.

Conservatory of Theater Arts & Film

- New TAF
- Amenities
- Existing Administration
- New Administration
- Library / PAC
- Assembly / Exhibit
- Central Receiving & Storage



Administration

Overall the projected space needs for the College’s administrative departments show a surplus of 3,117 nasf. This is based on an existing allocation of 62,549 nasf and a 2017 need of 59,340 nasf. The surplus indicated is not significant, approximately 5%, which makes pinpointing excesses difficult and not critical. Based on observation some of the administrative offices on the third floor of the Student Services Building are oversized. Conversely and not surprisingly, there are also some administrative departments e.g. University Police and External Affairs which require additional space. Business Affairs requires a reallocation of its space. These three departments have been examined in detail as follows.

External Affairs

External Affairs coordinates the college’s fund raising efforts among eight groups. In addition to the administrative suite for the vice president, development, sponsored research, and PCF (Purchase College Fund) are best located with the vice president. Corporate Relations, Sponsored Funds, and Public Affairs should be in a single area. Alumni Affairs and Annual Fund operate somewhat autonomously. And finally publications with its space needs for presses should remain separate.

Currently the department is located in three different buildings on campus occupying a total of 4,703 nasf. Based on preliminary analysis the proposed square foot requirements are for 6,384 nasf. Space is needed for additional staff and adequate work space for existing staff.

NAME	SPACE UNITS	STAFF		EXISTING SPACE			PROPOSED PROGRAM			DEPT. NSF
		Existing	Proposed	Building	Room #	SF	Proposed	Unit Area	Units Provided	
External Affairs	VP for External Affairs & Devel	1	1	HUM	2063	252	264	1	Office	264
	Assistant to VP, Admin Asst	2	2	HUM	2064	392	49	2	Worksta	98
Development	Director (Planned & Major Gifts)	1	1	HUM	0060	137	264	1	Office	264
	Director (Communications)	1	1	ADMN	3002/A	158	120	1	Office	120
	Database Coordinator	1	1	HUM	0059	137	120	1	Office	120
	Events Coordinator, Prospect Reseach	2	2	HUM	0062	137	120	2	Office	240
	New position	0	1				120	1	Office	120
Sponsored Research	Director	1	1	HUM	2063B	126	120	1	Office	120
	Associate	1	1	HUM	2063B		228	2	Office	456
	Grant Writer	0	1				120	1	Office	120
PCF	Staff	1	1	HUM	2041	229	144	1	Office	144
	Staff	2	3	HUM	2035,6	324	120	3	Office	360
PCF	File Storage (5 yrs at 2cab/yr)						4.5	10	Stor	150
Office support:	Office supplies						100	1	Stor	100
	Waiting Room/Reception								Wait	250
Corporate Relations	Director (Foundation Relations)	1	1	HUM	0061	137	144	1	Office	144
Alumni Affairs	Director	1	1	HUM	0057	137	144	1	Office	144
Annual Fund	Assoc. Director Annual Giving	1	2	HUM	0058	137	228	2	Office	456
Sponsored Funds	Director, Staff	1	1	ADMIN	1002	300	264	1	Office	264
	Staff	1	1	ADMIN	1002		228	1	Office	228
Public Affairs	Director (Communications)	1	1	ADMN	3008	167	120	1	Office	120
	Assistant	1	1	ADMN	3010	52	49	1	Worksta	49
Conference:	8-10 People						250	1	Conf	250
Publications	Print Shop			LIB	0005	1515	1515	1	shop	1515
Publications	Director	1	1	LIB	0006A	183	144	1	Office	144
	Publications staff, print shop monitor	2	2	LIB	0006B	183	144	1	Office	144
EXISTING TOTALS		23				4,703				
PROPOSED TOTALS			27							6,384

External Affairs Program

This report recommends that External Affairs relocate to the plaza level of the Humanities Building. The group which has the greatest level of interaction with the public is located here. The remainder of the department is located directly below on the lower level of Humanities. The Alumni Affairs and Annual Giving staff is to move into the old mansion, the Administration Building, on the Heritage site.

University Police Department, UPD

The University police department currently is located in the lower level of the Humanities Building and occupies 2,498 nsf. Its space is cramped, and many spaces necessary for the campus police force in today's world are absent e.g. holding cells, interview rooms, properly sized dispatch rooms. Based on interviews with UPD there is a need for 5,219 nsf of space. This more than doubles their existing area. The optimal location for UPD has also been studied. Based on an evaluation conducted by security experts, the most vulnerable area on campus is the central plant located at the lower level of the plaza, east of Lincoln Avenue. The recommendation of this study is to relocate the UPD at the lower level of the plaza, in the east end of the existing library across from central plant for maximum security.

UPD Program

NAME	SPACE UNITS	STAFF		EXISTING SPACE			PROPOSED PROGRAM			DEPT. NSF
		Existing	Proposed	Building	Room #	SF	Proposed	Units Provided	Space Type	
STAFF										
Chief of Police		0	1				180	1	Office	180
Deputy Chief		1	1				180	1	Office	180
Asst Chief		0	1				180	1	Office	180
Inspector		2	2				120	1	Office	120
Investigator		2	2				120	1	Office	120
Deputy Chief office		1	1				240	1	Office	240
Administration		1	1				96	1	Office	96
Police Officers		20	30				NA	NA	NA	NA
						996				1,116
SUPPORT										
Secured Lobby	Police						150	1		150
Public Lobby	Public						150	1		150
Dispatch	Seats 2 dispatchers & equip						300	1		300
Booking Room							150	1		150
Interview Room	2 Adult, 1 Juvenile						120	3		360
Holding Room	Male, Female						80	2		160
	Juvenile						160	1		160
Detainee Toilet							48	1		48
Weapons Storage							100	1		100
Evidence Room							150	1		150
Property Storage							150	1		150
Briefing, Training	35 people @ 15 sf/person						525	1		525
Staff Lounge							200	1		200
Locker & Toilet Room	Male, Female						300	2		600
Sleeping Rooms	Male, Female						300	2		600
Records	Storage						150	1		150
Report Writing	Police						150	1		150
						1,502				4,103
SUBTOTALS						1,502				4,103
EXISTING TOTALS		27				2,498				
PROPOSED TOTALS			39							

NAME	SPACE UNITS	STAFF		EXISTING SPACE			PROPOSED PROGRAM				DEPT. NSF
		Existing	Proposed	Building	Room #	SF	Proposed	Unit Area	Units Provided	Space Type	
CFO	Chief Financial Officer	1	1	ADMN	2010	300	266	1	Office	266	
	CFO Secretary	1	1	ADMN	2011	180	45	1	Service Pt	45	
										311	
Business	Director of Business			ADMN	2013	212	192	1	Office	192	
	Assistant Dir. Of Business			ADMN	2018	206	192	1	Office	192	
	Business staff			ADMN	2014	170					
	Business staff			ADMN	2016	205					
	Business staff			ADMN	2017	215					
	Total Business Staff	6	9	ADMN			70	9	Worksta	630	
	Controller	1	1	ADMN	2015	215	240	1	Office	240	
										1,254	
Purchasing	Accounts Payable	2	5	ADMN	1005	276	63	5	Worksta	315	
	Accounts Payable	2	2	ADMN	1005D	327					
	Clerk	1	1	ADMN	1005A	130	63	1	Worksta	63	
	Inventory	1	1	ADMN	1005C	130	63	1	Worksta	63	
	Purchasing Agent	1	1	ADMN	1003	253	120	1	Office	120	
	Support File Storage (7 yrs at 10 drawer/yr)						4.5	18	--	81	
											642
Human Resources	Director	1	1	HR	1003	85	168	1	Office	168	
	Assistant Director	0.5	1	HR			120	1	Office	120	
	Affirmative Action	0.5	1	HR	2004	180	120	1	Office	120	
	Payroll	2	3	HR	1001	458	380	1	Office	380	
	Personnel (Fringe Benefits)	1	1	HR	1002	153	96	1	Office	96	
	Personnel	1	1	HR	2001	180	45	1	Service Pt	45	
	Personnel	2	3	HR	1004	140	228	2	Office	456	
	Support Secured File Storage						4.5	20	--	90	
Conference: 8-10 People						250	1	--	250		
										1,725	
Shared Support	Conference: 8-10 People						250	1	--	250	
	Staff support: Coffee point						60	2	--	120	
	Office support: Copy point						60	2	--	120	
	Office supplies						100	1	--	100	
											100
EXISTING TOTALS		24				4,015					
PROPOSED TOTALS			33							4,032	

Business Affairs Program

Business Affairs

Business Affairs consists of three departments: human resources, purchasing and business. Currently business and purchasing are located in the west wing of the Administration Building, the former mansion. Human resources is located in a separate building, also a former residence within the Heritage Site. There are structural and code constraints which limit the adaptability of these houses for a business use. Consequently, some spaces are too small and others are too large, or the circulation is awkward. Based on the development of a detailed space program for the department, the total projected space need is approximately equal to the existing condition. However, the program indicates that a redistribution of the space is needed.

The recommendation of this report is to relocate the Business Affairs department in its entirety. Two options are possible for this relocation. In both instances the three groups are in one location which is the vice president's goal. One option is the lower level of the Humanities Building. The spaces there are suitable for offices and all groups are accommodated on this level. Its proximity to the administrators in the Student Services Building is also beneficial. The other possibility is to add a floor to the existing central facilities building. There, the department benefits from the adjacency to the facilities department with whom it works closely.

Health Services

Health services at Purchase College presently include Student Health and Counseling. The health service space needs for the campus indicate a deficit of 1,797 nasf from a total need in 2017 of 3,685 nasf. It is the vision of the health services administrators that the health services combine into a single entity which emphasizes wellness. The square footage requirements for the counseling and wellness components are 3,660 nasf. They currently occupy 2,144 nasf in the lower level of the Humanities Building.

Plans are in design for changes to the health services on the lower level of Campus Center South. Improvements to circulation, access to the emergency vehicles, pedestrian entrance, and the types and sizes of spaces appropriate for the campus are the major initiatives. In addition to these changes, it is the recommendation of this study to renovate levels two and three of Campus Center South into offices for counseling and spaces for meditation, group discussion and therapy. These two levels have been vacant since the Student Service Building was completed. With these changes Campus Center South becomes a campus wellness center on all four levels including the existing plaza level health food cafe. The plaza level multipurpose room it appropriately sized for yoga classes. With its windows unto the arcade it is an opportunity to increase the visibility of the wellness center on the campus.

Health Services Program

NAME	SPACE UNITS	STAFF		EXISTING SPACE			PROPOSED PROGRAM			DEPT. NSF
		Existing	Proposed	Building	Room #	SF	Proposed	Units Provided	Space Type	
Counseling	Counselors and physician	13	13	HUM	0013	141	120	13	Office	1,560
				HUM	0006	136				
				HUM	0012	136				
				HUM	0002					
				HUM	0003	141				
				HUM	0015	173				
				HUM	0004	136				
				HUM	0002	151				
				HUM	0001					
				HUM	0007	155				
				HUM	0005	138				
				HUM	0009	155				
				HUM	0001	129				
Wellness Center		2	4	CCS	0012	128	120	4	Office	480
				CCS	0013	129				
Special Services		1	1	HUM	0008	136	120	1	Office	120
Supported Ed.		1	1	SSB	222	160	120	1	Office	120
Counseling	Group Therapy						180	1	Lounge	180
	Waiting Area						150	1	Wait	150
Women's Center	Lounge/Resource Ctr						300	1	Lounge	300
Wellness	Lounge/Living room						300	1	Lounge	300
Wellness	Meditation/Yoga						450	1	Activity	450
EXISTING TOTALS		17					2,144			
PROPOSED TOTALS			19							3,660

Central Services

Central Services is located in the lower level of the central plaza, below the book store and post office. The existing space is used for campus receiving and temporary storage of items which are subsequently delivered to other buildings. Based on the space program there is a sizable surplus of space, 15,007 nasf, for this function on campus. Interviews with administrators also noted the underutilized space in this area.

It is the recommendation of this study that the lower level of the central plaza be renovated for academic space. A portion of central services remains on the lower level, but relocated to the north side of the inner tunnel. Functions to remain include package receiving, student post office boxes, and a greatly reduced temporary storage area for deliveries. Additional space in each building is reserved for storage to compensate for this change.

Student Activities

The space needs for student activity space indicates another significant surplus for a total pf 10,106 nasf in excess of the projected need of 54,264 nasf. A large portion of the existing student activity space, approximately 17,000 nasf is located in the Butler Building. The allocation of the building for student activities happened within the past few years. The building hours are 4 pm to midnight or later on weekends. It is managed by the student government. Various entertainment and informal gathering occurs in its large open spaces.

It is the recommendation of this study to retain the existing allocation of student activity space. An important aspect of the student life at Purchase college is performance, whether in the classroom or during a student's free time. To support this culture this "surplus" is an integral part of the student experience at Purchase College.





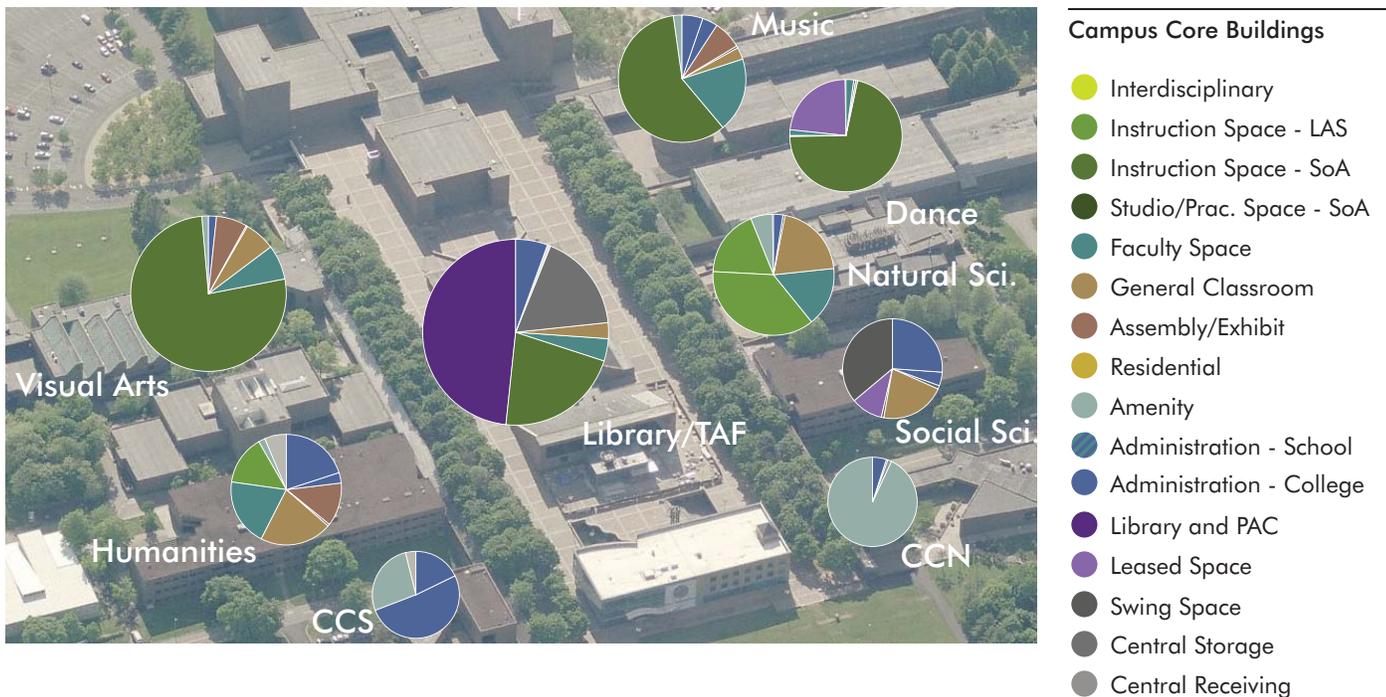
MAJOR MOVES
BY BUILDING

9

Chapter 9 addresses in detail how the recommendations of the previous chapter impact the campus on a building-by-building basis. By working clockwise around and through the plaza and then covering the outlying buildings, each facility is reviewed for:

- Quantitative and qualitative measures
- Building systems in a poor state of repair
- Proposed space allocation mix
- Major moves
- Existing space usage as identified in the Purchase College PSI
- Proposed space usage

A multitude of projects have evolved from the Space Utilization Study, covering everything from space utilization and building alignment to housing options and a basic framework for a master plan. Many of these are small moves that fine tune and optimize certain buildings, but others are dramatic and impact the look and feel of the campus well beyond the time frame of 2017.

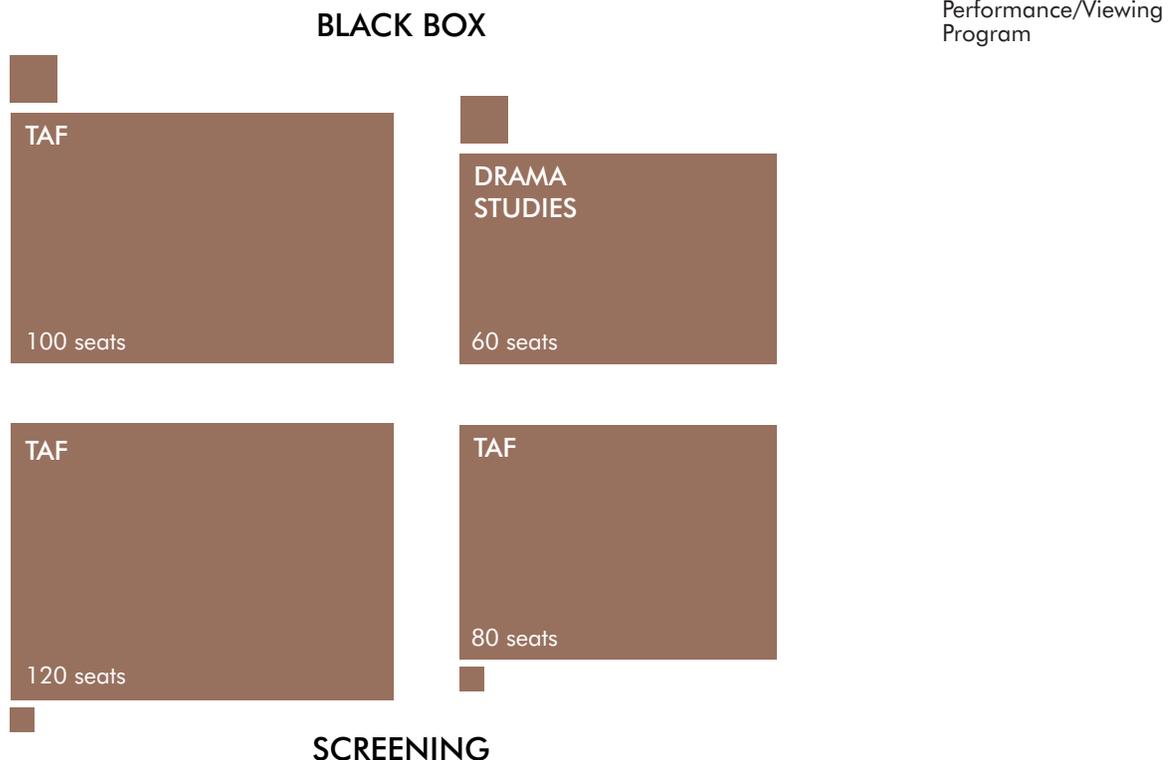


This study recommends two major capital projects. They are the Center for Technology Enhanced Film and Theater and the Center for Community Learning and Performance. When combined as proposed in this study, they provide a place for instruction and performance for the Theater Arts & Film Conservatory, the Dramatic Studies, and the Cinema Studies programs within the School of Humanities. In this report this facility is also referred to as the Center for Film and Theater. There are also unlimited opportunities for other programs to benefit from these technology enhanced spaces. These two capital projects promise to be a physical realization of the college’s curricula initiatives of interdisciplinary studies and its institutional goals of student and faculty collaboration.

