

A wide horizontal band across the page shows a campus scene with a green field, a white fence, and several brick buildings under a cloudy sky. The entire band is overlaid with a pattern of thin, parallel diagonal lines.

# MASTER PLAN UPDATE 2013-2023



# TABLE OF CONTENTS

<b>1</b>	<b>Executive Summary</b>		<b>2</b>	<b>Facility Resources</b>		<b>3</b>	<b>Projected Campus Needs</b>	
1.1	Introduction	07	2.1	Campus History	18	3.1	Overall Recommendations	56
1.2	Development Process	08	2.2	Campus Today	20	3.2	Project Timeline	58
1.3	Existing Conditions	10	2.3	The Arrival Experience	22	3.3	Near Term Phasing (2014-2016)	60
1.4	Goals & Visioning	12	2.4	Bus & Pedestrian Access	24	3.4	Mid Term Phasing (2017-2019)	66
1.5	Master Plan Initiatives	14	2.5	Building Assessment	30	3.5	Far Term Phasing (2020-2023)	68
			2.6	Current Projects	52			

## Key Illustrations

Existing Conditions Plan	11
Open Space Plan	27
Ten Year Master Plan Image	57



1.1	Introduction	07
1.2	Development Process	08
1.3	Existing Conditions	10
1.4	Goals & Visioning	12
1.5	Master Plan Initiatives	14

# EXECUTIVE SUMMARY 1



## 1.1 Introduction

The Nassau Community College (NCC) Master Plan update provides a strategy for future campus development, allowing Nassau Community College growth and maintaining a strong community connection.

NCC was established in 1959 by the Nassau County Board of Supervisors, as a part of the State University of New York (SUNY) system. Recognizing the community college's position within the broader higher education landscape and capturing an enrollment surge, Nassau Community College and the New York State negotiated a permanent campus home on the former Mitchel Air Field Base. Over time the campus grew to include additional programs, buildings and open space. While growth was considered an unintentional outcome on the NCC campus, a divide occurred between science, math and health sciences on the campus' east side, and arts and humanities on the west side.

This Master Plan update finds its place at a transformation moment for the College. In addition to the historic, physical division between the campus' east and west sides, NCC must also align itself between Nassau County and the State University of New York relative to curriculum. NCC is currently incorporating state legislative guidelines by right-sizing credit hours as defined by SUNY and the SUNY Seamless Transfer program. The plan identifies project locations and a framework that responds to opportunities while considering the following as found on NCC's campus today:

- **Academics**
- **Place**
- **Mission**

Since February 2013, Cannon Design has worked in collaboration with Nassau Community College to provide assessment and information; and develop goals and concepts as a part of this strategic document, the "2013 – 2023 Master Plan Update". This document will act as the frame of reference so that NCC may be positioned to best serve current and future students.



Components of a Master Plan

## 1.2 Development Process

This Master Plan Update, started and completed between winter 2013 – 2014, follows a Facilities Master Plan completed in December 2002. Using historical data, a review of SUNY guidelines and extensive campus leader interviews, future space locations are defined for academic and support programs to better enhance campus connections and reflect curriculum initiatives and enrollment review. Existing building opportunities and limitations are identified and integrated into recommended relocations and renovations. Campus circulation, open spaces and character were considered.

### Basis

Analysis and recommendations contained within this document are derived from Nassau Community College's data; a snapshot of existing conditions as of fall 2012:

