
Master Planning Saranac Lake Campus

Phase I Deliverable - Presentation

Document Date: April 29, 2008

Prepared by: Master Planning Oversight Committee

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Facility Master Planning Process

- North Country CC is utilizing the established guidelines for the development of capital projects within the State University of New York (SUNY) system.
- The Committee structure is modeled after the Cornell Master Planning Process.
- The Master Planning Process provides the investigative, interactive, and design qualities inherent in a successful plan. The Master Planning Committees are encouraged to strive for the highest order of creative thinking.

North County CC Facility Master Planning Process Committee Structure

- **Executive Steering Committee**
 - Timothy Burpoe, Franklin County Legislator
 - Raymond Susice, Franklin County Legislator
 - Randall Douglas, Essex County Supervisor
 - Joyce Morency, Essex County Supervisor
 - Carolyn Gervais, Board Member
 - Rose Marie Viscardi, Board Member
 - Robert Tebo, Board Member
 - Mary Kay Tulloch, Board Member
 - Gail Rogers Rice, President
 - Tom Finch, Vice President for Academic Affairs
 - Ed Trathen, Vice President for Enrollment and Student Services
- **Oversight Committee**
 - Bill Chapin, Vice President for Fiscal Operations
 - Shane Chatelle, Assistant Dean for Facilities and Grounds
 - Scott Harwood, Assistant Dean for Institutional Research and Support
 - Bruce Young, Assistant Dean for Institutional Advancement
- **Campus Planning Committee**
 - Peter Biesemeyer, Science Professor
 - David Chapman, Criminal Justice Coordinator
 - Heather Conger, Athletics Director
 - Stephen Conger, Associate Director Enrollment / Financial Aid
 - Chris Euber, Administrative Assistant for Facilities & Grounds
 - Diana Friedlander, NCCC Association
 - Deborah Harrison, Senior Account Clerk
 - Bobbie Karp, Director of Campus and Student Life
 - Don Paulson, Graphic Arts Coordinator
 - Mike Shepard, Director of Nursing
 - Judy Steinberg, Science Coordinator
 - Becky Strack, Student Representative
- **Support Groups**
 - Misc. faculty, staff, students, and community members to be included.

Phase I Deliverable Report

Introduction – Project Scope

Master Plan (SUNY Requirements) Process Review

■ Overview of Phases

- Phase I – Establish goals and objectives, information and data gathering (building plans, utilities, etc.). The basic premise of this phase is problem seeking.
- Phase II – Development of alternative concepts based on 5- and 10-year capital funding. Concept plans shall include architectural characteristics, programmatic compliance, site/landscaping, engineering impacts and cost.
- Phase III – Development of selected alternative and establishing the framework for future design/development along with phasing of the project. Preliminary site and building plans, cost estimates and program documents are finalized.

Phase I – Completed Work

- Site Inventory and Analysis
- Site Map Analysis
- Academic Program Review
- Surveys
- Focus Group Interviews
- Campus Walk Through
- Drafting of Phase I Report

Phase I Deliverable Report

Site Inventory and Analysis

■ **Campus: Brief overview**

- Existing conditions on the Saranac Lake campus have organically evolved through several stages. The main administration building, Hodson Hall, was originally a local hospital. It has been occupied by the college since 1967, and was the first major building at the campus.
- The major campus academic buildings were designed in 1977. They include the library, science and academic building, with the connecting link, and the physical education building. By the 1990s a maintenance facility was established at the north side of the site and in 2000 dormitories had been added.
- The main campus is characterized by a rocky Adirondack hill with typical Adirondack wooded upland vegetation, sandy glacial till soil, and evidence of rock outcroppings across most of the site. Many areas of the site command moderate to distant views of mountain scenery.