Program

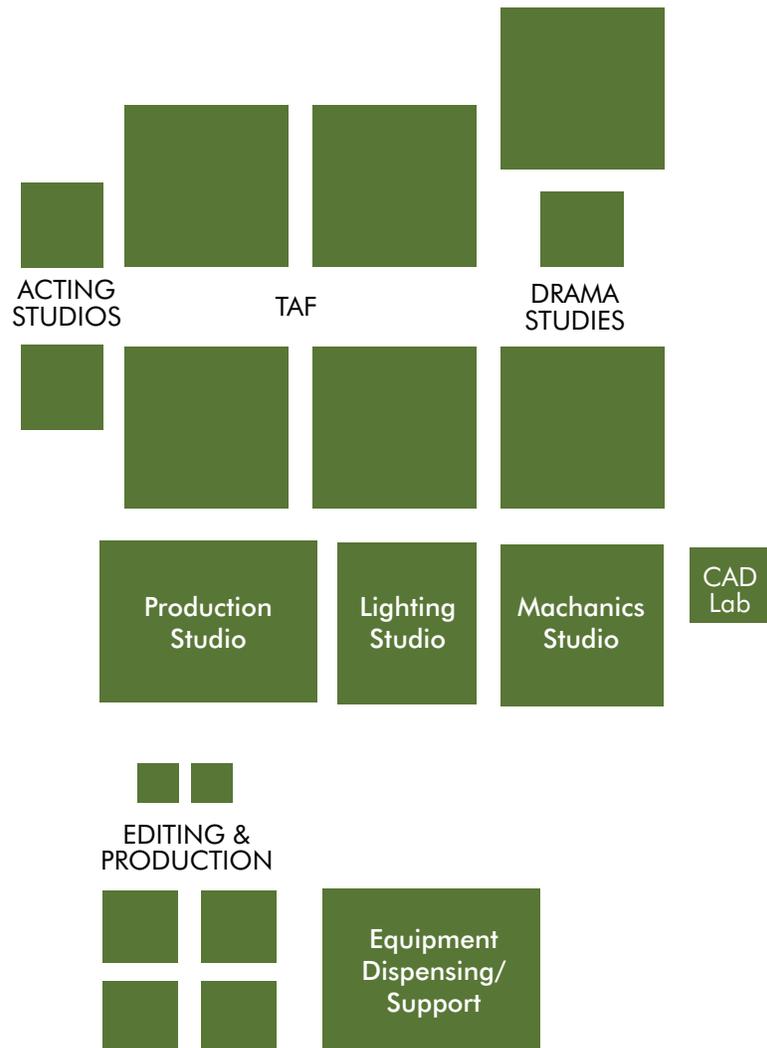
The program spaces are culled from the acting and film components of the TAF Conservatory and the specialized space needs allocated to the Drama Studies and Cinema Studies programs within the School of Humanities. The sizes and numbers of these spaces reflect the needs of the individual programs. However, with this rich and varied array of spaces it is the intent that resources are shared enabling each group more opportunities for learning than if programs remain separated.

The program spaces are divided into three main categories. Performance and film viewing spaces include two black boxes and two viewing rooms. Seating capacities range from 60-120 seats, small and appropriate for learning.



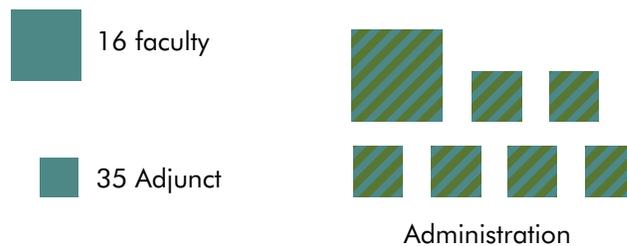
Skills spaces include acting studios, group and specialized editing studios, and production studio. To support these functions there are adjacent equipment dispensing and storage spaces.

Skills Program



The third category includes administrative and faculty office and support space.

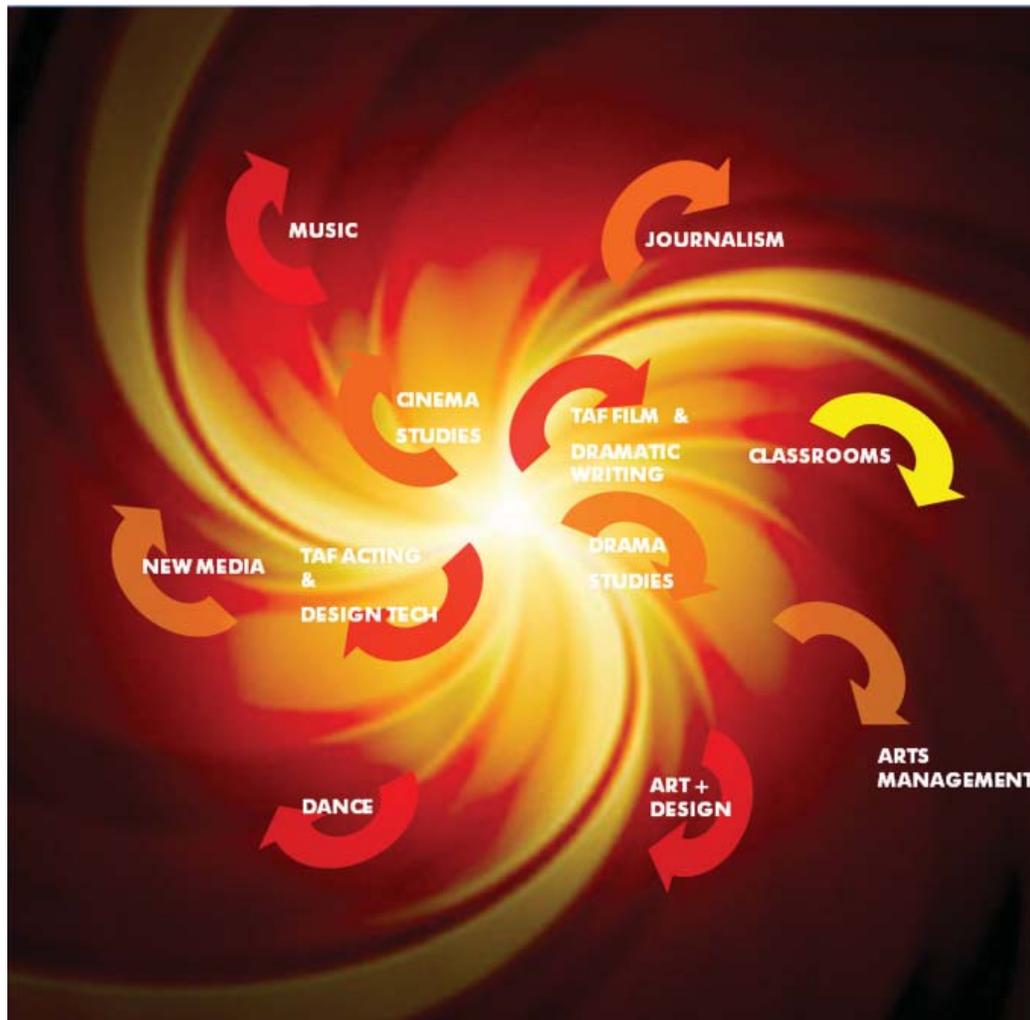
Support Program



During the day it is envisioned that the centers for instruction and performance operate together to provide the optimal educational environment for acting and film at Purchase College. In the evening and on weekends the performance spaces become a complex with the four performance and viewing spaces available for events. There is the opportunity for film festivals, student performances of all descriptions, dramatic readings, poetry slams open to the community. It is a venue which complements the PAC facilities which are significantly larger than the ones proposed here. It is also an opportunity for students in the Arts Management program to manage these events.

Department Users

The primary users of the Centers are the film and acting departments of the TAF Conservatory and the Drama Studies and Cinema Studies programs. Several spaces for TAF's design technology departments have also located here. However, it is anticipated that other departments benefit from these spaces e.g. visual arts and new media for multi media exhibits and productions; music and dance for small performances which rely on multimedia production capabilities; journalism for viewing and production. Viewing rooms are suitable for general classrooms and can be on the scheduling grid.

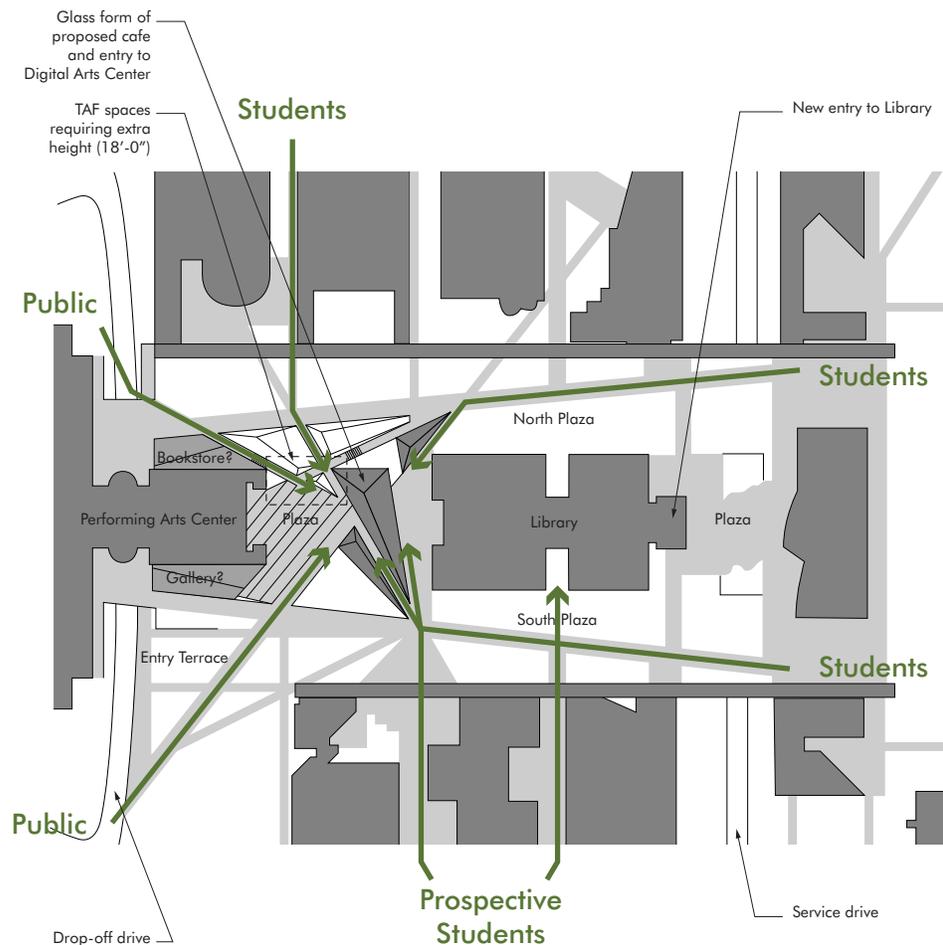


Users of Center for
Film and Theater

Campus Location

The proposed location for this new facility is in the center of the main plaza between the library and the PAC. Currently the one story bookstore and post office occupy the space at the plaza level. Theater X, the college's outdoor performance space, is also in this location. The theater is no longer usable because of the airplane activity at the adjacent White Plains commercial airport. The existing space is typically empty and barren.

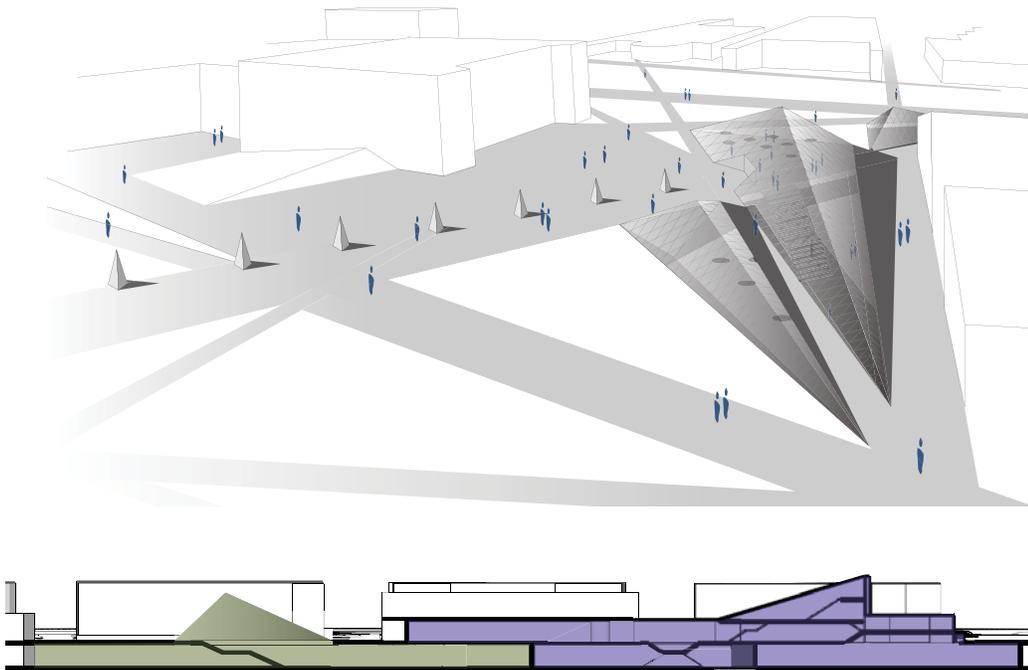
Plaza Plan



Yet its location is at a key campus intersection. It is the first area of the plaza which visitors see when they arrive from the large parking adjacent to the PAC. It is also along the two primary east west pedestrian routes which in the new plaza landscape plan converge at the east facades of the PAC. And finally, it is one of two routes for prospective students coming from Admissions at the Heritage Site. It leads between the museum and Visual Arts building to this striking new facility.

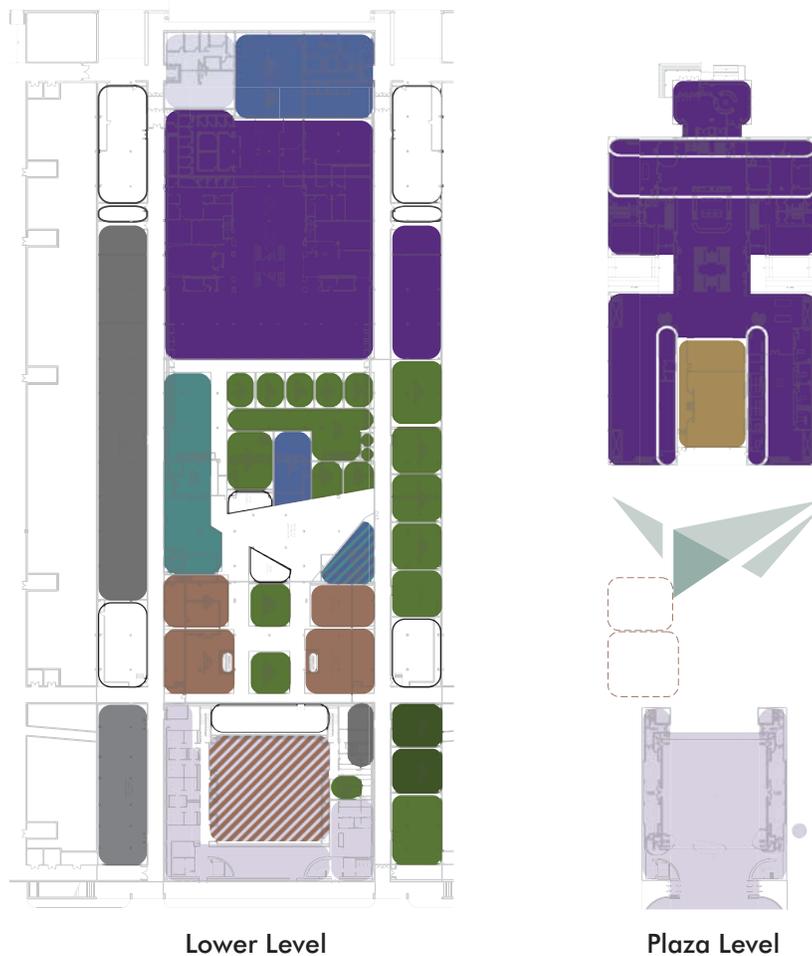
The plaza level form is a strong, simple geometry which sits on the plaza, visible from all directions. It is glazed to bring light into the space below. At night it becomes a beacon signaling the activities within. At the plaza level there is a café for students and campus visitors. From this level stairs lead to the lower level, currently central receiving and storage for the campus. This atrium is intended to be light, multiple levels and dynamic.

Plaza West End:
Perspective View and Section



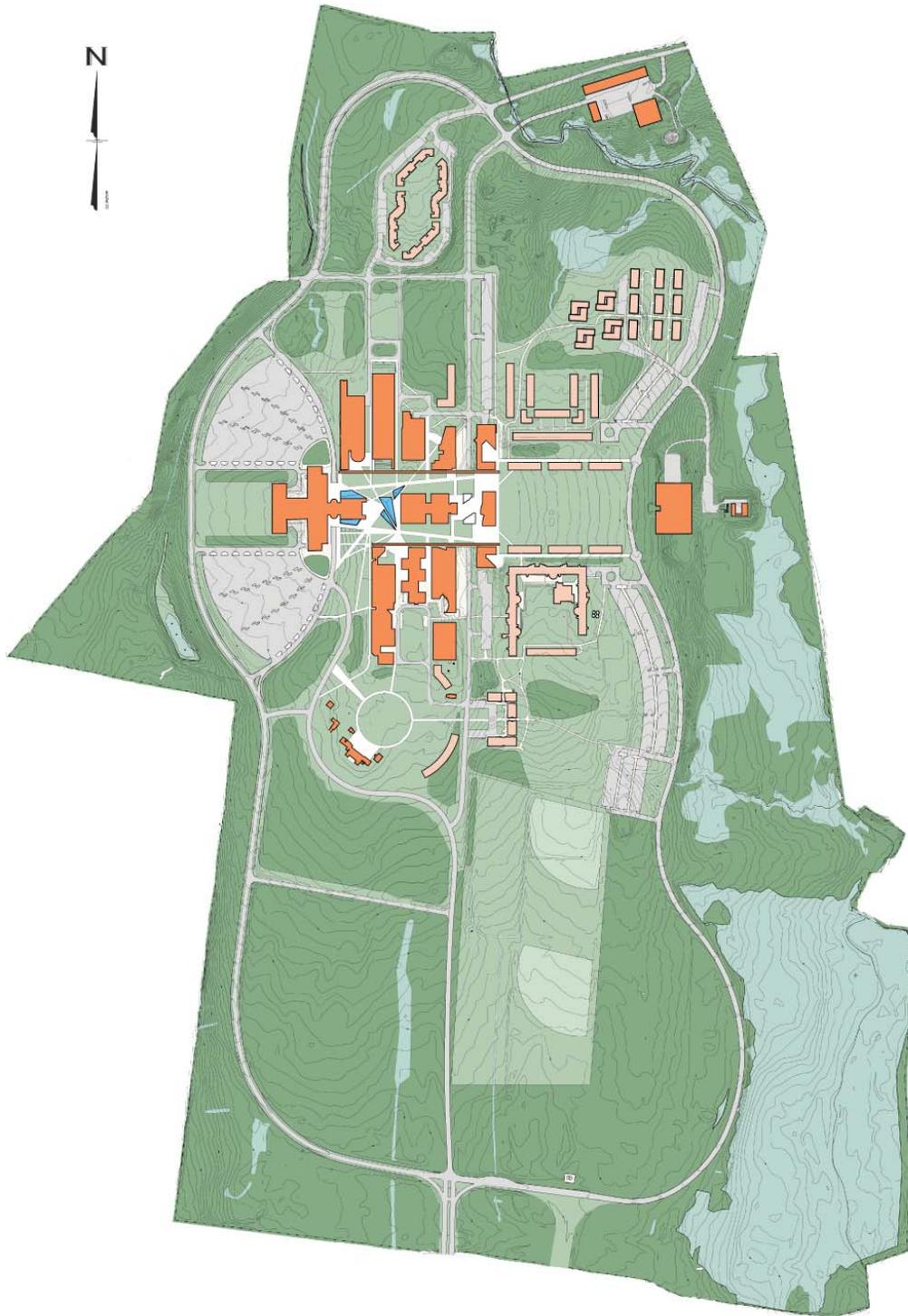
The plan at the lower level contains the program for the TAF film, acting, and some design technology components and those for Dramatic and Cinema Studies. The skills spaces are located in a portion of the existing library and extend into the former central receiving area. These areas are currently underutilized. They comprise the elements of the Campus Center for Technology Enhanced Film and Theater Education. The lobby, lounge and office spaces flooded with natural light from the skylights are located in the middle of this complex. On the west side are the four performance and viewing spaces. They comprise the elements of the Center for Community Learning and Performance. They are strategically located adjacent to the PAC black box to share its dressing room and green room facilities. The black boxes require ceiling height in excess of the existing 13'8". It is anticipated that they will penetrate the existing plaza grade and be visible in forms which reflect the strong geometry of the proposed landscape forms.

Floor Plans



The addition of these two centers, combined at a single location has many advantages both for departments and the campus as a whole. For the theater and film disciplines this is a new facility with appropriate sizes and types for their needs. The location is central to the campus, highly visible with a strong, identifiable form to mark its entrance and establish its image. Its program promotes interdisciplinary collaboration and extends its reach to PAC with an adjacency to their black box. This adds yet another performance space to the future complex. And finally it enlivens the west end of the plaza providing a strong contemporary form for visitors as they enter the campus from the parking.