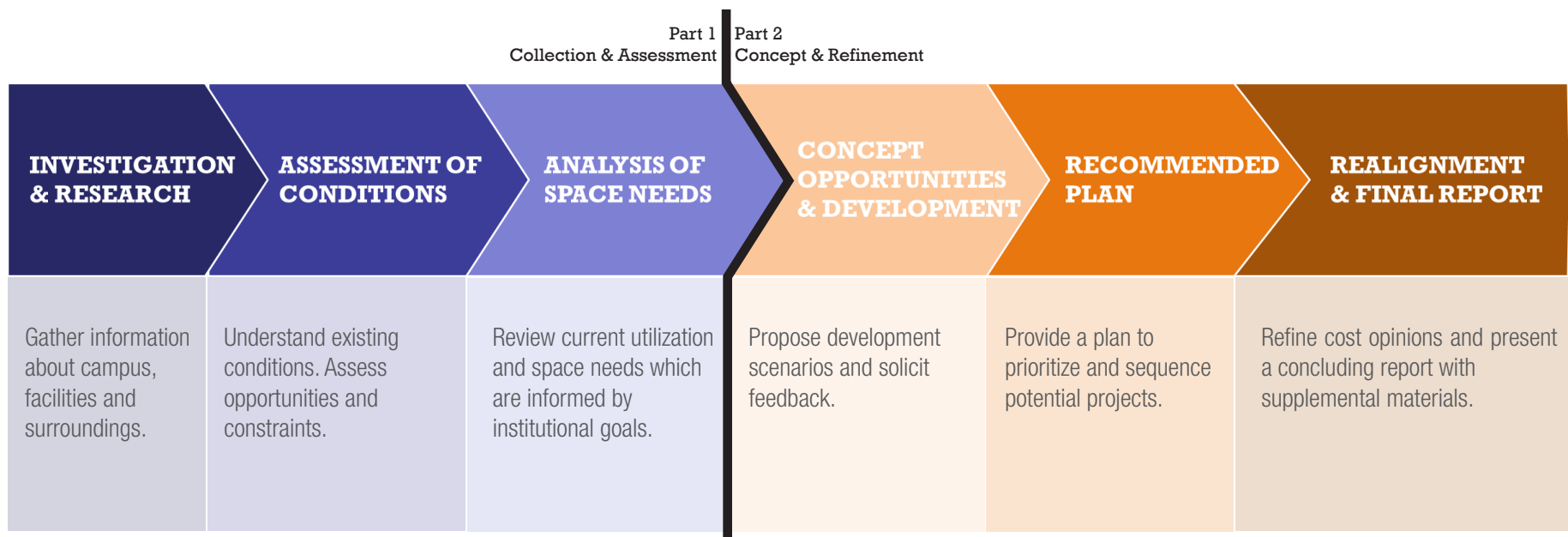
- 2011 Transportation Master Plan (February Draft)
- 2012 Banner Schedule (Fall)
- 2012 Physical Space Inventory
- 2013 Environmental Scan (June Draft)
- 2013 NCC 10 Year Capital Plan (July Draft)
- 2013 Facility Optimization Database

### Timeline

The master planning process was organized into two parts; each containing three phases. The first part focused on collection, assessment and data analysis of existing conditions. The master planning team assessed the 47 campus-owned buildings, campus infrastructure and site development, creating an extensive database of existing campus conditions for future facilities man-







Master Plan Timeline

agement (in conjunction with Cannon Design's Facility Optimization Solutions software). The master planning team also met with the Core Committee and campus representatives to gather information on campus operations, campus developments, the academic profile and an understanding of student life. Based on the information gathered in previous phases, the third phase provided a review of current space needs.

The second part of the planning process presented potential concepts by the master planning team. It concluded with concept refinement and extensive review with the Core Committee, selected faculty and staff, the NCC Cabinet, and the Board of Trustees.

### Outcomes

The master plan update outcome is twofold:

1. Each campus funded, in part or in total, by SUNY is required to submit a master plan every 10 years. This document provides SUNY with an inventory and, effectively, a campus status which supports funding for capital projects.
2. These efforts solidified guiding principles, established and approved with College input, providing a holistic view of campus growth.

### 1.3 Existing Conditions

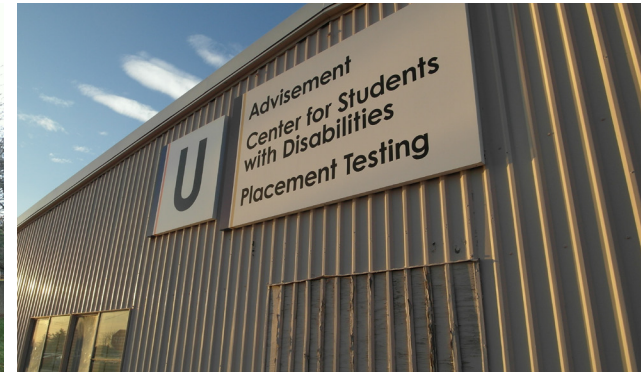
An essential component in Nassau Community College's Master Plan Update assesses the existing building systems, properly evaluating the overall condition of individual facilities. This information is significant when proposing departmental relocations and renovations, and is advantageous when addressing space needs and systems replacement requirements. With this approach, the College's resources are used to their greatest advantage.