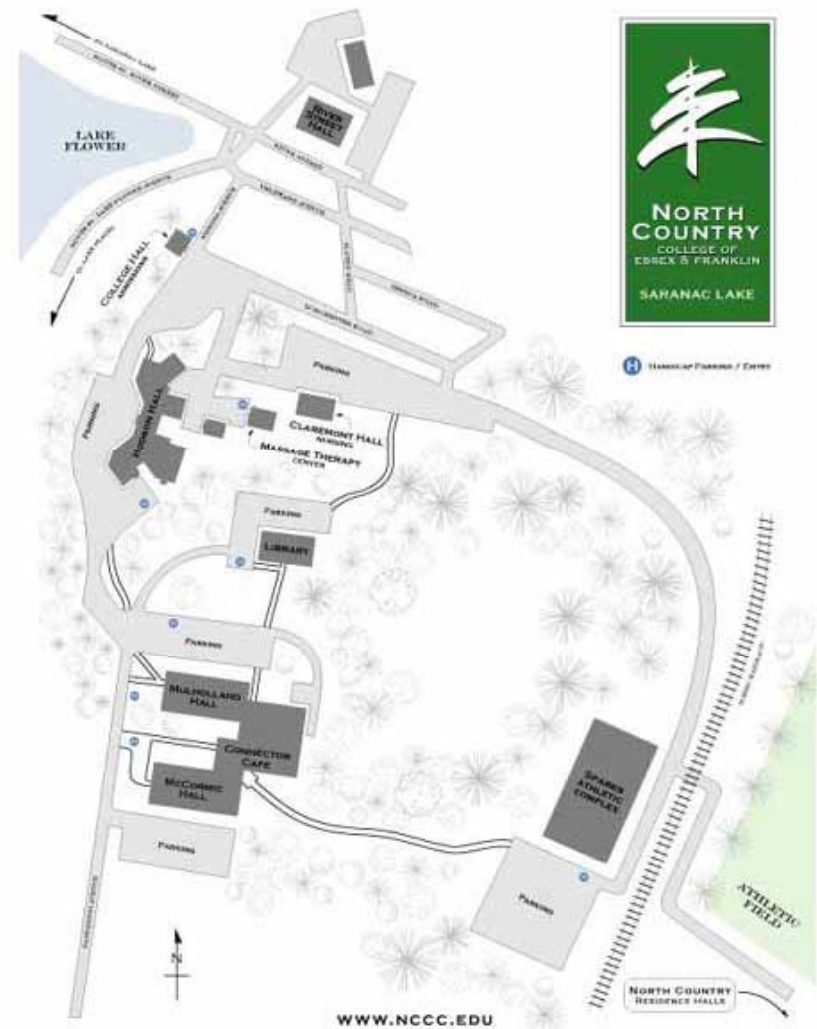
Phase I Deliverable Report

Building Inventory and Analysis

Building	History	Sq. Footage
Hodson Hall	1912 – Originally Saranac Lake General Hospital (3 story light wood frame construction)	25,694
Hodson Boiler	1912 – Originally a boiler building for Saranac Lake General Hospital.	671
River Street Hall	1912 – Originally turn of the century school house (3 story wood frame with masonry bearing wall)	10,372
College Hall	1920 – Originally a Residential Structure (3 story light wood frame construction)	3,274
Childcare Center	1930 – Long narrow structure adjacent to River Street Hall (1 story light wood frame construction)	2,190
Massage Building	1960 – Originally an NCCC print shop (1 story pre-engineered metal building with concrete infill)	1,212
Library	1978 – Originally built for current use (1 story masonry construction with steel frame gabled roofs)	8,314
Science, Classroom	1978 - Originally built for current use (1 story concrete masonry construction with steel frame gabled roofs)	30,838
Sparks Athletic Complex	1978 – Originally built for current use (2 high bays with low center core, steel framing with masonry units and pre-cast concrete trusses over pool area)	27,068
Clermont Hall (Nursing Building)	1982 – Originally built as a maintenance garage (1 story with masonry bearing wall, wood roof structure)	4,569
Maintenance Building	2002 – Originally built as maintenance garage (1 story wood framed – pole barn type building)	1,989
Tri-Lakes Building	1970 – Originally built as a bus garage.	1,348
12 Total	Most are original to their build date with minor renovations.	117,539