Campus Plan:
"Second Founding"



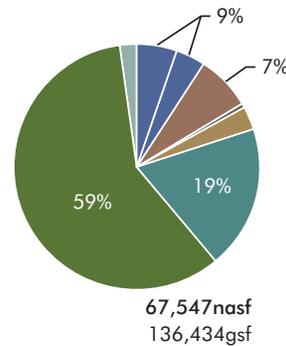
The Music Building is a largely educational building with some assembly space, housing the Conservatory of Music, Conservatory of Theater Arts & Film as well as Continuing Education. It has a program specific design with a long narrow bar suited for practice rooms and offices, but not suitable for classrooms. This is paralleled by a larger and lower section housing large performance and recital halls. The building has a low-rise, opaque and removed presence on the plaza. Also, despite the potential of some of its interior spaces for public performances, finishes are cheap and poorly maintained giving the building a drab and dreary feeling.



Music Building from Northwest

Percent of Building Systems in Poor Condition

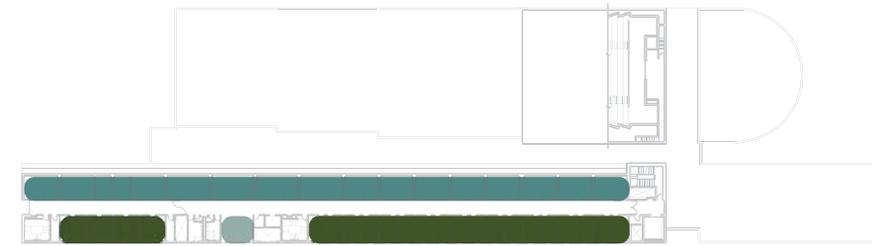
Exterior Walls	100%
Windows / Louvres	75%
Doors / Frames / Hardware	100%
Interior Walls	100%
Ceilings	50%
Built-In Furnishings	50%
Specialty Systems	100%
HVAC Distrib. & Controls	100%
AHU / Controls	75%
Pumps / Motors / Compressors	50%
Plumbing / Fixtures	100%
Electric Distribution	25%
Specialty Electrical Systems	50%



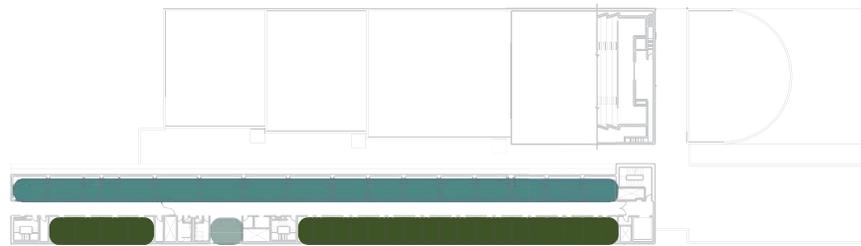
Major Moves

- Theater Arts & Film is displaced from this building and its space reallocated to the Conservatory of Music to satisfy its need for increased lab and practice space.
- Continuing Education remains in the lower level space.

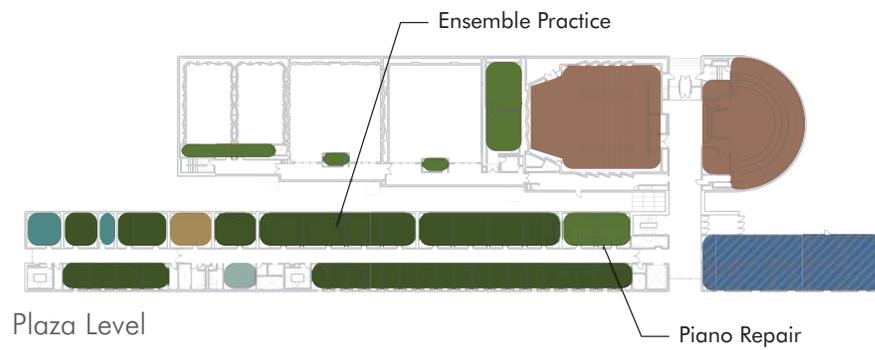
Existing Music Building Uses



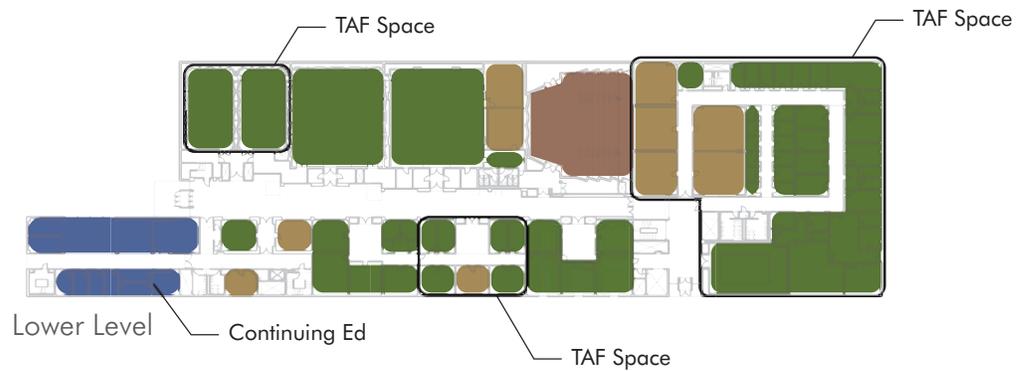
Third Level



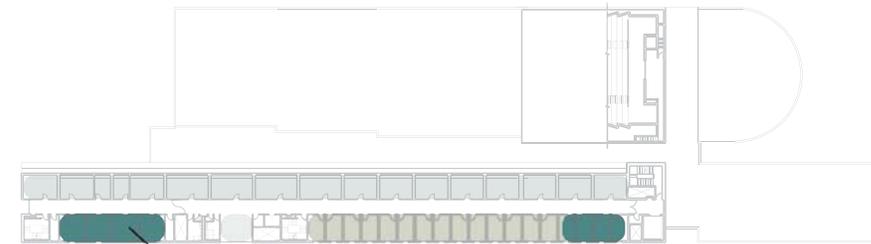
Second Level



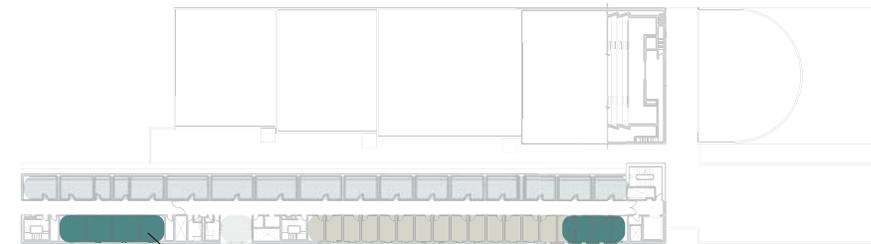
Plaza Level



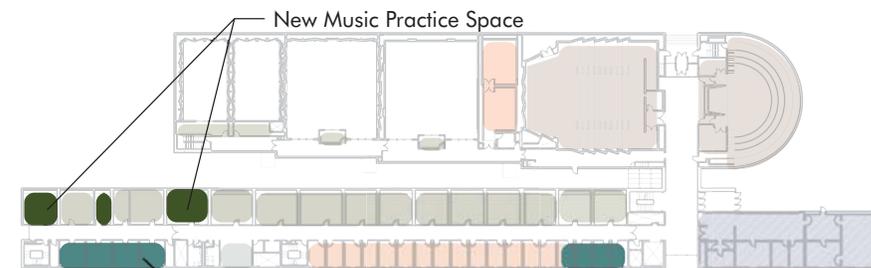
Lower Level



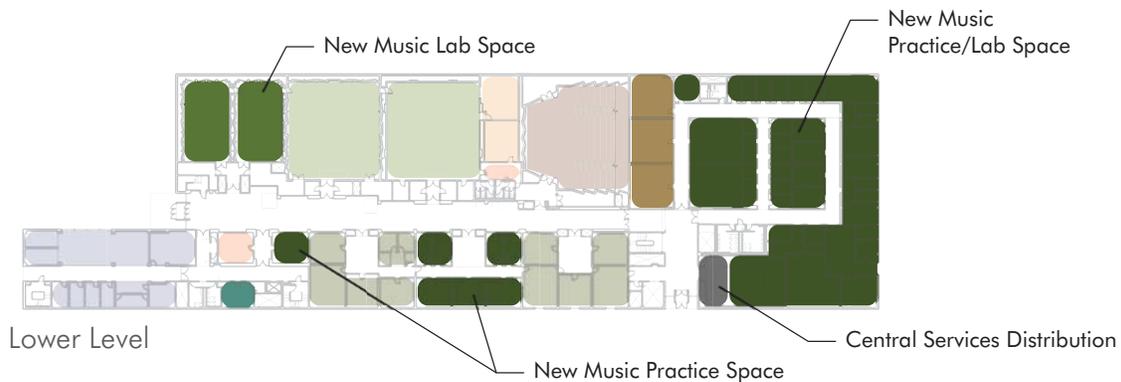
Third Level — New Faculty Offices



Second Level — New Faculty Offices



Plaza Level — New Faculty Offices



Lower Level

Proposed Music Building Uses

- Interdisciplinary
- Instruction Space - LAS
- Instruction Space - SoA
- Studio/Prac. Space - SoA
- Faculty Space
- General Classroom
- Assembly/Exhibit
- Residential
- Amenity
- Administration - School
- Administration - College
- Library and PAC
- Leased Space
- Swing Space
- Central Storage
- Central Receiving

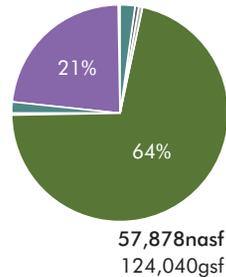
The Dance Building is an almost exclusively educational building, housing the Conservatory of Dance, Conservatory of Theater Arts & Film as well as leased space to Long Island University. It has a program specific design with large clear-span spaces for dance on the plaza level, but a more traditional structure for the lower level. This building is characterized by long skylights that follow its east and west edges and wash the interiors with natural light. This does a lot to detract from the otherwise bland finishes of the building, giving the Dance Building an energy lacking in many of Purchases' other buildings.



Dance Building from Northwest

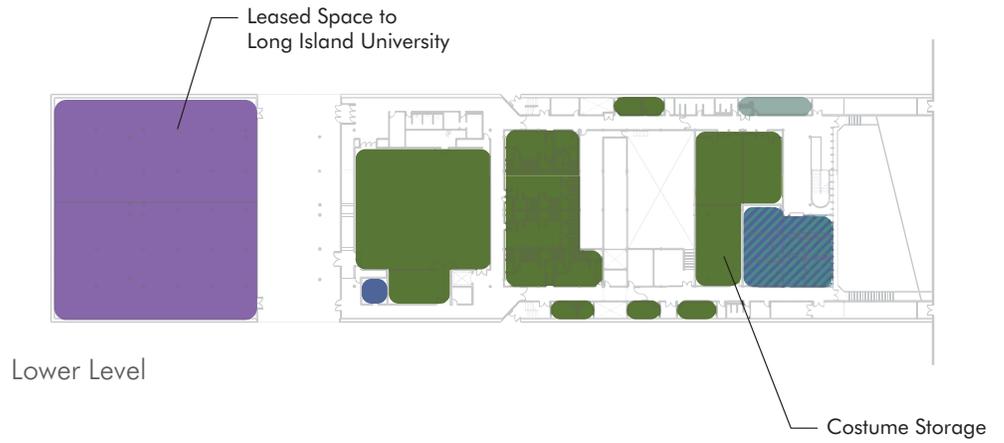
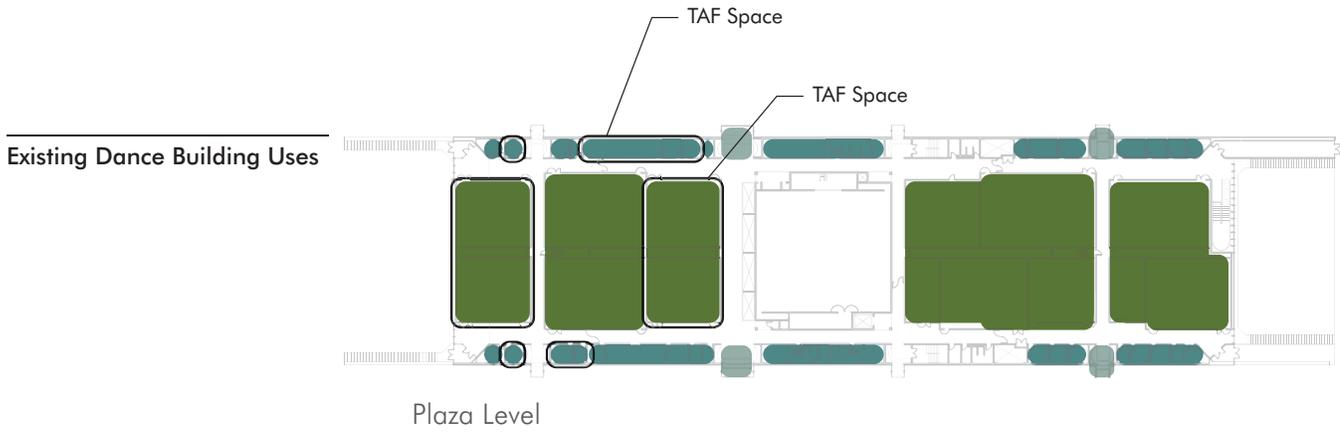
Percent of Building Systems in Poor Condition

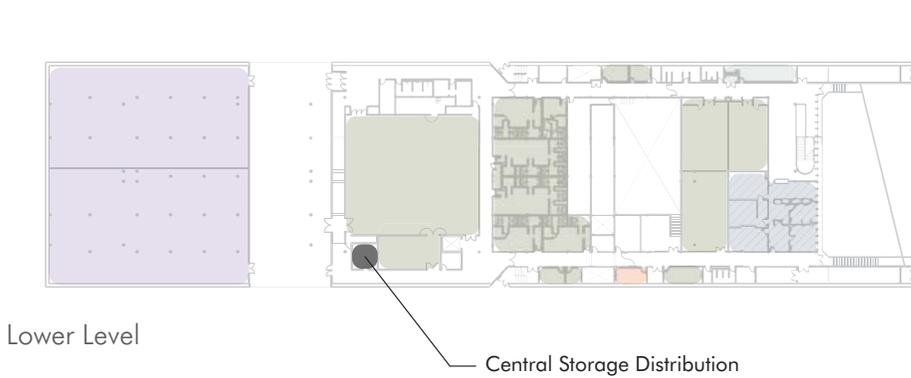
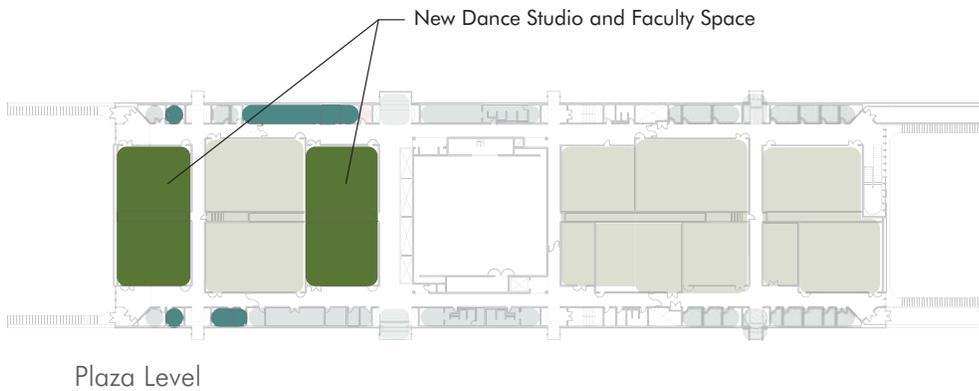
Floors	75%
Ceilings	75%
Built-In Furnishings	50%
Stairs	50%
HVAC Distrib. & Controls	100%
AHU / Controls	75%
Specialty Electrical Systems	50%



Major Moves

- Theater Arts & Film is displaced from this building and its space is reallocated to the Conservatory of Dance to satisfy its need for increased lab space.
- Long Island University remains in the lower level leased space, with Purchase having daytime use of this space.





Proposed Dance Building Uses

- Interdisciplinary
- Instruction Space - LAS
- Instruction Space - SoA
- Studio/Prac. Space - SoA
- Faculty Space
- General Classroom
- Assembly/Exhibit
- Residential
- Amenity
- Administration - School
- Administration - College
- Library and PAC
- Leased Space
- Swing Space
- Central Storage
- Central Receiving

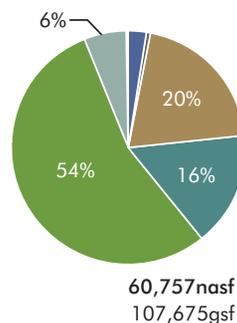
The Natural Sciences Building, designed by Paul Rudolph, is a mixed educational and research facility, housing much of the School of Natural & Social Sciences. It is characterized by lab and research space in its central core, with classroom and office spaces at the perimeter. Over time the clarity of the original program layout has become muddled, resulting in spaces that are often not very conducive to their uses. Shifts in research and the science curriculum have left the building in need of a complete re-stack to bring the facility back in-line with instruction and research needs.



Natural Sciences Building
 from Southeast

Percent of Building Systems in Poor Condition

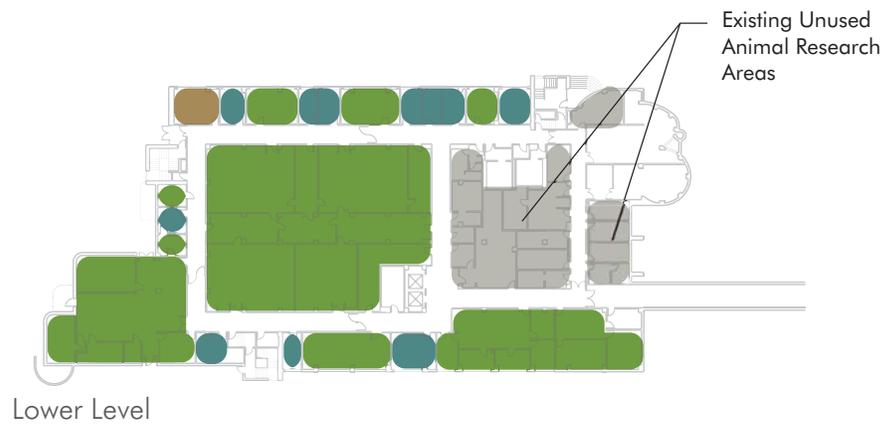
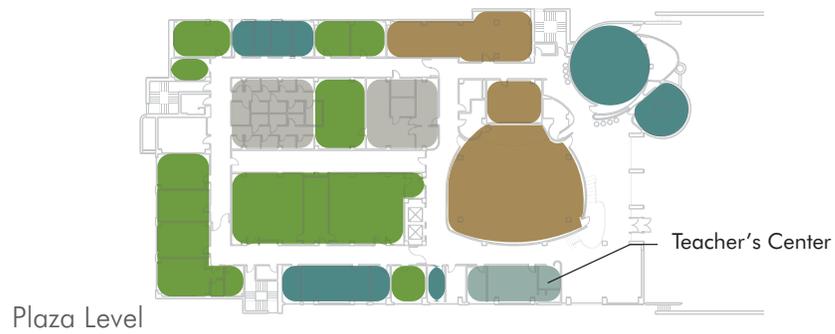
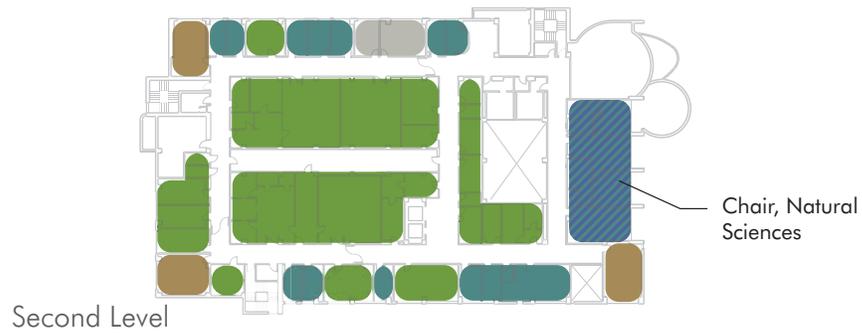
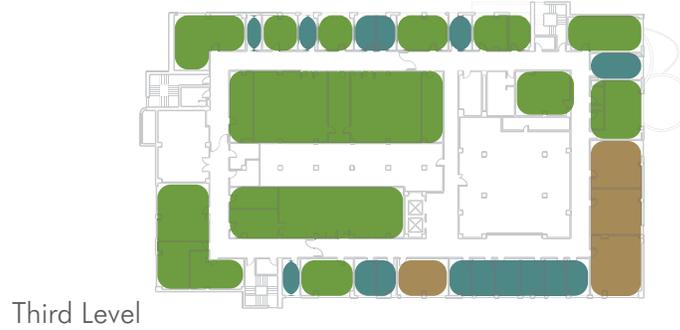
Foundations	100%
Exterior Walls	50%
Interior Walls	100%
Doors / Frames /Hardware	25%
Built-In Furnishings	50%
Elevators / Escalators	100%
Specialty Systems	50%
HVAC Distribution & Controls	100%
AHU / Controls	50%
Boiler / Heat Exchange / Controls	50%
Pumps / Motors / Compressors	50%
Electrical Distribution	25%
Power Wiring	25%
Mechanical Specialty Systems	100%