The academic, support and leased spaces for NCC are located within 47 campus buildings. With the exception of the 2012 Life Science Building, most facilities are part of the original, 1930s Mitchel Air Field Base or post-1970s campus additions. While most buildings have been properly maintained, most contain systems which have exceeded their useful lives or are not appropriate for a 21st century learning environment.

In spring 2013, Cannon Design's Facility Optimization Solutions assessed each campus building owned by NCC. The process divided the building systems into five major categories:

- **Building Exterior and Superstructure**
- **Building Interior**
- **Building Heating / Cooling**
- **Building Electrical**
- **Building Plumbing and Fire Protection Systems**

An expanded explanation of all building assessment is included in part 3, "Facility Resources."

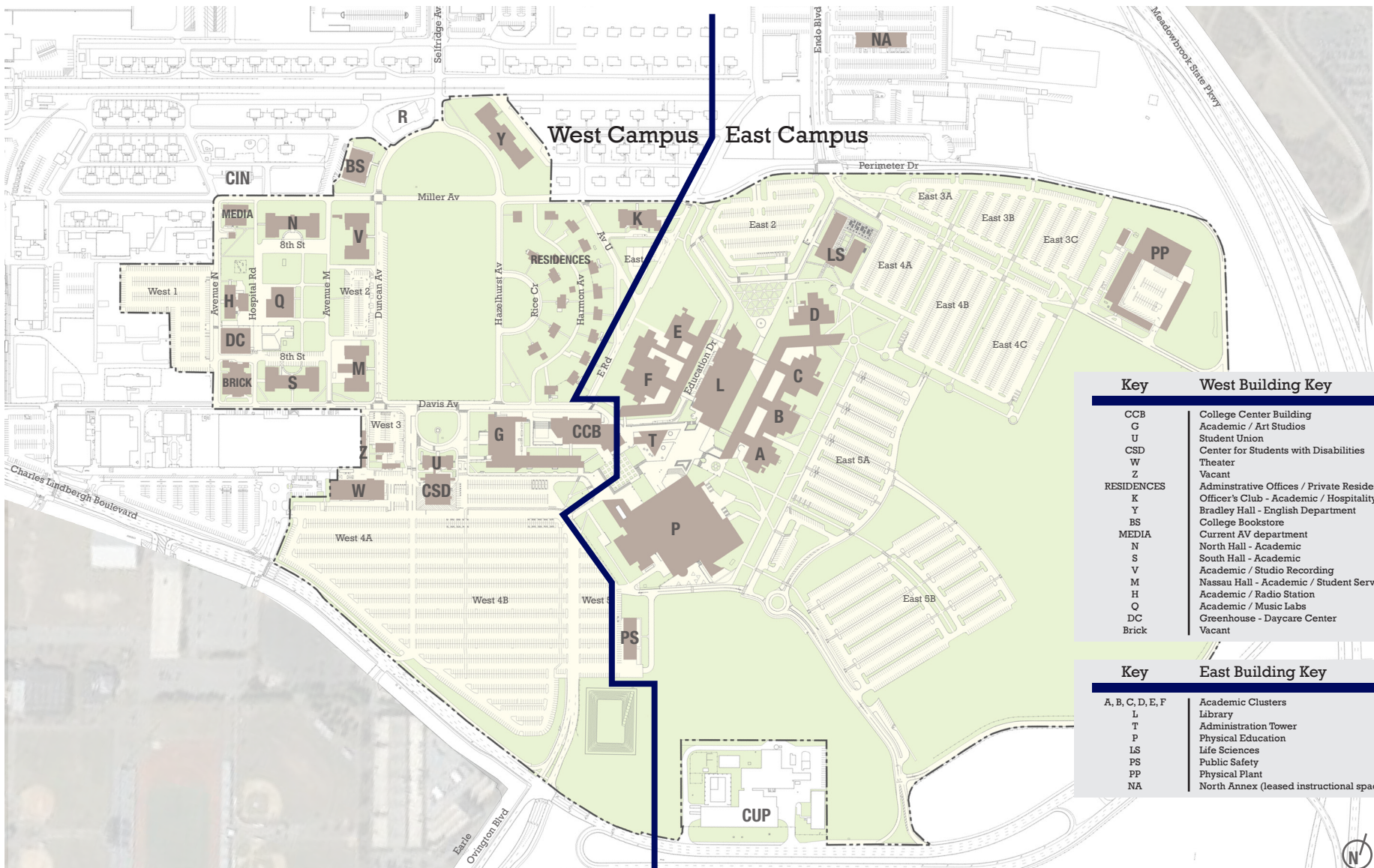


# Existing Conditions Plan

existing campus buildings

green space

paved paths / roads / parking



Key	West Building Key
CCB	College Center Building
G	Academic / Art Studios
U	Student Union
CSD	Center for Students with Disabilities
W	Theater
Z	Vacant
RESIDENCES	Administrative Offices / Private Residences
K	Officer's Club - Academic / Hospitality Kitchen
Y	Bradley Hall - English Department
BS	College Bookstore
MEDIA	Current AV department
N	North Hall - Academic
S	South Hall - Academic
V	Academic / Studio Recording
M	Nassau Hall - Academic / Student Services
H	Academic / Radio Station
O	Academic / Music Labs
DC	Greenhouse - Daycare Center
Brick	Vacant

Key	East Building Key
A, B, C, D, E, F	Academic Clusters
L	Library
T	Administration Tower
P	Physical Education
LS	Life Sciences
PS	Public Safety