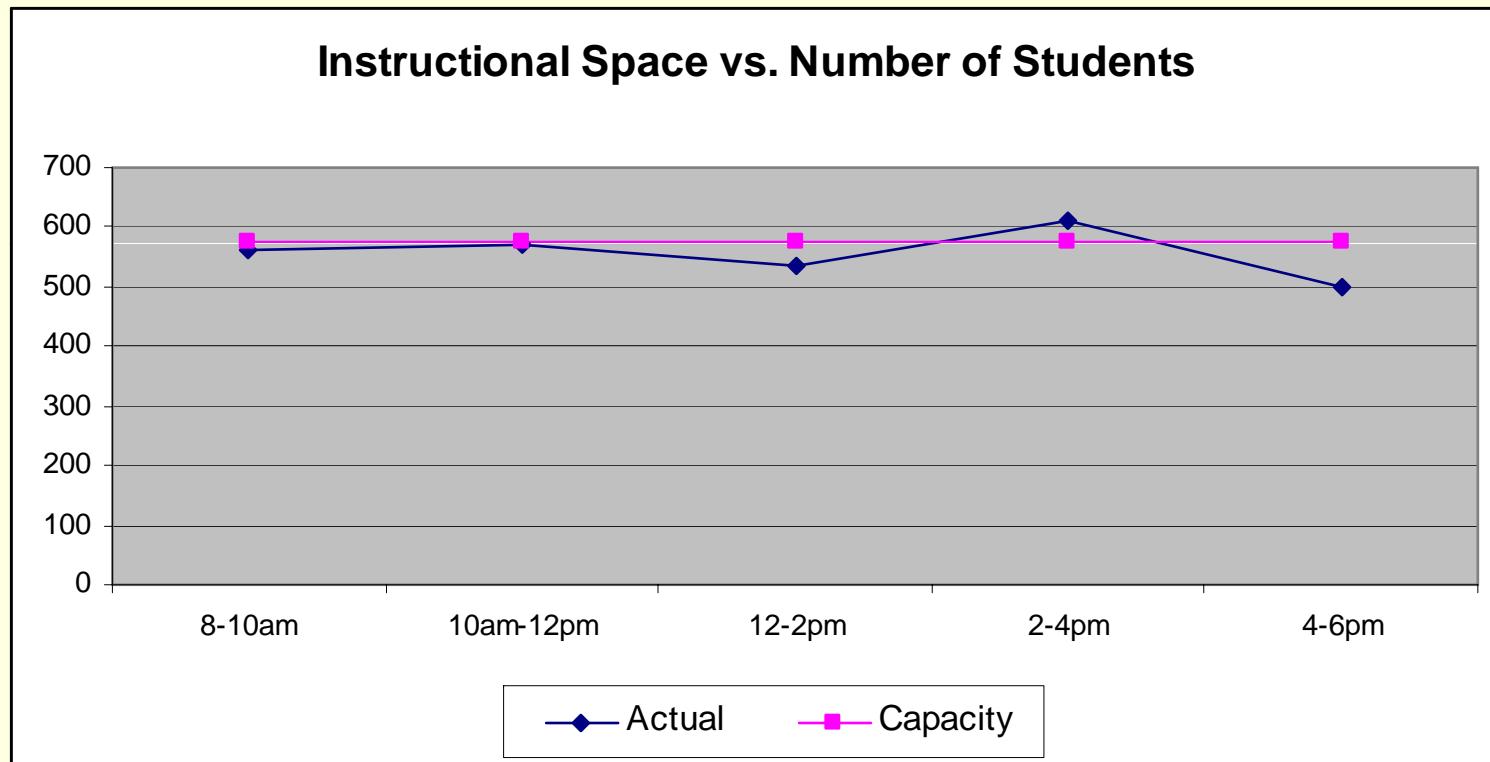
Phase I Deliverable Report Site Inventory and Analysis

- Site Map Analysis
 - Site Circulation
 - Open Space
 - Climate
 - Safety & Security



Phase I Deliverable Report

Program Space Requirements



*Graph assumes full deployment of 26 instructional rooms on the Saranac Lake Campus including 11 multi-use classrooms, 6 dedicated areas for allied health (Nursing, Radiologic Tech, Massage Therapy) training, 4 dedicated science laboratories, 3 designated Art areas, 1 dedicated Wilderness Recreation area, and 1 dedicated Computer Lab.