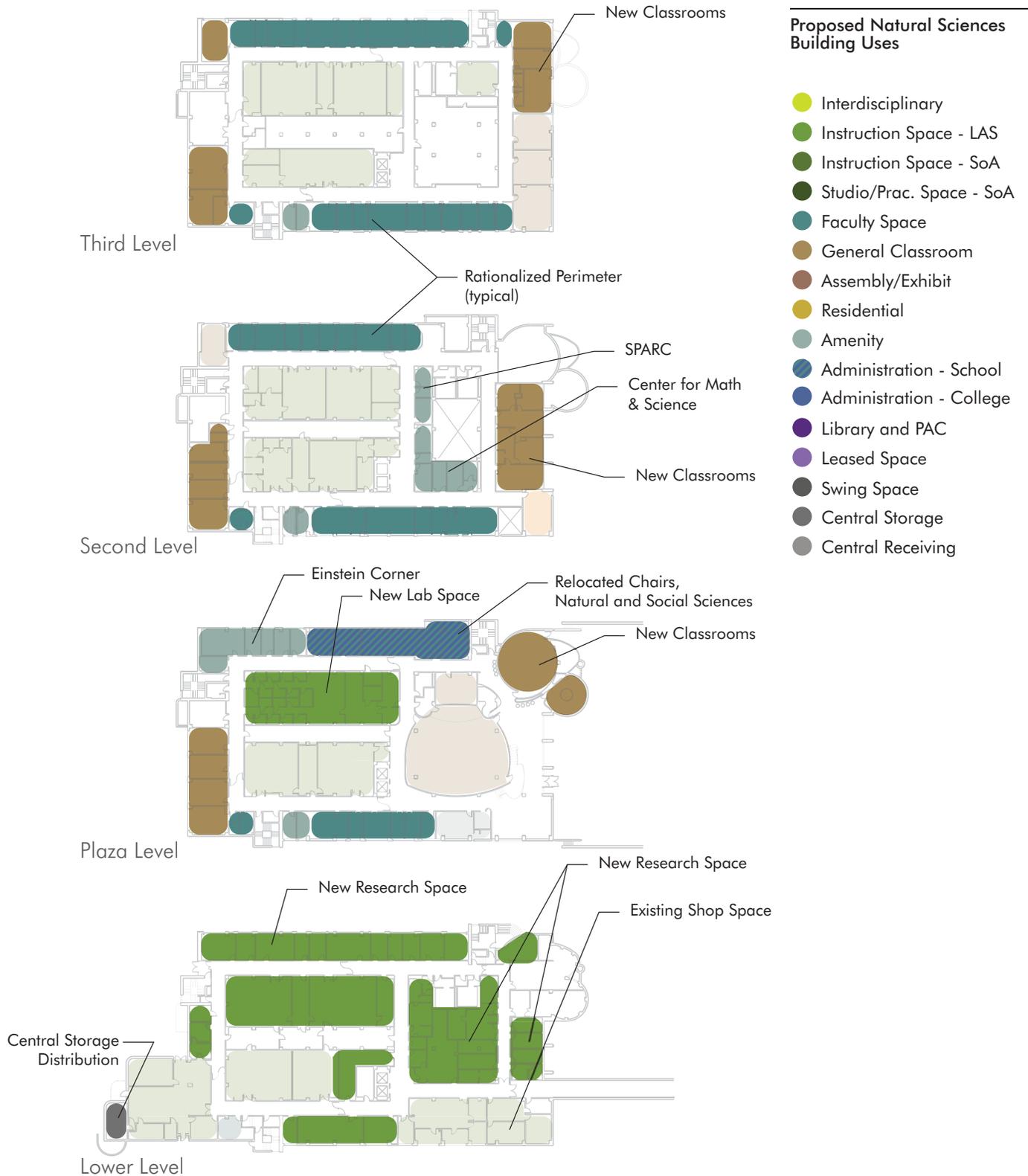


Major Moves

- The School of Natural & Social Sciences is consolidated into this building.
- The building is to be systematically re-stacked and rationalized.

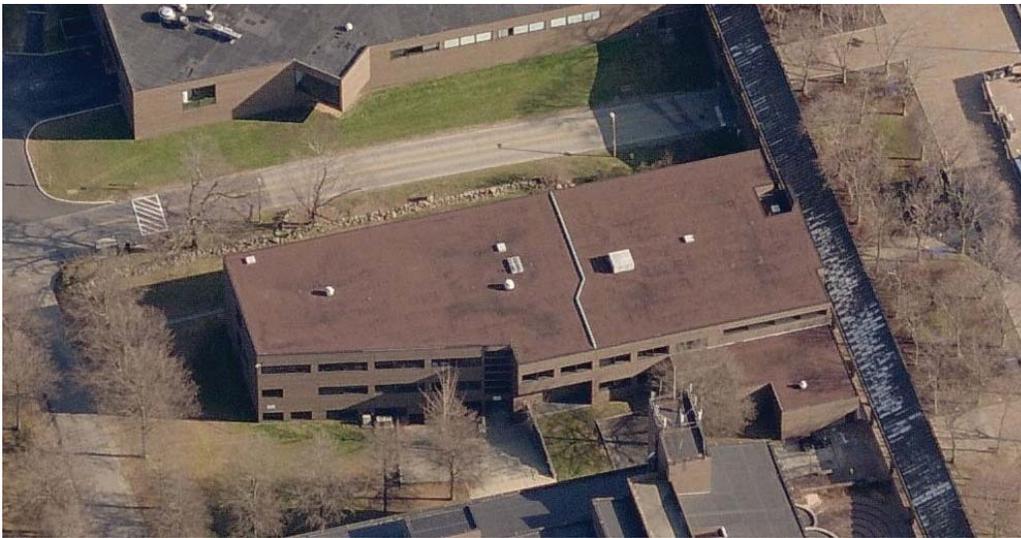
Existing Natural Sciences
Building Uses





The Social Sciences Building, designed by Venturi, Scott Brown, is a highly-mixed educational and administrative support building, housing general classrooms, TAF's Design Tech program, social sciences faculty, campus Technology Services and even space leased to NYU's Stern School of Business. Like many of the other buildings on campus it is characterized by drab exterior and interior finishes. Unlike most buildings on campus, however, the building's layout is not highly program specific, nor is it highly rational. This has led to a jumbled organization that is both flexible and confusing.

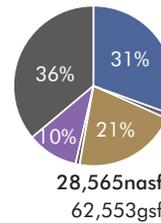
Because it is the smallest educational building on the plaza and many of its current uses are proposed to be relocated, the Social Sciences Building is an excellent location to host a variety of classroom and office swing space as required.



Social Sciences Building from Northwest

Percent of Building Systems in Poor Condition

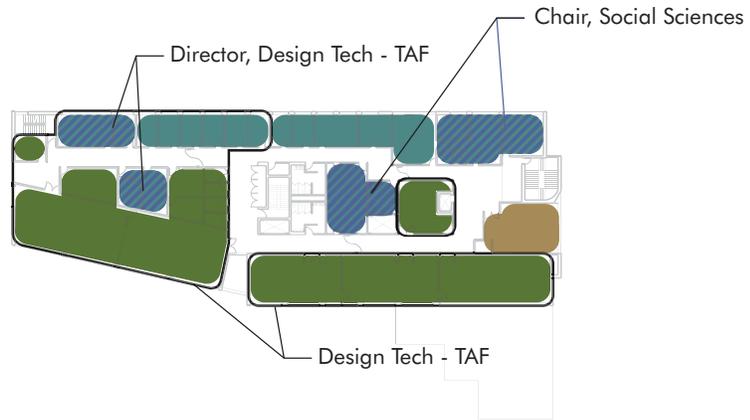
Windows / Louvers	50%
Doors / Frames / Hardware	100%
Roof	100%
Ceilings	75%
Elevators / Escalators	100%
HVAC Distrib. & Controls	100%
AHU / Controls	75%
Boiler / Heat Exchanger / Controls	75%
Pumps / Motors / Compressors	50%



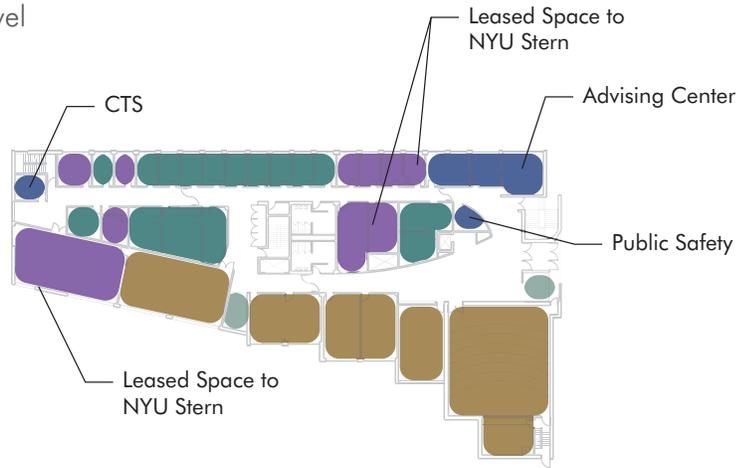
Major Moves

- Theater Arts & Film as well as the School of Natural & Social Sciences are vacated from this building and its space used as swing space.
- General classrooms at the plaza level remain to meet classroom needs for general education courses.

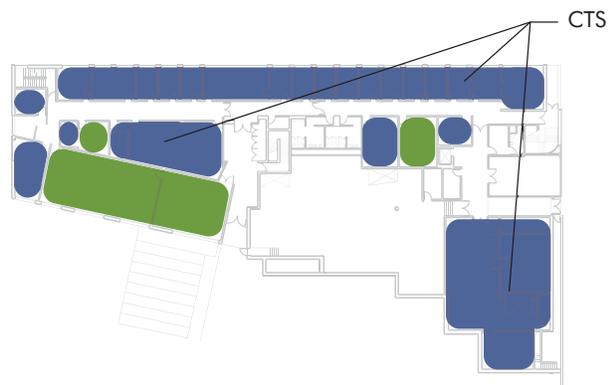
Existing Social Science
Building Uses



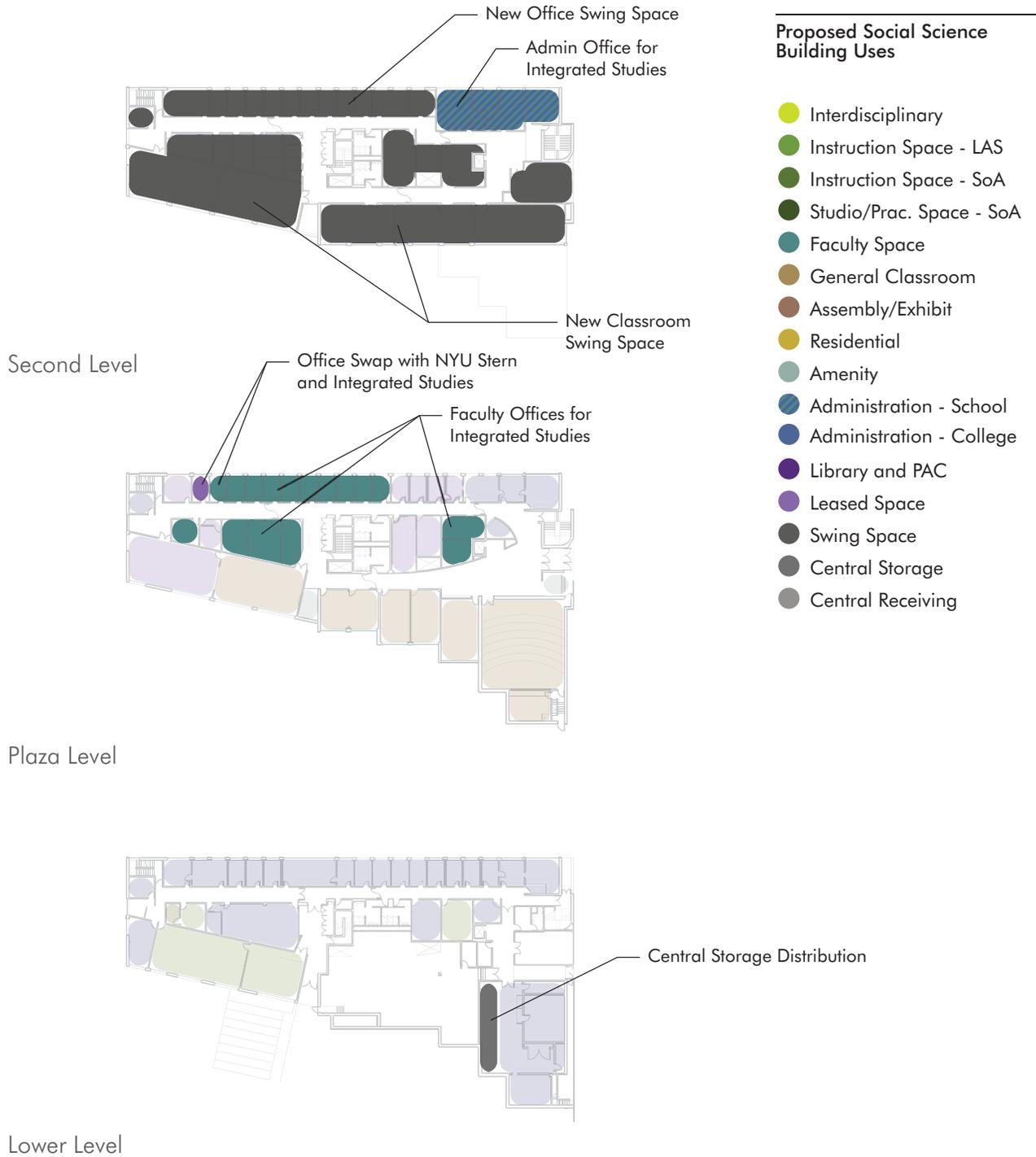
Second Level



Plaza Level



Lower Level



Campus Center North is almost exclusively an amenities building, housing various student organizations, dining services and student support services provided by the administration. There are minor residential facilities located on the third floor of the facility.

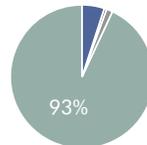
No major moves are proposed for this building as no significant amount of underutilized space was identified. However, at a very fine detail a few offices and conference space could yield a handful of swing space for a few individuals or a very small group. Efforts should also be taken to open up many of the offices to natural light, particularly the lower level.



Campus Center North from Southeast

Percent of Building Systems in Poor Condition

HVAC Specialty Systems	25%
Elevators / Escalators	100%
Pumps / Motors / Compressors	50%



22,910nasf
 47,464gsf

The Student Services Center opened in 2006 and all of its building systems are fully functioning. It is an exclusively administrative building, providing one-stop student services for registration, bursar, etc. The building has been generally well received on campus and it seeks to provide a more active environment at the eastern end of the plaza.

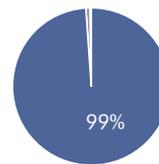
Questions exist regarding the utilization of the building's multipurpose room, but upon examination that space is highly scheduled and did not warrant inclusion in this study. As such, no major moves are proposed for this building as no significant amount of underutilized space was identified.



Student Services Center from Northwest

Percent of Building Systems in Poor Condition

No systems are rated in Poor condition



27,582nasf
48,461gsf

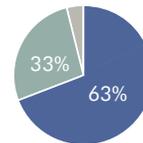
Campus Center South is a mixture of student amenities and student health and wellness services; housing a dining facility, space for student events and the soon to be renovated the student health service. The upper floors have a former commuter lounge and other largely vacant space.



Campus Center South from Southwest

Percent of Building Systems in Poor Condition

Foundations	100%
Exterior Walls	25%
Doors / Frames / Hardware	50%
Roof	100%
Ceilings	25%
Elevators / Escalators	100%
HVAC Distrib. & Controls	25%
AHU / Controls	25%
Pumps / Motors / Compressors	25%