PP	Physical Plant
NA	North Annex (leased instructional space)

## 1.4 Goals & Visioning

The master planning team, the NCC core committee and campus representatives worked together to establish future planning recommendations and goals. These five goals generated performance criteria and a framework for individual ideas and planning concepts.



### 1. Celebrate Campus History

The NCC campus is rich with architectural development. Key historical pieces may be leveraged, re-imagined, and/or restored to prominence to aid in solidifying campus identity.



### 2. Enhance Community Connections

The campus is responsible for serving the Nassau County community. Opportunities to tailor non-student interaction with campus spaces may bolster community support and widen exposure.



### 3. Unite East and West Campus

The campus is represented as two halves of a larger whole on way-finding maps. Redefining the campus core as a destination versus an expanse will minimize the disparity between East and West.

## Goals for the Future of the Nassau Community College Campus *a framework for the master plan*



### 4. Enhance Student Experience

Student success is rooted in student support by the college. Nassau Community College recruits a unique student. Creating places to formally and informally administer support have equal importance. A successful student excels in the classroom and also finds a collegiate connection.



### 5. Optimize Existing Resources

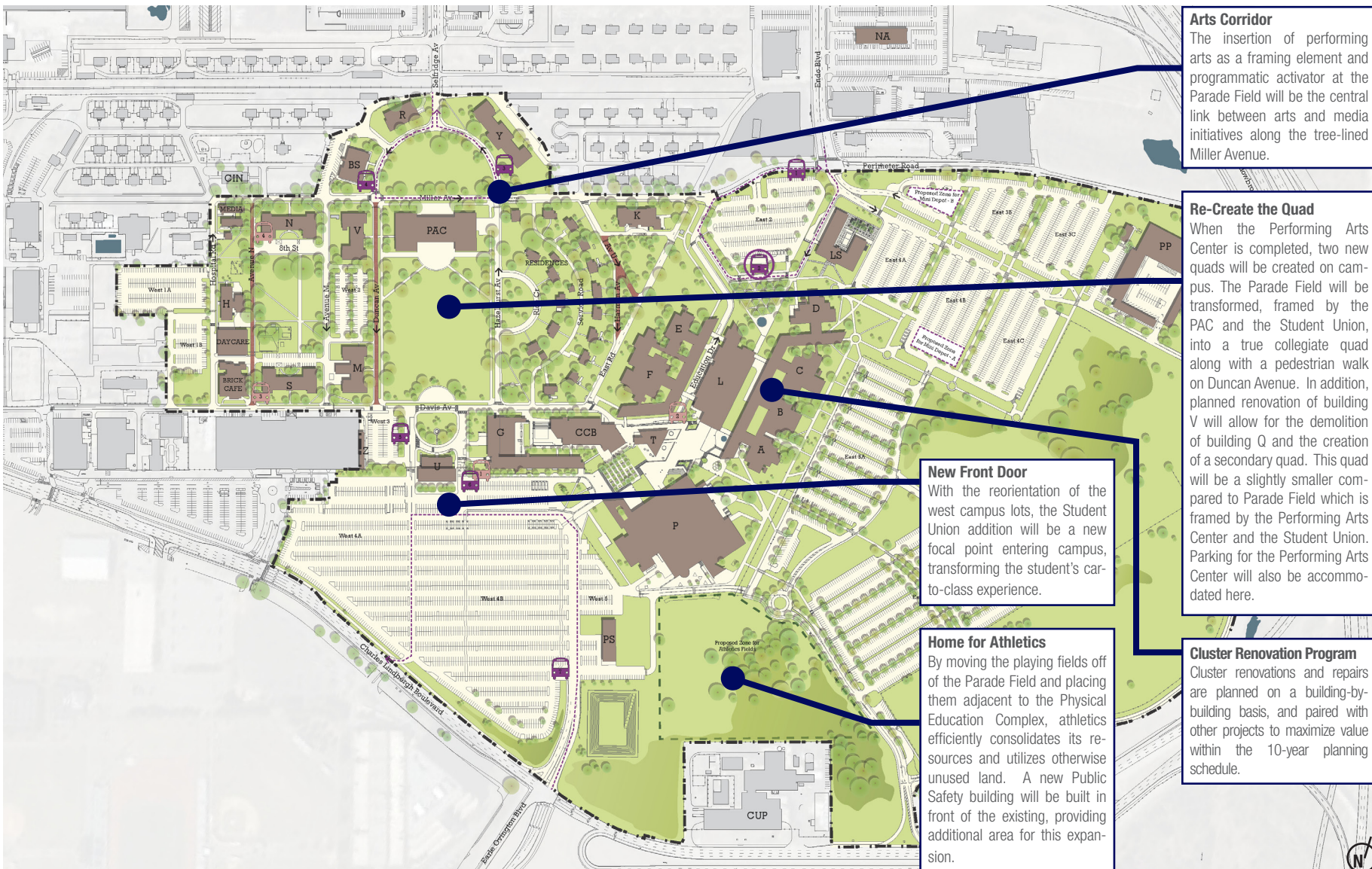
In addition to the exciting prospect of new campus buildings, it is important to identify actual, missing or existing resources. Campus-wide priorities should be established so all efforts reach a larger goal.