Phase I Deliverable Report

Program Space Requirements

Functional Area	Existing Space / Usage	Requested Space / Usage
Administrative Offices*	15,739	Additional office and meeting space.
Academic Departments / Classroom Space	26,857	Additional classroom and faculty office space.
Student Support Services	15,458	Additional programming and student commons space.
Athletics / Physical Education Department	24,103	Additional team rooms, exercise space, office space, storage space.
Center for Lifelong Learning / Community	100	Additional office and programming space.
Leased Space	4,445	Space we lease out (Childcare Building/River Street Hall)
<i>General Service & Circulation Space</i>	30,837	General circulation space (lobbies, halls, closets, etc.)
Total Area:	117,539	

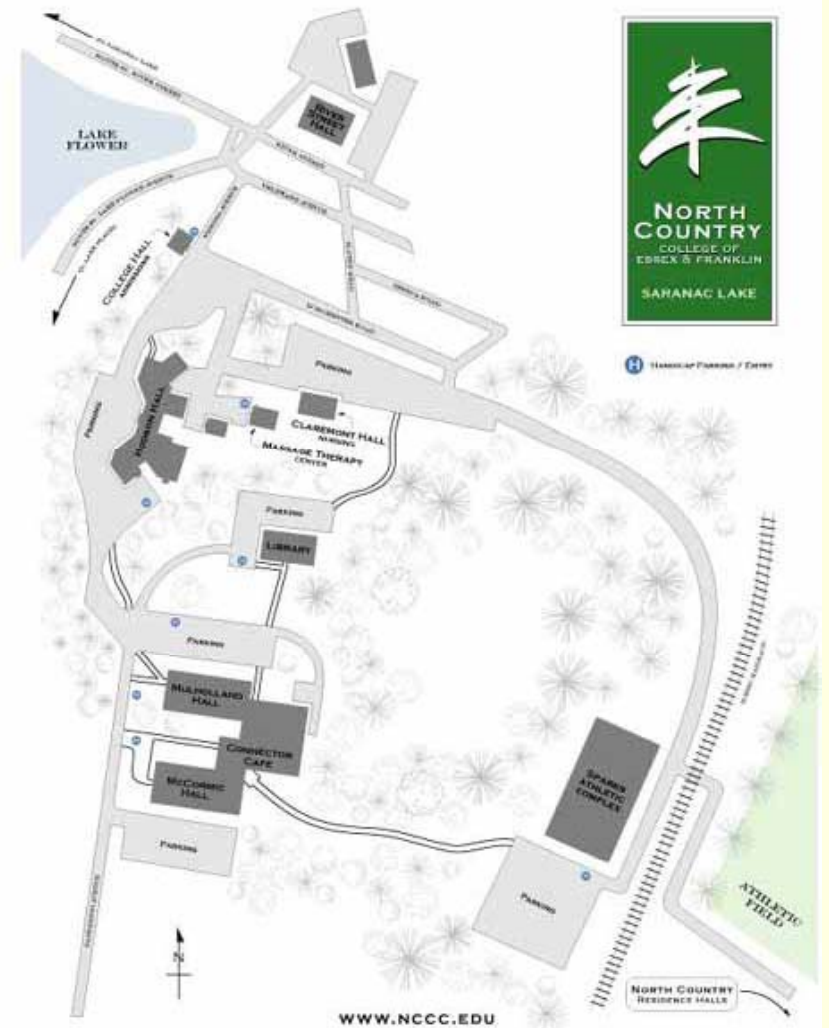
*All administrative tri-campus functions are run through the Saranac Lake Campus.

*Focus Group Interviews to Determine Actual Program Space Requirements Continue

Phase I Deliverable Report

Critical Maintenance

- Overview
 - Site
 - Buildings



Phase I Deliverable Report

Key Areas of Significance

1. Additional classroom space
2. Enhance student and campus life space
3. Critical maintenance
4. Correct safety related issues
5. Sustainability/Green technology
6. Updated MEP systems
7. Increase/improve technology
8. Parking

Phase II

Problem Solving

- Evolution of a site alternate

Master Planning – Saranac Lake Campus

Next Steps

- Questions and Comments:
- We encourage you to send questions, comments, and ideas related to this document and North Country Community College's Master Planning Process in general to the Oversight Committee at oc@nccc.edu .