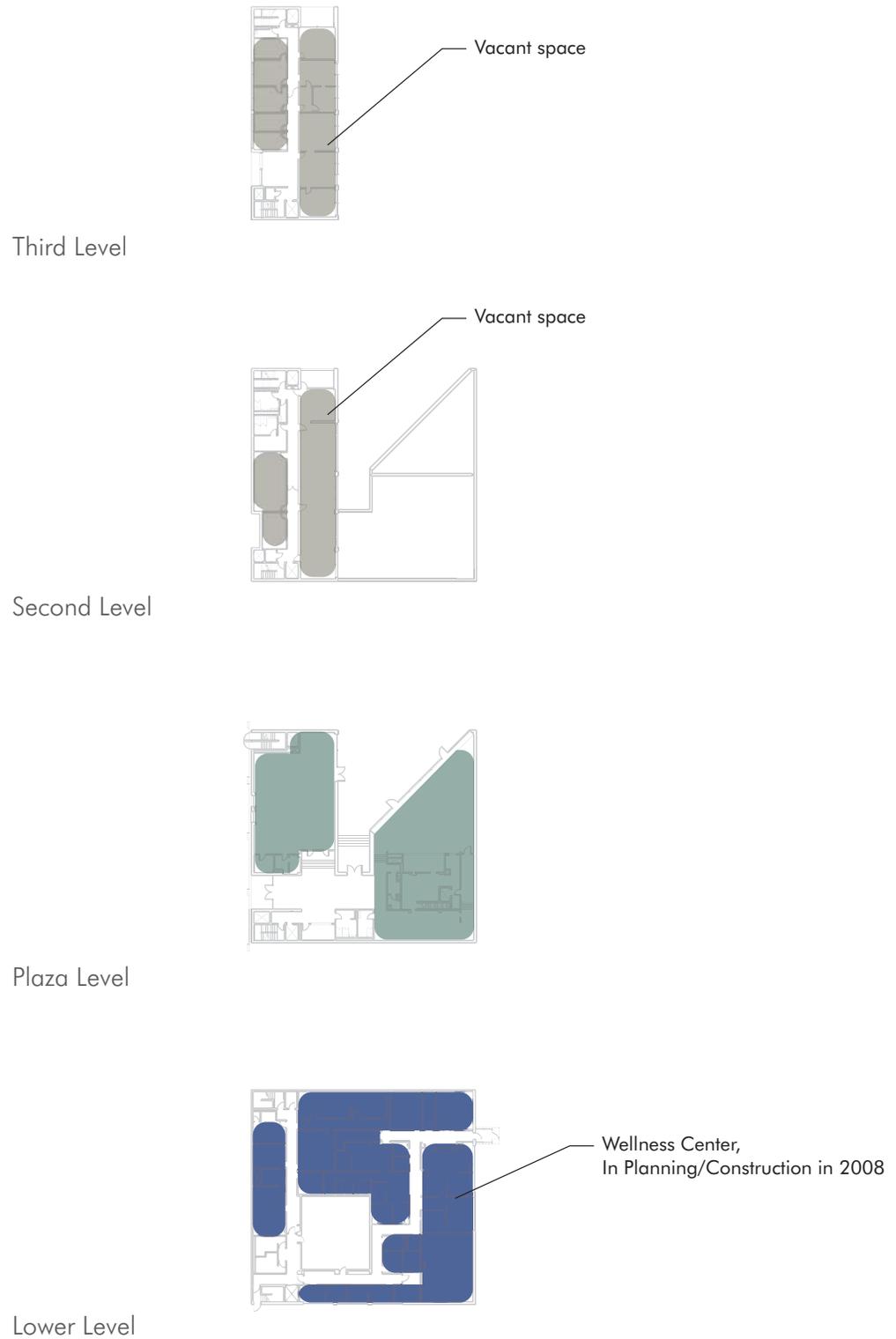


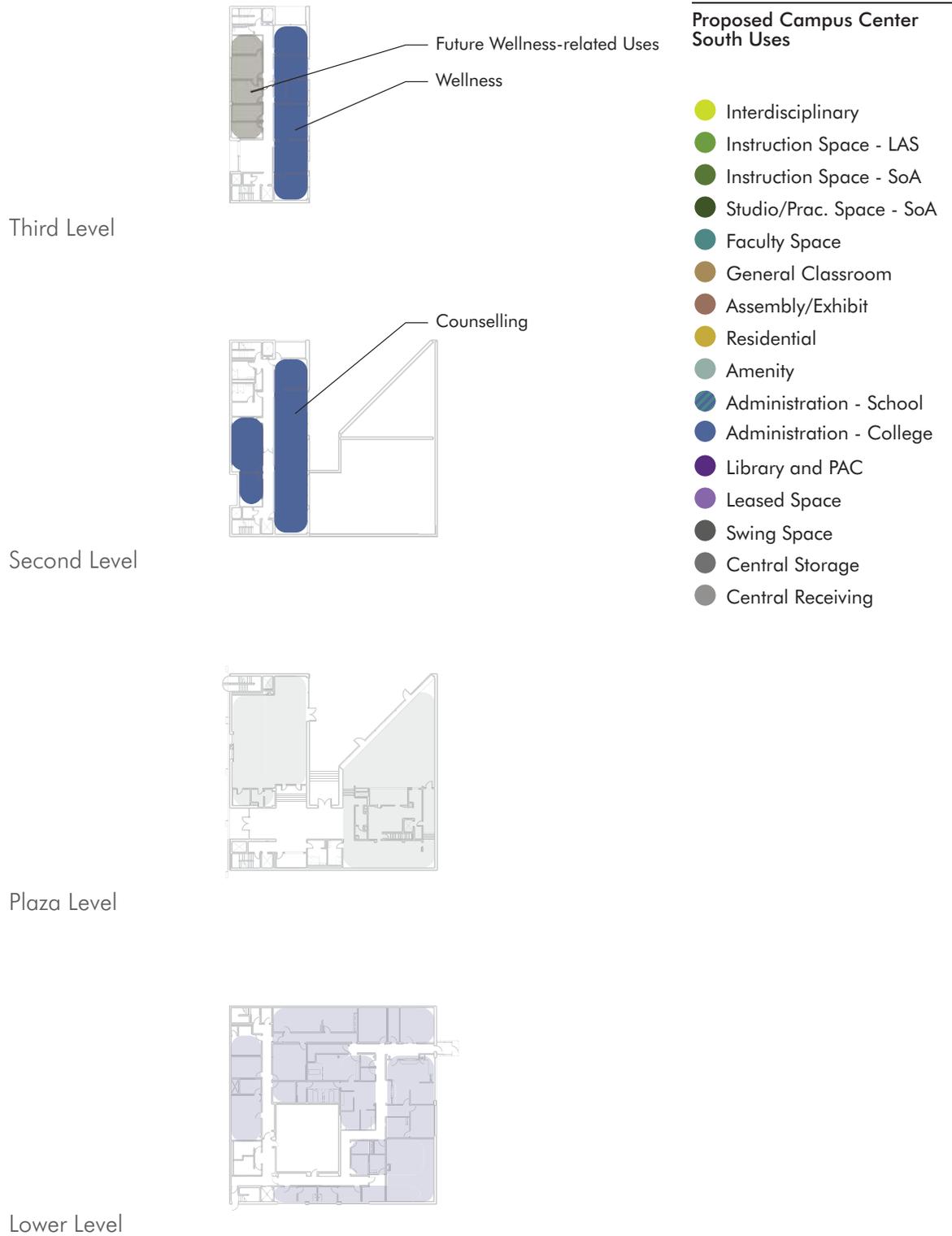
17,882nasf
 31,721gsf

Major Moves

- This building is positioned as the primary health, wellness and counseling center for the campus. Locating counseling on the upper floors reinforces the building’s important role as a center for student life.

Existing Campus Center
South Uses





The Humanities Building, designed by Venturi, Scott Brown, is a highly-mixed educational and administrative support building, housing general classrooms, most of the School of Humanities, External Affairs, UPD, and counseling. Like many of the other buildings on campus it is characterized by drab exterior and interior finishes. Unlike most buildings on campus, however, the building’s layout is not highly program specific, nor is it highly rational. This has led to a jumbled organization that is both flexible and confusing.

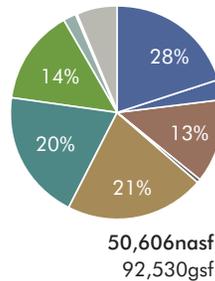
Additionally, some of the humidity problems that have plagued other spaces on campus below the plaza are also present in the lower level of Humanities. In the next few years significant investments in waterproofing the plaza, in a new roof and a renovated second floor create the possibility of also addressing this problem.



Humanities Building from Northwest

Percent of Building Systems in Poor Condition

Doors / Frames / Hardware	50%
Exterior Walls	25%
Roof	100%
Interior Walls	25%
Ceilings	25%
HVAC Distrib. & Controls	75%
AHU / Controls	75%
Boiler / Heat Exchanger /Controls	75%
Pumps / Motors / Compressors	75%
Plumbing Systems / Fixtures	25%



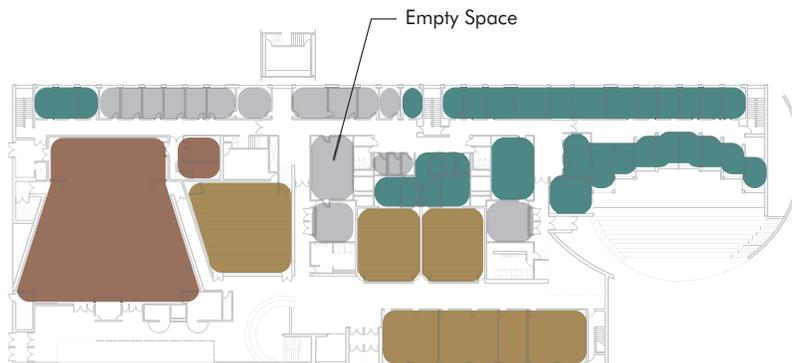
Major Moves

- The University Police Department (UPD) and counseling are vacated from this building, with several administrative groups moved into that space.
- External Affairs is moved from the upper level to the southern end of the building, on two levels.
- A new journalism center for both print and broadcasting is constructed in the former external affairs space on the upper level.

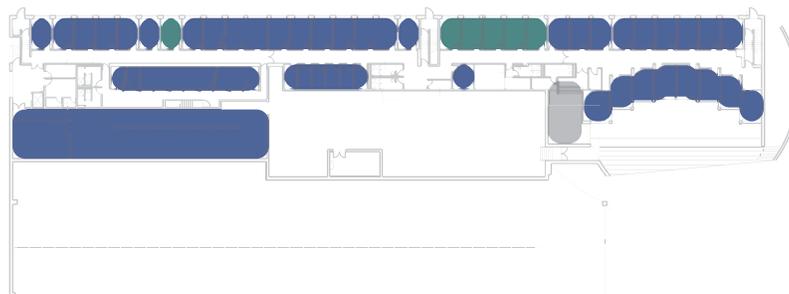
Existing Humanities
Building Uses



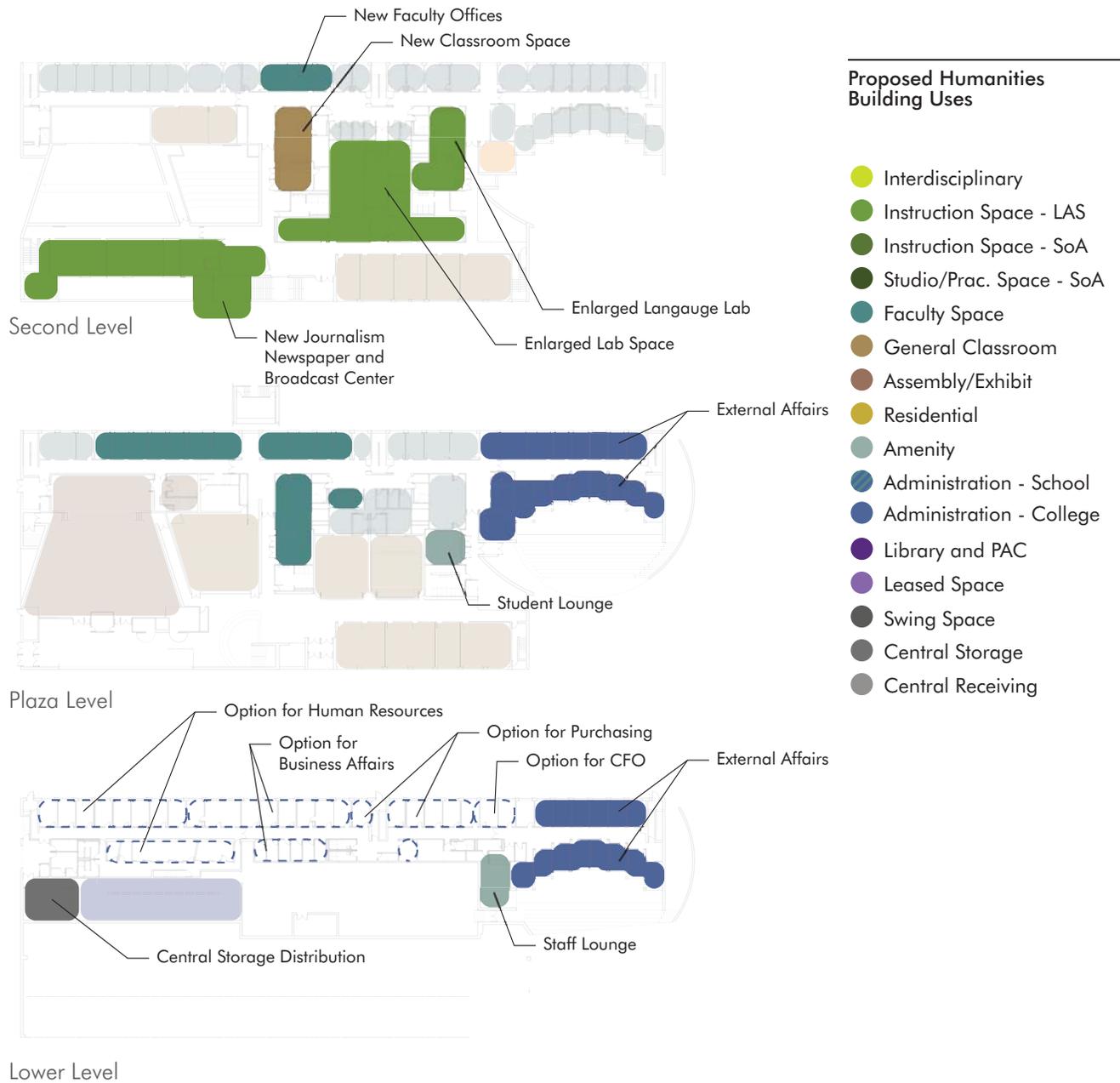
Second Level



Plaza Level



Lower Level



The Visual Arts Building is perhaps one of the most successful buildings on campus, having both a nicely articulated exterior with cascading roofs, a clean parti and several multi-story spaces that allow light deep into the studios and even the lowest level. These elements successfully combat the otherwise drab interior finishes.

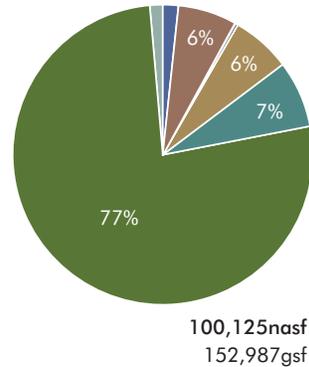
The Visual Arts Building houses the entire School of Art+Design and its gallery spaces; and it the only building only used by one school. The spaces within the Visual Arts building, however, reflect where arts education was 40 years ago and need to be adapted to support digital arts and design.



Visual Arts Building from Northwest

Percent of Building Systems in Poor Condition

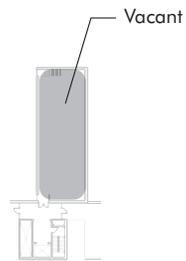
Foundations	100%
Exterior Walls	100%
Building Framing	50%
Windows / Louvers	100%
Roof	100%
Floors	25%
Interior Walls	100%
Ceilings	75%
Doors / Frames / Hardware	50%
Built-In Furnishings	100%
Elevators / Escalators	100%
Interior Specialty Systems	50%
HVAC Distrib. & Controls	100%
AHU / Controls	100%
Boiler / Heat Exchanger /Controls	100%
Pumps / Motors / Compressors	75%
Plumbing Systems / Fixtures	25%



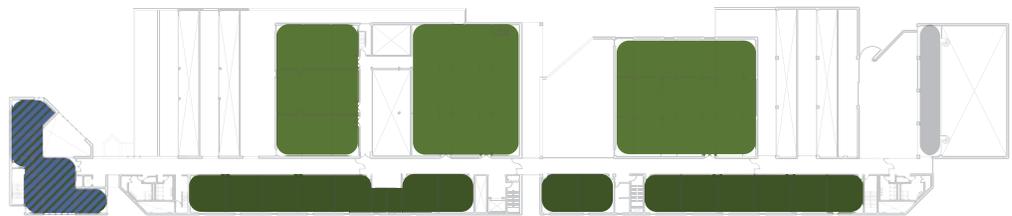
Major Moves

- The photography, sculpture and book bindery programs are significantly reduced, providing for dramatically increased digital programs; new studio space for Theater Arts & Film’s Design Tech program is provided; and studios for the proposed BA in art are also located here.
- The building is restacked and rationalized to also provide greater BFA and MFA student studio space.

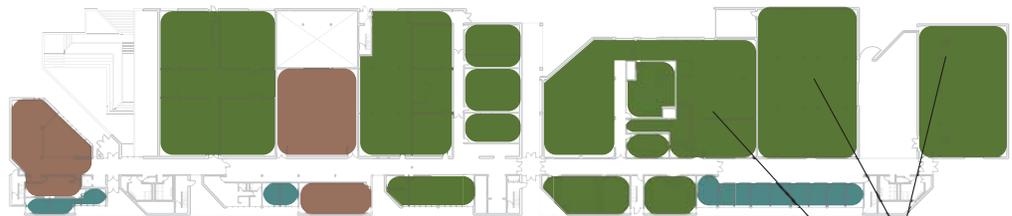
Existing Visual Arts Building
Uses



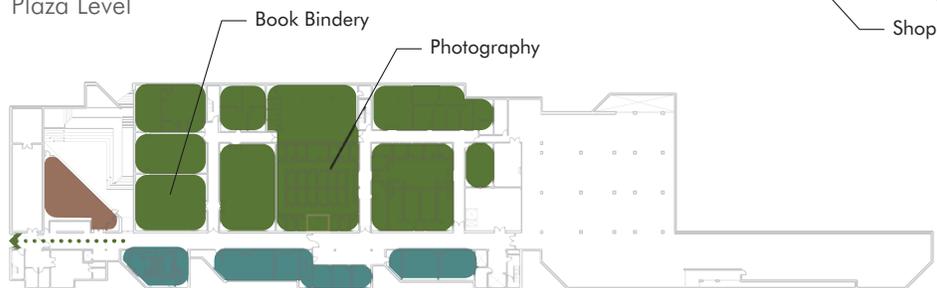
Third Level



Second Level



Plaza Level



Lower Level



The Library Building is a low-rise structure situated in the middle of the plaza, characterized by low slung roofs, clerestory windows and many of the same dull brown bricks walls seen elsewhere on campus. The above ground portion of the building houses a number of activities including the Library, varied offices, and general classrooms. It also sports a shiny and colorful new entry on the eastern end of the building that coordinates with the new Student Services Center.

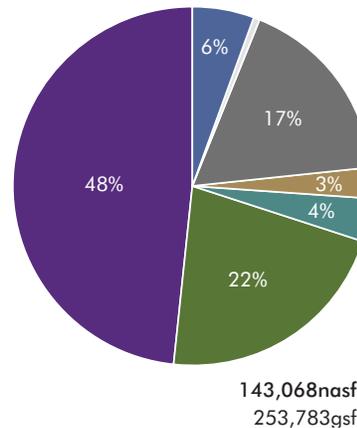
The somewhat humble nature of the above ground structure masks the size of the library's facilities, much of which is located below the plaza and linked through a network of tunnels and support spaces to the rest of the campus core. This below grade area houses a wide array of program beyond the library that includes video production, general classrooms, significant mechanical space, bookstore storage and central receiving and storage. Since 2001 this subterranean world outside of the library has been closed to students. Much of it is also poorly maintained with only utilitarian finishes and plagued by flooding.



Library from Southeast

Percent of Building Systems in Poor Condition

Foundations	100%
Exterior Walls	50%
Windows / Louvers	50%
Doors / Frames / Hardware	25%
Roof	25%
Floors	25%
Interior Walls	50%
Ceilings	75%
Elevators / Escalators	50%
HVAC Distrib. & Controls	75%
AHU / Controls	75%
Boiler / Heat Exchanger /Controls	100%
Pumps / Motors / Compressors	75%
Electrical Specialty Systems	25%



The college is embarking upon an ambitious plan to solve a host of these issues by renovating the plaza's roof membrane to solve the water issue. The library space is also undergoing renovations to reorganize its space in accordance with the new entry. The previous entry on the western end of the building, which faced the bookstore, is being transformed into three computer classrooms which will serve the campus population. With all of this activity it is difficult to understand what the qualitative character of the library will be when things are finished.

Apple Store on Fifth Avenue,
New York City



Major Moves

- The library and attendant programs are repositioned for an increasingly digital learning environment, resulting in space that is less focused on a physical collection and more on collaborative and multi-media learning. The result is a significant reduction in the library's space requirements below the plaza. The pain of this reduction is mitigated by:
 - Removing many of the current attendant functions from the library and placing them in a new Digital Media Zone that would be shared by the library and the new Center for Theater Arts & Film.
 - Redistributing circulation space away from the wasteful current configuration which lavishes open space on access to underutilized attendant areas, and locating circulation space to stack/collection areas.
 - Utilizing high-density compact shelving in order to maximize space.
 - Reallocating central storage space south of the south access tunnel to library storage.

Efforts should also be taken to allow natural light through the connecting stairs in the middle of the library (which link the plaza level to the lower level). This would involve:

- Replacing the small and awkward skylight above these stairs with a larger skylight that has a finer structure to allow in more natural light.
- Installing new stairs with glass treads, railings and perhaps even glass structure.