## Ten Year Master Plan

existing campus buildings

new construction or renovations

new green spaces



### Arts Corridor

The insertion of performing arts as a framing element and programmatic activator at the Parade Field will be the central link between arts and media initiatives along the tree-lined Miller Avenue.

### Re-Crete the Quad

When the Performing Arts Center is completed, two new quads will be created on campus. The Parade Field will be transformed, framed by the PAC and the Student Union, into a true collegiate quad along with a pedestrian walk on Duncan Avenue. In addition, planned renovation of building V will allow for the demolition of building Q and the creation of a secondary quad. This quad will be a slightly smaller compared to Parade Field which is framed by the Performing Arts Center and the Student Union. Parking for the Performing Arts Center will also be accommodated here.

### New Front Door

With the reorientation of the west campus lots, the Student Union addition will be a new focal point entering campus, transforming the student's car-to-class experience.

### Home for Athletics

By moving the playing fields off of the Parade Field and placing them adjacent to the Physical Education Complex, athletics efficiently consolidates its resources and utilizes otherwise unused land. A new Public Safety building will be built in front of the existing, providing additional area for this expansion.

### Cluster Renovation Program

Cluster renovations and repairs are planned on a building-by-building basis, and paired with other projects to maximize value within the 10-year planning schedule.

## 1.5 Master Plan Initiatives

Nassau Community College's current 10-year master plan builds on initiatives already underway and recognizes achievable milestones for campus physical resources in development. The milestones are marked by projects which were carefully reviewed and aligned with the established campus goals and framework. As a part of the Master Plan Initiatives, NCC has identified several extensive renovation projects. This approach acknowledges a conservative and sustainable reuse of existing resources.