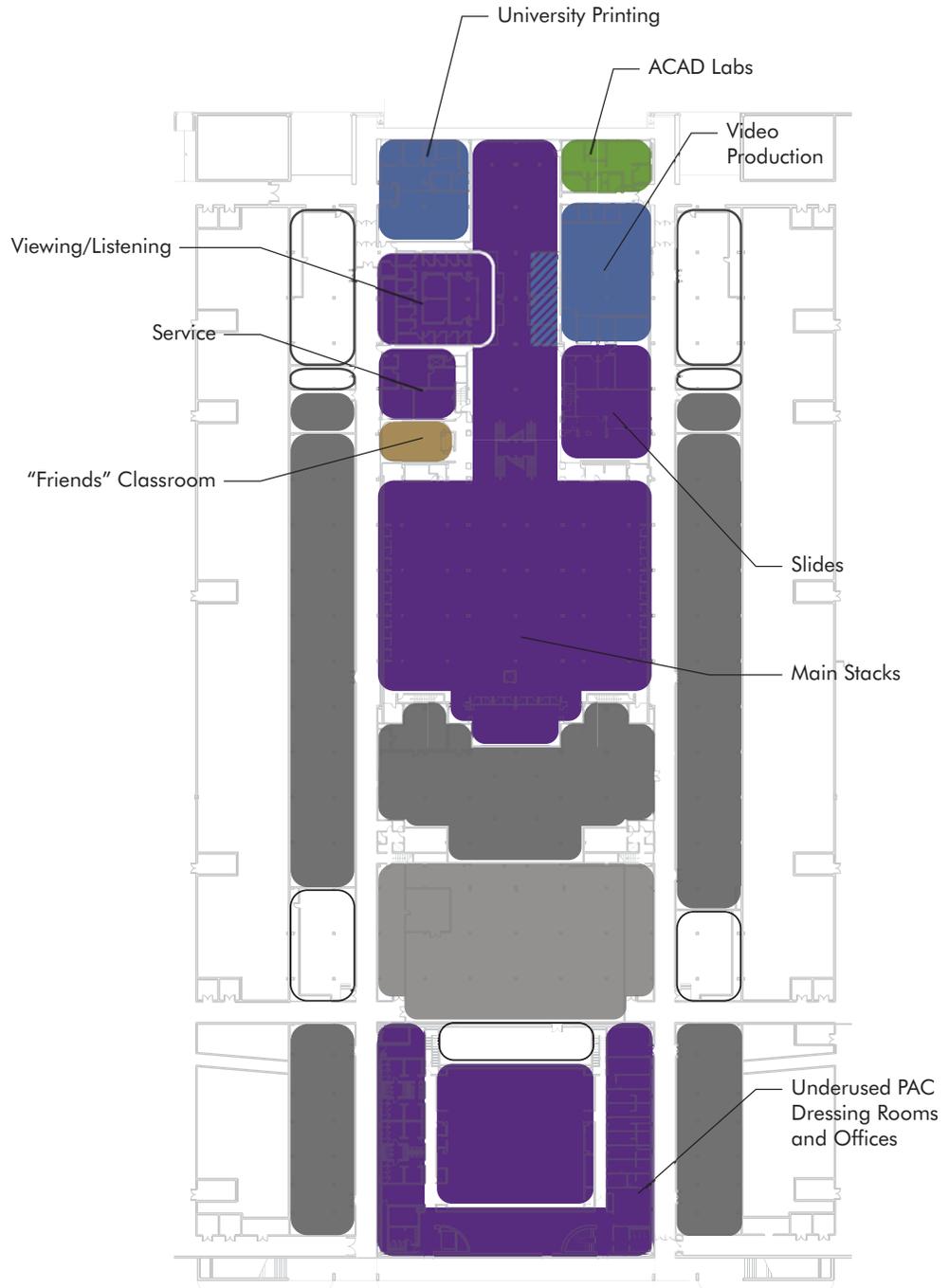


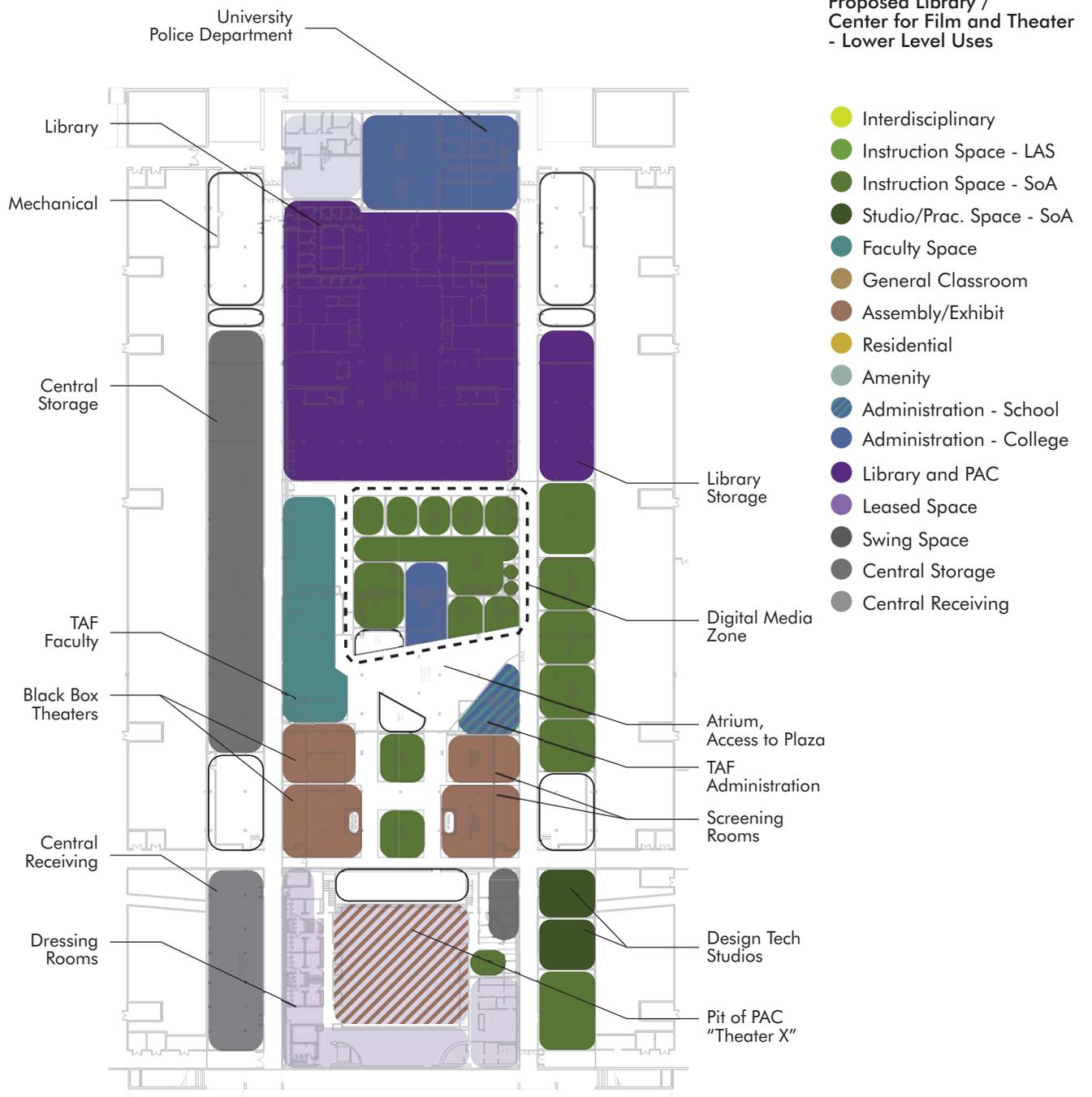
New Entry to Library

This would allow the maximum amount of natural light to reach the floor of the lower level. Informal seating and computers could be arrayed around the stairs with the compact shelving and study carrels at the perimeter. Materials should seek to maximize reflected ambient light.

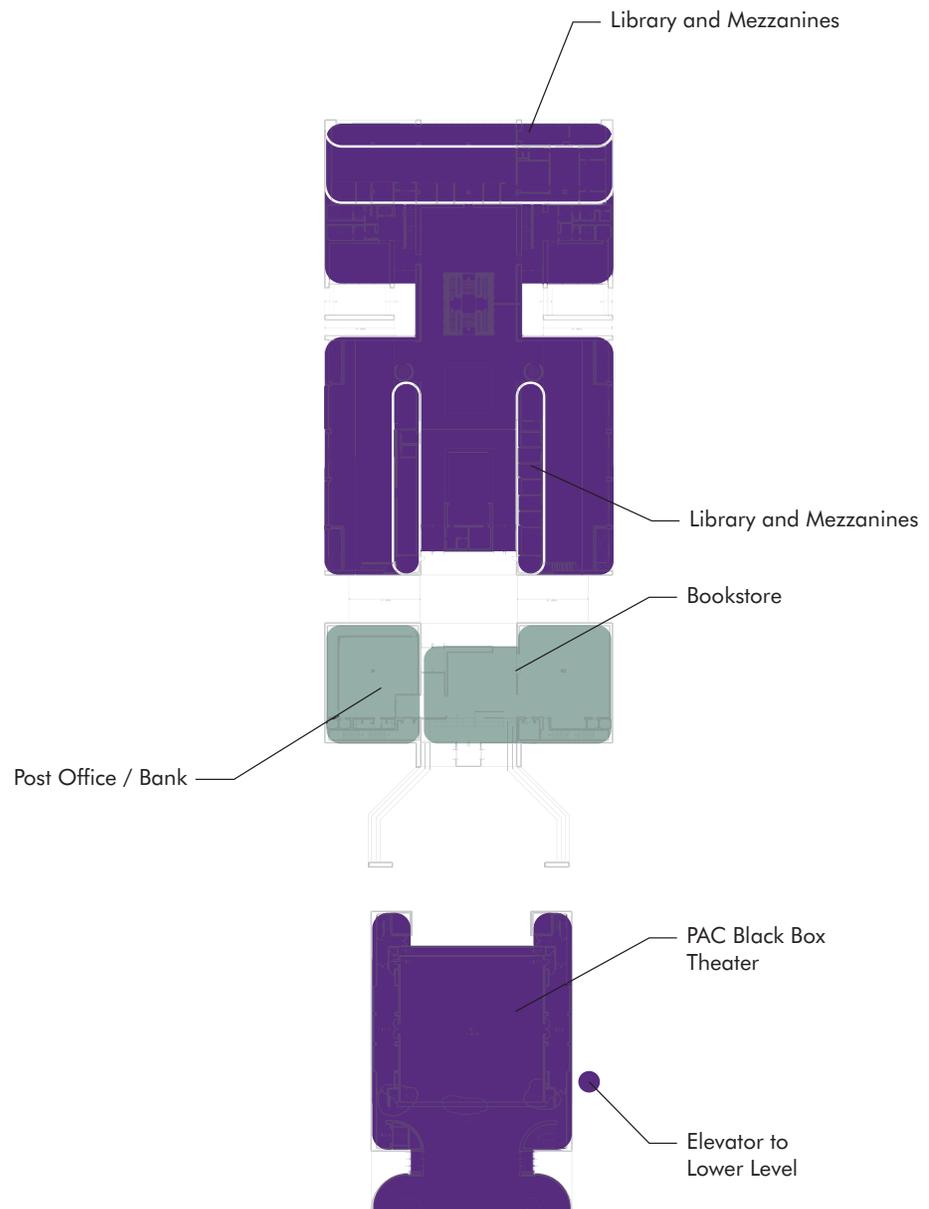
- Central Receiving and Central Storage are relocated from the center of the lower level and consolidated into the bays on the other side of the underground access tunnels. Rationalizing their storage needs and supporting them through vertical shelving and storage efficiencies results in a significant reduction of both groups' space requirement below the plaza.
- Space vacated by the library on the lower level by Lincoln Avenue is utilized by a relocated and expanded UPD. This allows for UPD to consolidate security functions in the center of campus and use the closed Lincoln Avenue underpass as parking.
- Space vacated between the library and central storage will be used for a new Digital Media Zone. This space creates a shared multimedia space that houses the Teacher Learning technology Center, TAF's equipment distribution, digital editing rooms, the production studio and a CAD lab.
- The remainder of space vacated by Central Receiving and Central Storage becomes the new and true home for the Conservancy of Theater Arts & Film. The new Center for TAF would feature a glass form in the current location of the bookstore, creating an atrium that floods the lower level with day light and providing ready access to the plaza, as well as a new icon for the campus. Placing TAF underground works because most of TAF's spaces such as video screening rooms and black box theaters don't need natural light. The educational, faculty and administrative spaces that do require natural light can be arrayed around the atrium, employing both borrowed light and additional skylights. Furthermore, the south underground access tunnel will be refit for public use as a corridor linking the library, TAF, Visual Arts and the PAC.

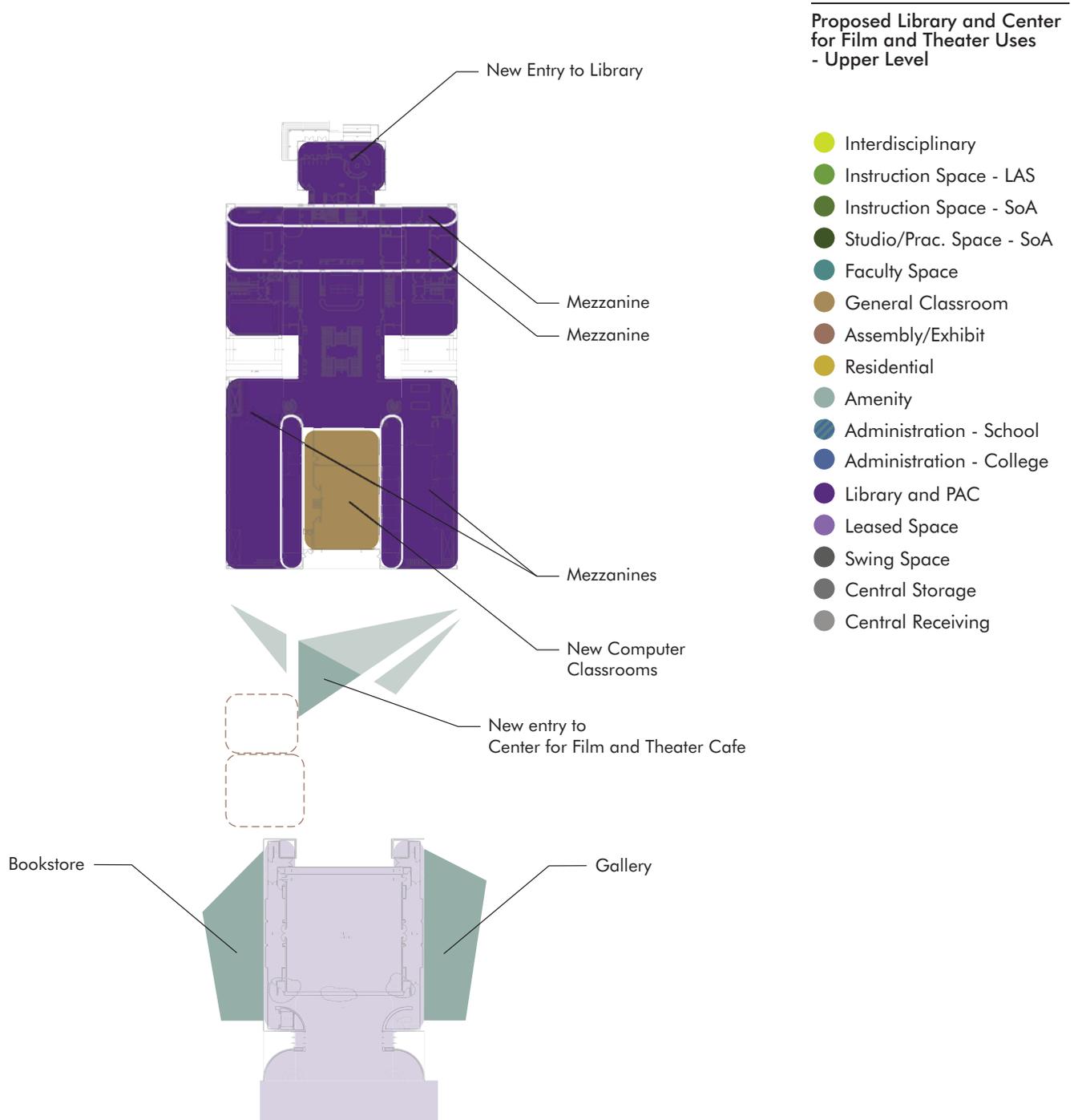
Existing Library and Central
Service - Lower Level Uses





Existing Library
and Bookstore
- Upper Level Uses





The Performing Arts Center is the largest building at Purchase, one of the most significant and clearly the most public. It houses four different theaters and hosts numerous performances that are attended by hundreds of thousands of people a year. It also houses numerous professional level material and scene shops that are used by travelling performances and TAF Design Tech students.

Despite the facility’s civic role, it is one of the worst buildings on campus. It is a non-descript collection of boxes with the only distinctive elements being the four fly lofts with massive uninterrupted brown brick walls facing in all directions. The main entry to the building is on the lower level and from a vehicular underpass that has no relationship to the college’s main plaza. While the fit and finish of the PAC is clearly superior to almost all other buildings from the original campus, it still lacks abundant natural light and any transparency, deadening the western end of the plaza despite the facility’s natural vibrancy.

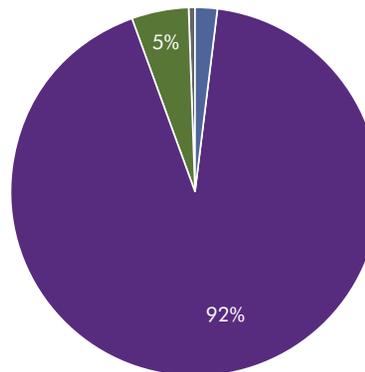
While no major moves are proposed for this building (as no significant amount of underutilized space was identified) revising the entry sequence from the lower level to the plaza level would prove beneficial in creating better relationships between the PAC, the plaza and the proposed Center for Theater Arts & Film.



Performing Arts Center from Northwest

Percent of Building Systems in Poor Condition

Foundations	25%
Windows / Louvres	100%
Doors / Frames / Hardware	25%
Roof	50%
Floors	25%
Ceilings	100%
Built-In Furnishings	75%
Elevators / Escalators	75%
HVAC Distrib. & Controls	50%
Pumps / Motors / Compressors	100%
Electrical Specialty Systems	100%



153,552nasf
 322,813gsf

The Butler Building houses a large daycare and amenity program and is a tremendous asset to Purchase College. The building is a single story metal shed structure that has been recently renovated. However, the exterior finishing system is not really in keeping with any pre-existing building on campus and it does not readily reinforce surrounding public or pedestrian space.

No major moves are proposed for this building. When possible through adjacent building projects or general landscaping activity, care should be taken to better visually integrate this facility into the physical environment of the campus core.



Butler Building from Southwest

Percent of Building Systems in Poor Condition

HVAC Distrib. & Controls	50%
AHU / Controls	50%



10,337nasf
 24,000gsf

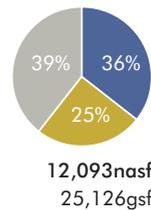
Built in 1912, the Heritage Site consists of the original Strathglass mansion and its three outbuildings. This portion of the campus retains the bucolic character of the area before the construction of the College and the suburbanization of Westchester County. The 3-story, wood frame structure houses a variety of administrative groups, as well as an apartment for the college president.



Heritage Site from Southwest

Percent of Building Systems in Poor Condition

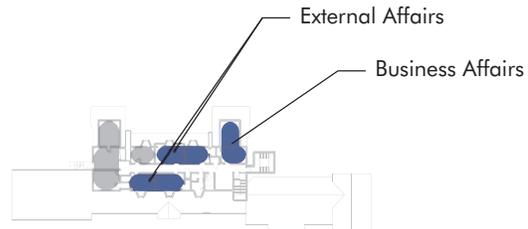
No systems are rated in Poor condition



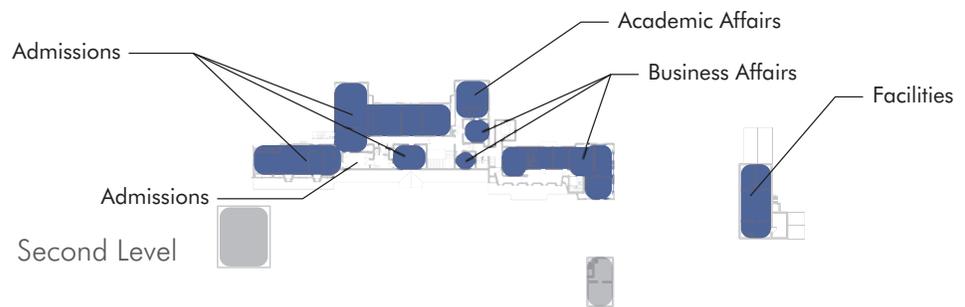
Major Moves

- Many of the administrative groups are vacated from this site with the open space reallocated to Admissions.
- The outbuildings are re-purposed for visiting artist housing, alumni center, special events, faculty, and dining.
- Lincoln Avenue is re-routed around the site and connected with the W1 parking lot to the south of PAC. Parking for Admissions is added off of the new road.
- The land between the Heritage Site buildings, the campus core and Fort Awesome is re-landscaped to provide a clear pedestrian routes and a front lawn to the mansion.

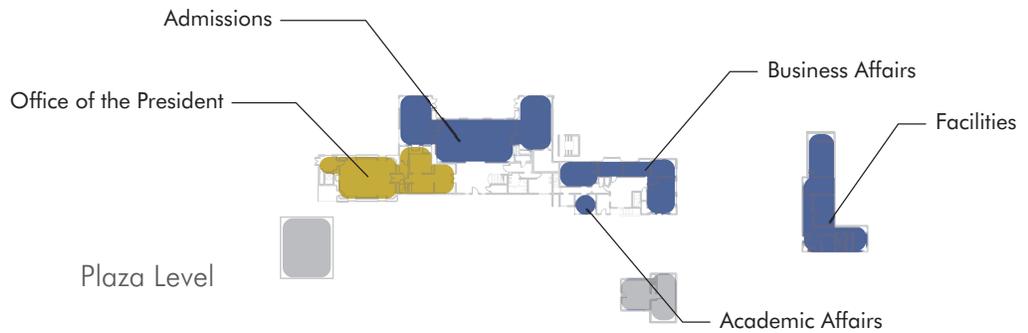
Existing Heritage Site Use



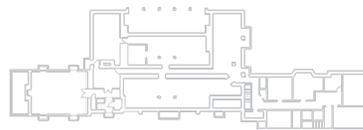
Third Level



Second Level



Plaza Level

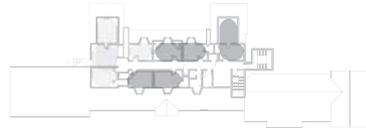


Lower Level

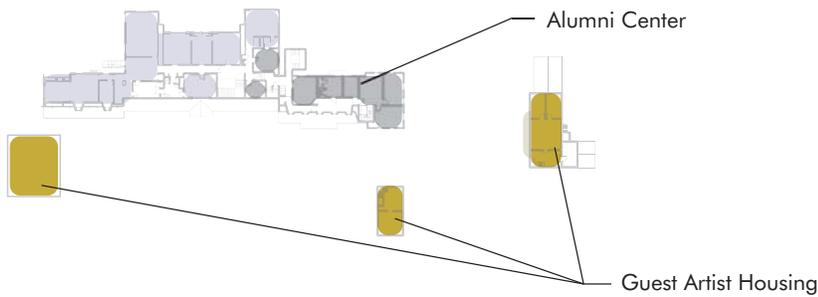
Proposed Heritage Site Use

- Interdisciplinary
- Instruction Space - LAS
- Instruction Space - SoA
- Studio/Prac. Space - SoA
- Faculty Space
- General Classroom
- Assembly/Exhibit
- Residential
- Amenity
- Administration - School
- Administration - College
- Library and PAC
- Leased Space
- Swing Space
- Central Storage
- Central Receiving

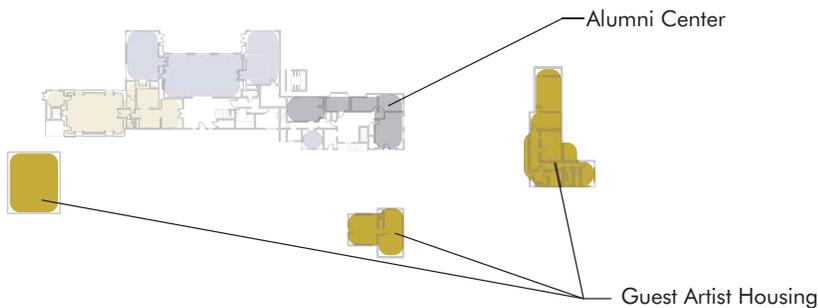
Third Level



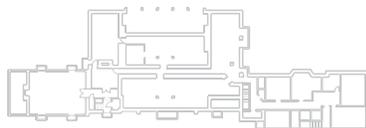
Second Level



Plaza Level



Lower Level



The Physical Education building is located downhill at the extreme eastern edge of the east lawn. It is a low profiled, non-descript building despite having four above ground floors. The building is clad like all the other original campus buildings and it faces the campus core with long blank walls. The building is further disconnected from the campus core by its location outside of the loop road.

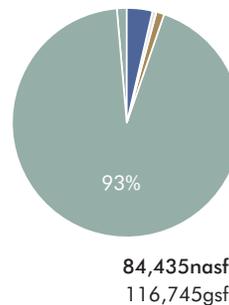
No major moves are proposed for this building, but several spaces have been identified as potential locations for non-major dance studios.



Physical Education Building
 from Northwest

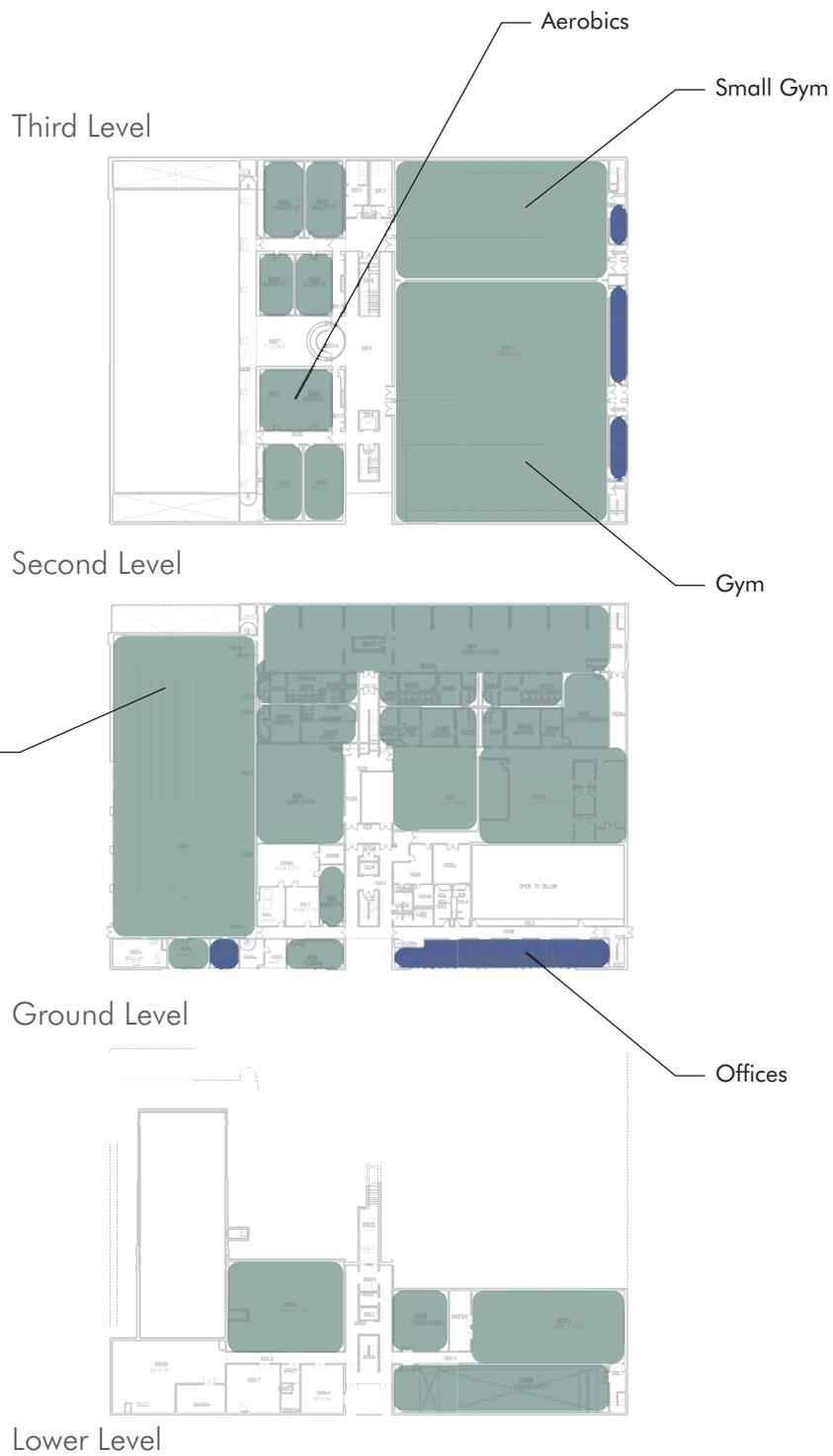
Percent of Building Systems in Poor Condition

Foundations	25%
Exterior Walls	100%
Doors / Frames / Hardware	100%
Roof	25%
Floors	25%
Ceilings	25%
Interior Specialty Systems	25%
HVAC Distribution & Controls	25%
AHU / Controls	25%
Bolier / Heat Exchanger / Controls	25%
Pumps / Motors / Compressors	25%



NO PLANS FOR THIRD LEVEL

Existing Physical Education
Building Uses



NO PLANS FOR THIRD LEVEL



The Service buildings and Plant are located at the northern edge of the campus, near the runway of Westchester County Airport. They consist of three one-story buildings housing some facility support and administration functions as well as repair shops and the mechanical plant.

No major moves are recommended, but there remains the possibility of relocating Business Affairs and Facilities here. The service group of buildings is constrained by a series of wetlands, so a new structure would be difficult. Another level could be added to the main service building, yielding 9,000 sf of new space. Such a move, however, would have to be balanced against the costs of such construction and the distance of locating more staff outside of walking distance of the campus core.

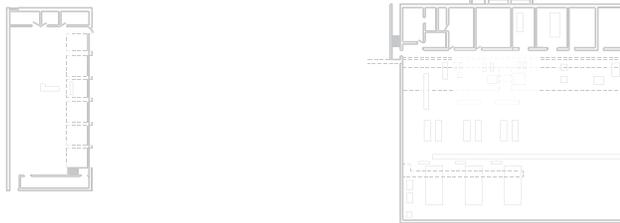
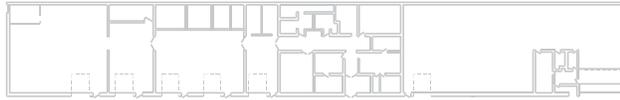


Service and Plant Buildings
 from Southwest

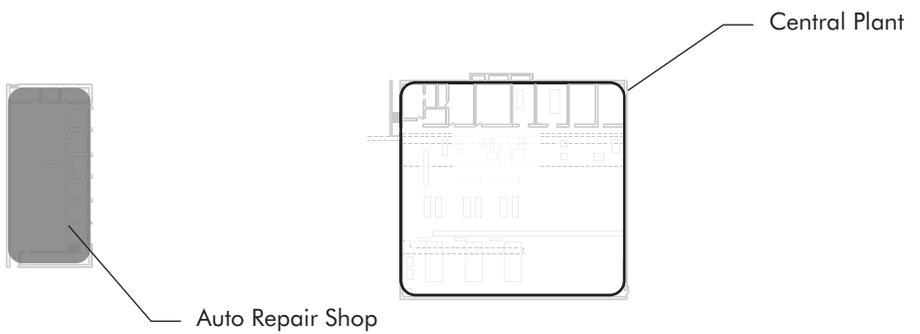
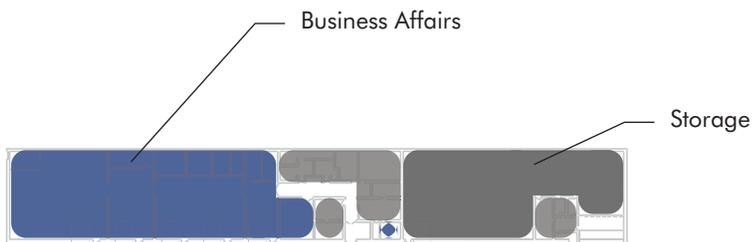
Percent of Building Systems in Poor Condition

Foundations	50%
Exterior Walls	50%
Doors / Frames / Hardware	50%
Roof	100%
Interior Specialty Systems	50%
Plumbing Systems / Fixtures	25%

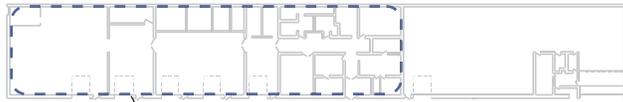
Existing Campus Services
Building Uses



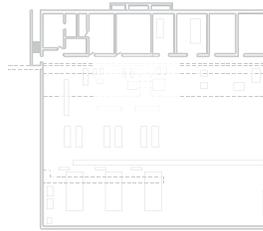
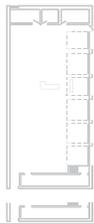
Roof



Existing Level



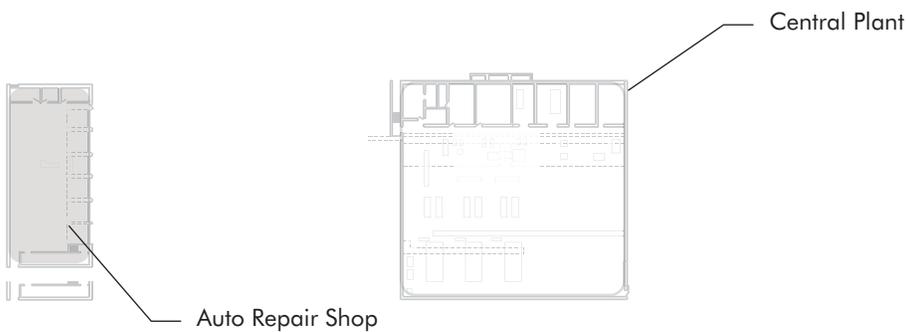
Option for Business Affairs
 (approx. 9,000sf if second floor is added)



Proposed Campus Services
 Building Uses

- Interdisciplinary
- Instruction Space - LAS
- Instruction Space - SoA
- Studio/Prac. Space - SoA
- Faculty Space
- General Classroom
- Assembly/Exhibit
- Residential
- Amenity
- Administration - School
- Administration - College
- Library and PAC
- Leased Space
- Swing Space
- Central Storage
- Central Receiving

Roof



Existing Level

The plaza arcades are one of the most notable elements of Barnes' masterplan. Framing the plaza on the north and south side, they link all of the academic buildings together and give the plaza an inward looking feel. The arcades are popular because of the shelter they provide from inclement weather and the sun.



Views of the Plaza Arcade

The arcades are also one of the largest contributors to the plaza's overbearing uniformity. They run for hundreds of feet east and west, without any variation from the stucco ceiling finish and the brown brick columns.

The arcade's design is not incorporated into any of the adjacent building designs which seem to have followed two paths: holding the plaza and arcade at a distance (i.e. Music or Natural Sciences), or indifferently slamming right up to it (i.e. Social Sciences and Neuberger Museum). In the case of the buildings that slam against the arcade, few offer windows to activate the arcade or provide an opportunity to understand what is happening on the interior.

The arcade presents a challenge as it is functional, but has serious a serious qualitative impacts on the feel and attractiveness of the plaza that need to be addressed.

The college has identified that this issue can be tackled as part of the systematic renovation of building enclosure systems. Furthermore, this can include more than just an arcade intervention, but also a way to introduce more transparency into the buildings an alleviate some of the worst offending expanses of brown brick walls.

Major Moves

The long runs of the arcade are to be modulated by introducing translucent skylights where a path into the plaza intersects the arcade (noted as yellow rectangles on the following diagram). This maintains the overall aesthetic integrity of the arcade, while creating variation at logical points and minimizing the amount of intervention.

Additional exterior glazing (noted inlight blue on the following diagram) is suggested at:

Music Building

The current administration area on the plaza level at the south end of the Music Building; allowing for a more open and active approach to this building. This would ideally be

paired with landscaping moves between the building and the arcade that seek to extend the new plaza landscaping language to the main door.

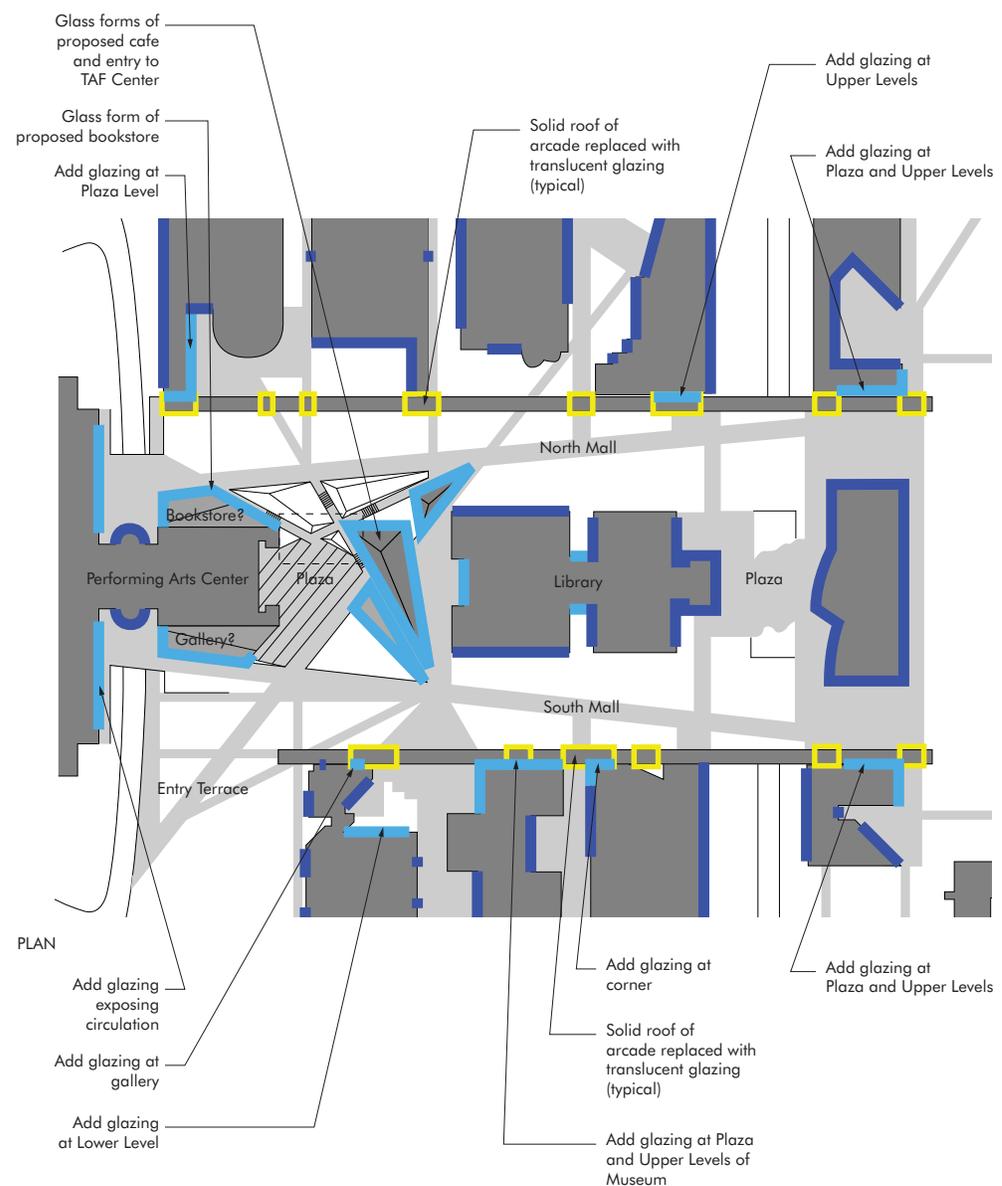
Social Sciences

New glazing on the Social Sciences building's second floor would create better visual connection, mitigate a large blank wall and designate the main entrance to the building. It could also be tied with translucent skylights on the arcade at the same location.

Campus Center North

Add glazing where the building meets the arcade and add skylights to designate the entry to Campus Center North from the arcade.

Framework for Arcade Intervention



Campus Center South

Add glazing where the building meets the arcade and add skylights to designate the entry to Campus Center South from the arcade.

Humanities

Examine whether it is possible and/or desirable to add glazing into the Humanities Theater, which abuts the arcade. Add skylights to the arcade to designate the entry location.



Lighting Treatment: Holiday Light Show at Grand Central Terminal - New York City, Theater Lighting, Ceiling Lighting

Neuberger Museum

Add considerable amounts of glazing on the plaza level of this building, exposing the public activities within. Add skylights to the arcade to designate the entry location.

Visual Arts

Add glazing to open up the plaza level gallery to the arcade. Add glazing to the lower level where the TAF – Design tech studio are proposed.

PAC

Add large amounts of glazing on all levels of the eastern wall of the northernmost and southernmost theaters. The internal design of the theaters will prevent daylight from penetrating into the performance spaces during the day and such a move will create luminous walls of activity at night.

Bookstore & Gallery

The proposed bookstore and gallery on either side of the PAC's Theater X should be as open and transparent as possible to create a foil with the large brown walls of the PAC and to coordinate with the proposed entry form to the Center for Theater Arts & Film.

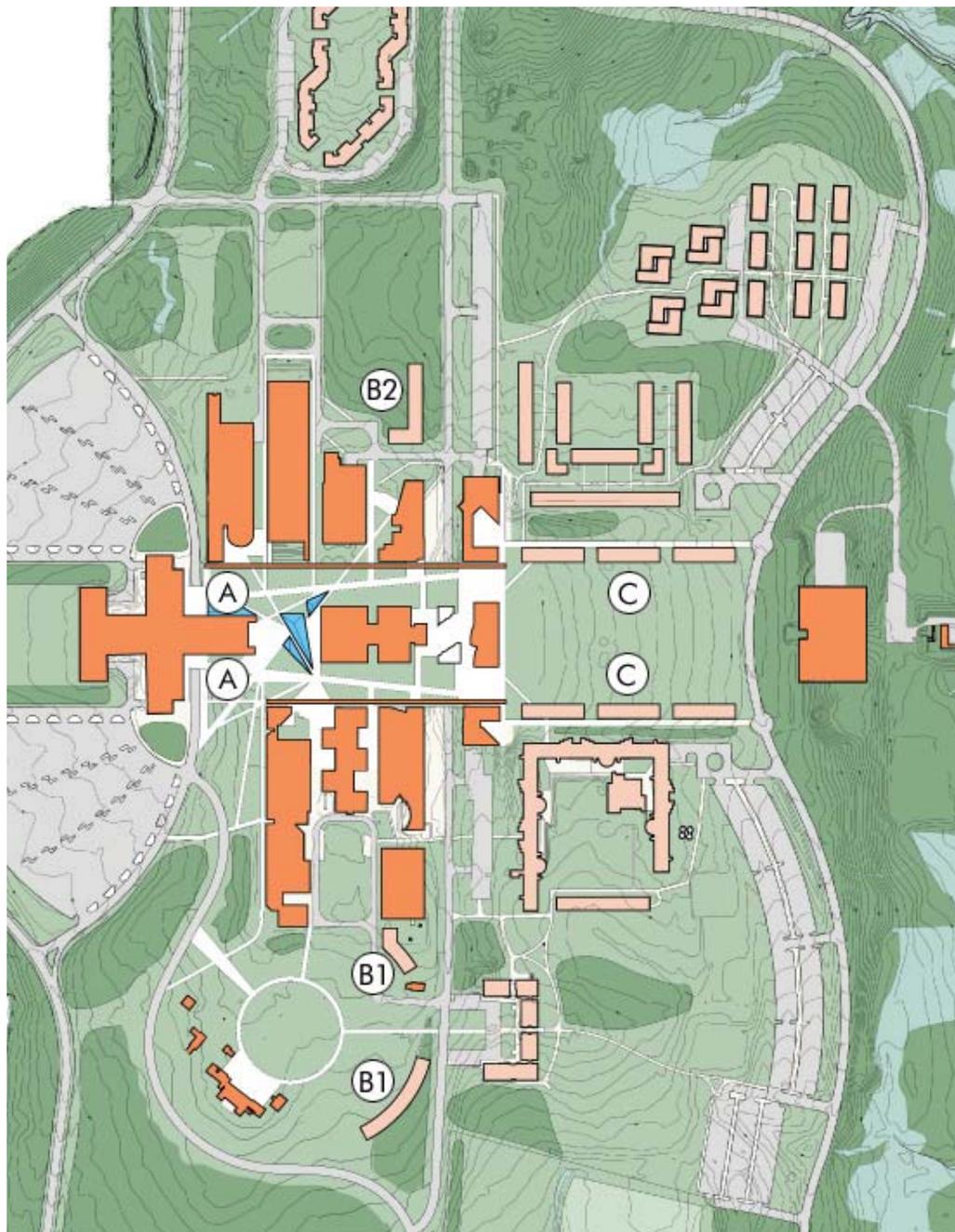
Lighting

The long fascias of the arcade facing the plaza also present a wonderful blank canvas for theatrical lighting designers, many whom are part of the college's faculty. Creatively lighting the arcade gives the college the opportunity to create seasonal works of art that activate the plaza at night and showcase campus talent.

The college has identified its desire to increase the amount of housing as part of its effort to bolster student life and activate the campus. Following along with the principles established in Chapter 7, locations for new housing are proposed so that they:

- Further activate the campus core through in-fill construction
- Reinforce a pedestrian environment
- Frame new outdoor spaces and extend Barnes' master plan into adjacent spaces

Several candidate locations were examined including the north and south sides of Theater X at the PAC, to the north and south of the plaza along Lincoln Avenue and on the north



Campus with Suggested
Housing Locations

- A. Housing at PAC
- B1. Housing on Lincoln Ave
at Heritage Site
- B2. Housing on Lincoln Ave
North of Plaza
- C. Housing on East Lawn

and south sides of the east lawn leading to the Physical Education building.

Housing at PAC

This examined located 300 beds in two single-loaded, four story facilities on the north and south sides of the PAC's Theater X. While these facilities would have alleviated the PCA's large blank walls and activated the western end of the site, it was concluded that the ends didn't justify the means and that an intervention on that end of the plaza could be accomplished with a new bookstore and gallery and that the housing was better located elsewhere.

Housing on Lincoln Avenue and at Heritage Site

This examined two double-loaded, three-story facilities that would help to frame on-going work tying the heritage site into the campus and better integrating Fort Awesome. This study also looked at a possible location north of the Social Science building. While all of these sites are acceptable, they are not superior to housing on the east lawn.

Housing on East Lawn

This study examined the possibility of six double-loaded buildings of either two or three stories on the north and south sides of the east lawn. These locations were judged the best as they naturally extended Barnes' masterplan, better framed and activated the east lawn, connected the Physical Education building and best accommodated additional amenity and classroom uses along existing pedestrian routes.

This location also could easily be serviced by the mechanical plant under the new Student Services building.

Other Opportunities

Other opportunities for housing that were not examined because they would dislocate parking or were judged too distant include the surface lots adjacent to Campus Center North and South as well as along the western edge of the Physical Education building that fronts the east lawn.

Ideally any new housing (or new program generally) should seek to reinforce the campus core and foster a walk-able, pedestrian environment; avoiding remote placements similar to the Commons or Alumni Village.



Southeast Residential Quad: 'the Far Side,' the Crossroads' and the 'Big Haus.'



NEXT STEPS

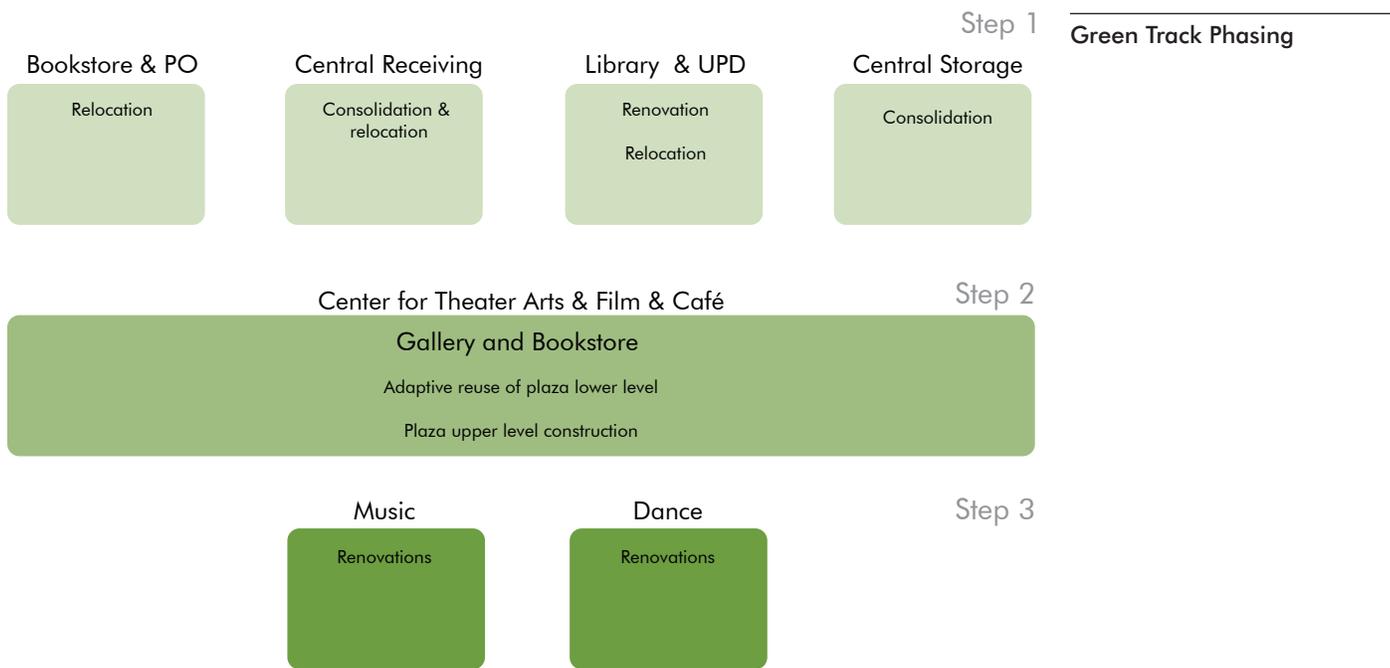
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Chapter 10 addresses the implementation of the recommended major moves outlined in Chapter 9. The topics discussed include the various tracks and steps within each track to sequence the renovations, the strategy for funding based on the SUCF process, and sustainability opportunities for building and planning as the process continues. The report concludes with how this study provides frameworks for future planning decisions and allows for changes which are inherent to an institution as vital as Purchase College.

Phasing

Phasing of the recommended major moves requires careful planning. One necessary component is swing space which is needed to allow instruction and support functions to continue during the construction period. Fortunately the college has vacant space which can be utilized for this function in the Humanities Building and Campus Center South. And the goal is always to relocate a group once, to their final, recommended location to minimize disruption and maximize the use of resources.

Five separate tracks have been identified to accomplish the major moves for the academic and support spaces. The tracks are independent of each other. However, within each track there are steps which require a specific sequence.



Green Track Phasing

Green Track Phasing is the most complex of the five tracks and results in the largest amount of renovated space. It also has the greatest impact on the college, both in terms of how it functions academically and how the campus is organized and experienced. Step 1 addresses the renovations necessary to vacate the lower plaza level in preparation for its adaptive reuse for the Center for Film and Theater. There are four discrete projects within Step 1.

One project is the renovation of the lower level of the library to reorganize the instructional and media related space to the west side and to consolidate the stack area to allow for new UPD space along Lincoln Avenue at the lower level. Three additional projects include the relocation of the student post office, central delivery, and central storage to a new location on the lower level. A temporary move for the book store is also required.

Step 2 is the renovation of the lower level for the Center for Film and Theater. At the plaza the scope of work includes the demolition of the existing post office and book store to create an entrance to the complex and a café on the plaza level. A new book store and gallery space adjacent to the Performing Arts Center black box is constructed in this phase. Step 3 renovates the Music and Dance buildings for expansion into the vacated TAF space in each building. Other renovations to the buildings are also slated to be accomplished then.

Yellow Track Phasing

Step 1

Wellness Center

Renovation of 2nd & 3rd floors
Campus Center South

Step 2

Humanities Ground Floor

Renovation for Business Affairs

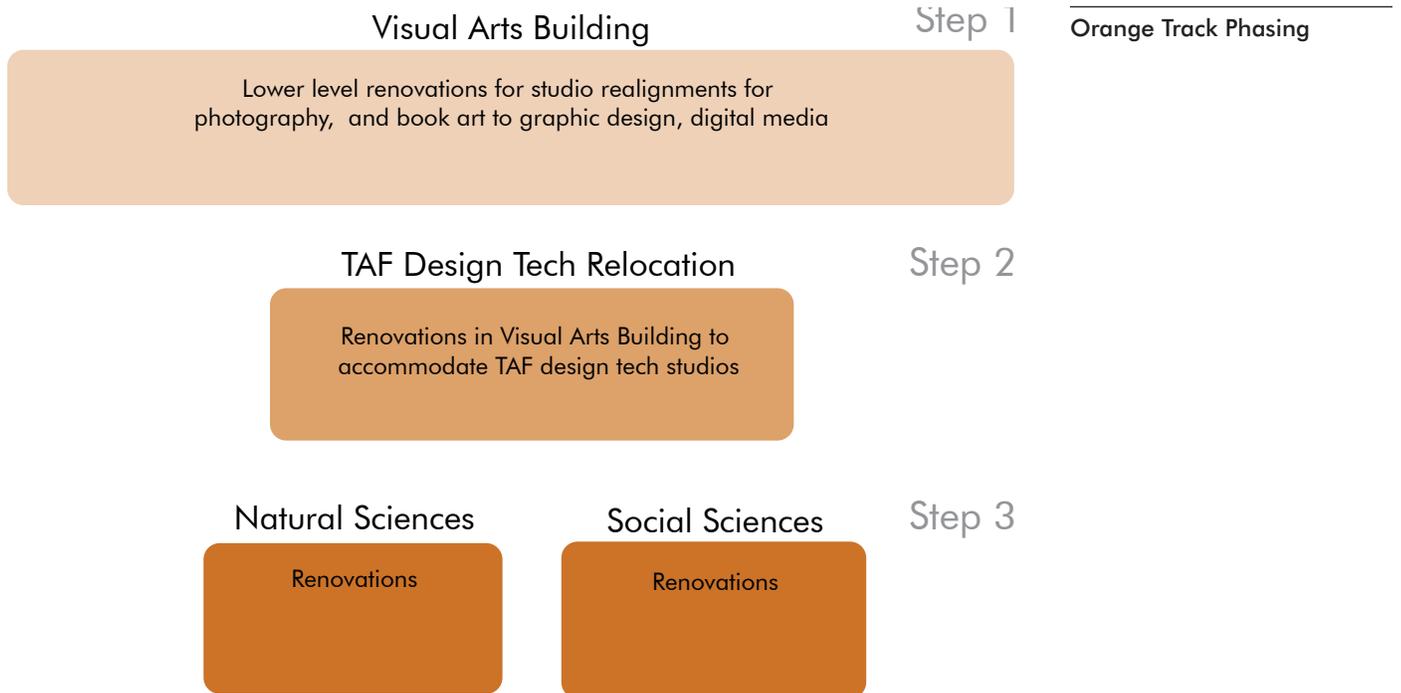
Step 3

Heritage

Renovation for faculty and visiting
artist studios and residences,
Alumnae functions, Admissions,
Faculty and staff dining and special
events, CCLC

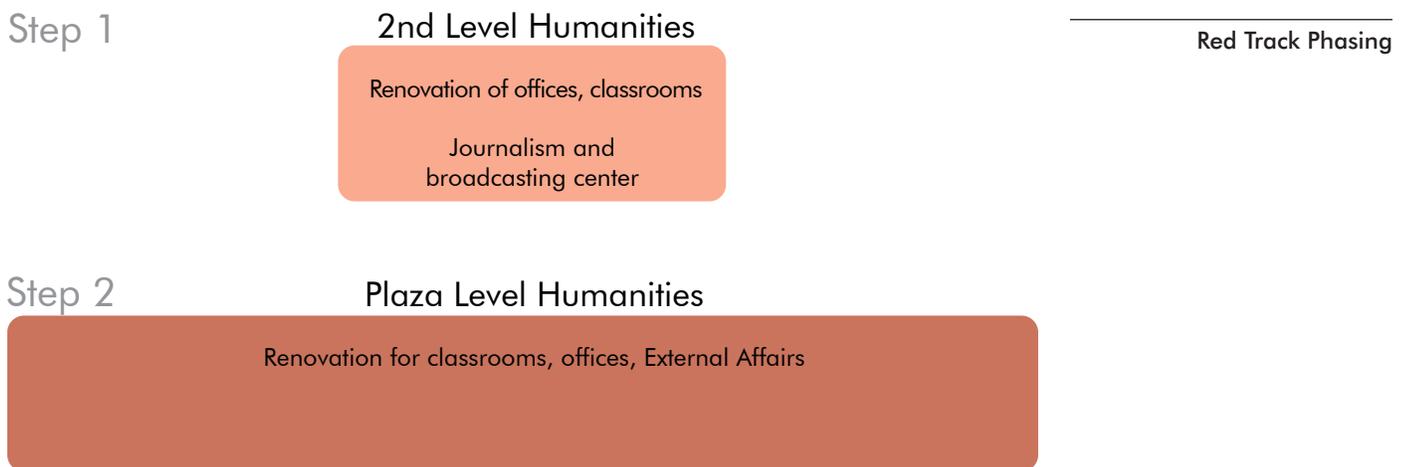
Yellow Track Phasing

Yellow Track Phasing begins with Step 1 which is the renovation of the second and third levels of the Campus Center South. It is assumed that the planned renovations to the lower level for health services will be complete by then. With the completion of the upper level renovations, counseling moves into this space. Step 2 renovates the lower level of Humanities for Business Affairs. When they relocate then Step 3 concludes the work for Track 2 with the renovation of the Heritage site.



Orange Track Phasing

Step 1 renovates the lower level of the Visual Arts Building. In this renovation photography and book art studio spaces are reconfigured, and new graphic design labs are created. Step 2 continues the renovation of the lower level with three studios for the design technology program in the TAF. Step 3 renovates the Natural Science and Social Science Buildings.



Red Track Phasing

Step 1 of Red Track Phasing renovates the second level of the Humanities Building for the journalism and broadcasting centers, classrooms, faculty offices, and administration space. This step immediately follows the roof replacement and hazardous materials abatement which are already in the design phase. In Step 2 the plaza level of the Humanities is renovated including the offices for External Affairs, faculty offices and classrooms.

Purple Track Phasing



Purple Track Phasing

Purple Track Phasing addresses the renovations to the Visual Arts Building from the plaza level up. Step 1 renovates the gallery, studio, shop, and office space on the plaza level. With the reconfiguration of these areas, then levels 2 and 3 are renovated in Step 2.

Funding Process

With the state funding process individual institutions submit project requests to the SUNY system. The submitted requests are prioritized and include both capital and critical maintenance projects with project costs assigned. SUNY then reviews the proposals for all institutions and submits to the state legislature a revised list of projects and their allocated costs by institution. The legislature reviews and approves these projects, perhaps at different project costs i.e. typically lower than the ones originally submitted, in the context of the state budget. Obviously the competing factions in this process are enormous. And the influences on the state budget extend beyond the realm of the needs for individual institutions of higher education.

Consequently, it is difficult to project which projects are funded, when the funding is granted, and for what amount. And often the amount is insufficient to accomplish the originally outlined scope. However, despite all these constraints, the funding does proceed. And Purchase College plans for future projects, both maintenance and capital.

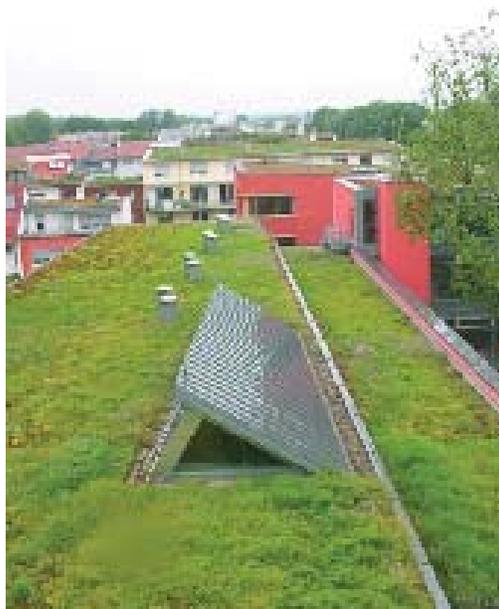
The phasing outlined in the previous section does not prioritize the projects but indicates how projects are interrelated for construction sequencing. At the writing of this report the state legislature has yet to accept the proposed budget. Based on the College's requests, it is the intent that the next funding allocation provides for the Center for Film and Theater through three capital projects, and there are additional money for other repairs and renovations. It has been the goal of this report to maximize the effect of these funds when they become available.

Campus Sustainability

Campus sustainability addresses issues on both a campus wide and individual building basis. By state mandate in 2007, new or renovated buildings are required to adhere to LEED Silver criteria and to generate life-cycle cost analysis for energy systems to maximize their efficiency. The LEED system addresses sustainable practices on a building basis.

However, it is important with campus planning to apply sustainable practices to the context of the entire institution. In some regards this has been a major focus of this space utilization study. Through its analysis of the buildings and the inadequacies of their systems and the college's space needs which strongly dictate a reallocation of space, not the construction of additional space, a sustainable approach to Purchase's resources, physical and capital, has been developed. Sustainable characteristics of the recommendations of this report include:

- Redistribution of existing space and adaptive reuse, not new construction
- Utilization of strong adjacencies among disciplines and departments which increase use of proposed spaces and of existing underutilized space. The best example of this is the proposed Center for Film and Theater which is strategically located adjacent to the library, Performing Arts Center, and the Visual Arts Building creating zones of interface which maximize the use of space and the synergy among disciplines.
- Maximizing funding resources by combining much needed critical maintenance with equally important renovations for programs needs. This combination both uses funds wisely and minimizes the period and disruption from construction.



In its continued leadership role Purchase College has signed the American College and University Presidents Climate Commitment. And the college has initiated a staff position to implement this commitment. The initiative is modeled after the US mayors' climate protection agreement. It is a three part commitment including:

- Comprehensive plan for climate neutrality based on an inventory of green house gas emissions

- Initiation of two actions during the development of the comprehensive plan e.g. Energy Star appliances, LEED silver building

- Sharing Purchase plan with other institutions by posting information on the AASHE web site. As the college proceeds with the implementation of this space utilization study, it should be in the context of its plans for climate neutrality and sustainability.

Space Utilization Study

Change

This space utilization study is based on information provided by the College for enrollment and its distribution. It is the best available information on enrollment strategy at this time. But for an institution to remain vital, aspects of the plan will change. Already there are discussions for a BA in Theater Arts & Film and a certificate program in Interior Design within the Liberal Studies programs.

This study provides the framework to accommodate many changes. There are established NASF/FTE for each discipline, detailed programs for each academic department, and conceptual layouts in each building for the program. In all instances there are opportunities to adjust and accommodate within a certain scale. If the college were to change its course and decide to increase its enrollment substantially, then the recommendations of this report may need significant revisions. However, it is unlikely this will occur since the demographics for college aged students are slated for a decline and the college administrators have so thoroughly examined its direction and strengths.

Process

The recommendations in this study are the beginning of the design process. As the process proceeds through program verifications, conceptual design, construction documents, and construction the intentions of the recommendations develop. Program elements change, site constraints demand modifications, and funding limits redefine scope. This is a natural evolution and needs to be viewed in this light. This study is the road map for these projects; it is the first of many opportunities to proceed with new and adapted facilities and to create a vital campus for the Purchase College community.

Conclusion

Many people on the Purchase College campus have provided information, feedback, and most importantly inspiration for this study. With the vision of the “Second Founding” of Purchase College, the recommendations are comprehensive within a strong conceptual framework. They seek to integrate the disciplines and their attendant space requirements in a fashion where the sum of the parts is truly greater than the whole- where spaces through adjacencies, program elements and location within the campus create a vital community. With these initiatives students, staff, faculty, and visitors experience and study the arts, humanities and sciences in all of their interconnected ways on a campus true to its original mission and forward looking for the next generation.