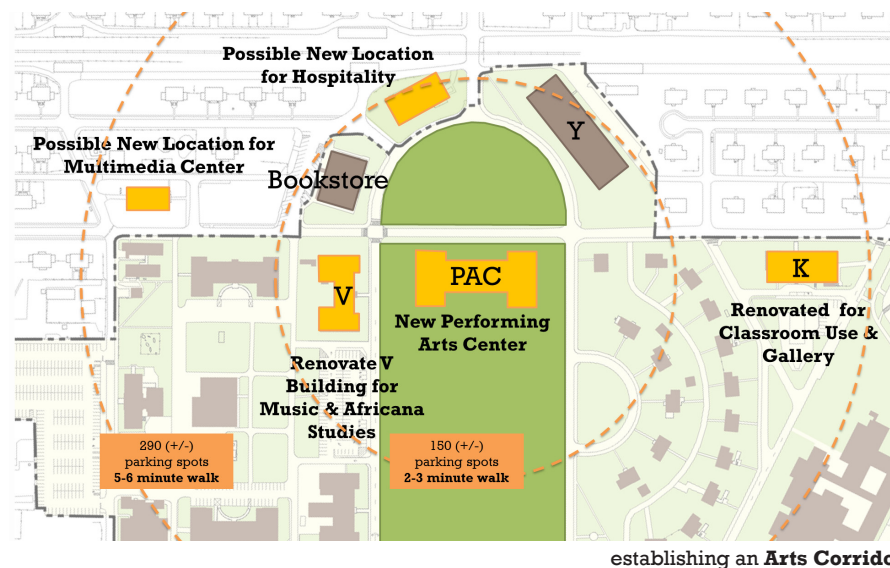
One of the five master plan goals - to enhance student life - is attainable by reorganizing and threading student support programs and spaces to re-establish a student-centric campus. The renovation and addition to the existing **Student Union** is at the core of this revitalized student life experience. The Student Union requires renovation and, with the proposed razing of the CSD building, an addition in this location will bolster student life by encompassing student activities, services, organizations and clubs. The Student Union will become a true student life home in a student-centric building. Once the west parking lots are reoriented, and the new Student Union renovation and addition is built, the Charles Lindbergh Boulevard campus entry will be transformed

from an expanse of concrete to an impressive **front door** to campus.

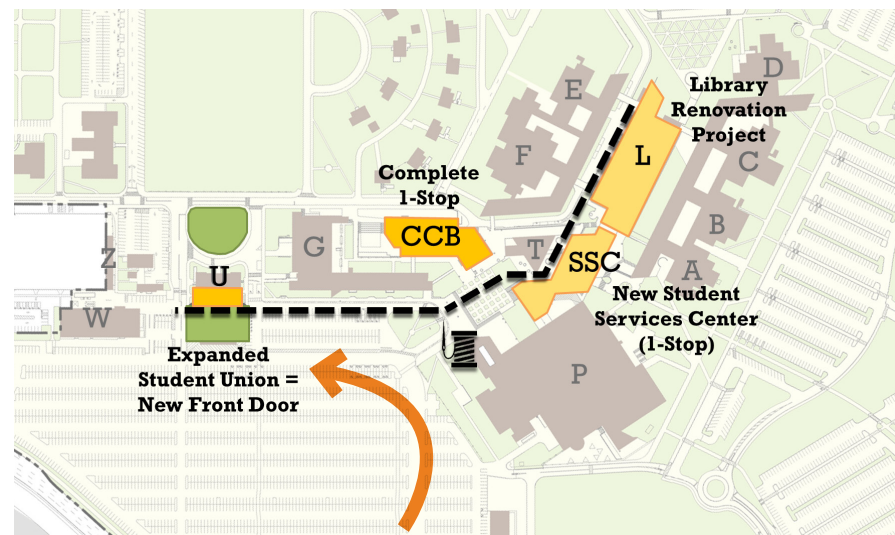
A near term project within the timeline is the renovation of the west parking lots at the Charlie Lindbergh Boulevard campus entry. This project is integral in creating an impressive front door. Reorganizing the entry sequence, infusing vegetation back into the space, as well as incorporating new building features such as the Student Union addition, a new Public Safety Building, and enhanced athletic and recreation fields will create a dynamic and pleasant entry sequence for students, staff, and visitors alike.

The **Library Renovation** will reimagine the library as a 21st century resource and learning commons. New group and individual study spaces and optimized library services will also enhance student's academic experiences. This renovation, paired with the recently completed **Student Services Center** beneath the main plaza and the Student Union, will create student-oriented spaces knitting together the east and west campus components.

Prior to the Master Plan Update, Nassau Community College identified that the **Performing Arts Center** would be the next major building project. This forward-



establishing an **Arts Corridor**



spine of **Student Centric** spaces on campus

looking project, while not sited until this Master Plan Update, will embrace the campus community with public spaces for student, faculty, staff and the public. The siting of the Performing Arts Center will be a catalyst for a series of developments that will reclaim the historic center and transform the center of campus and Miller Avenue into an active public space for students, faculty, staff, and the larger Nassau County community. **An Arts Corridor.**

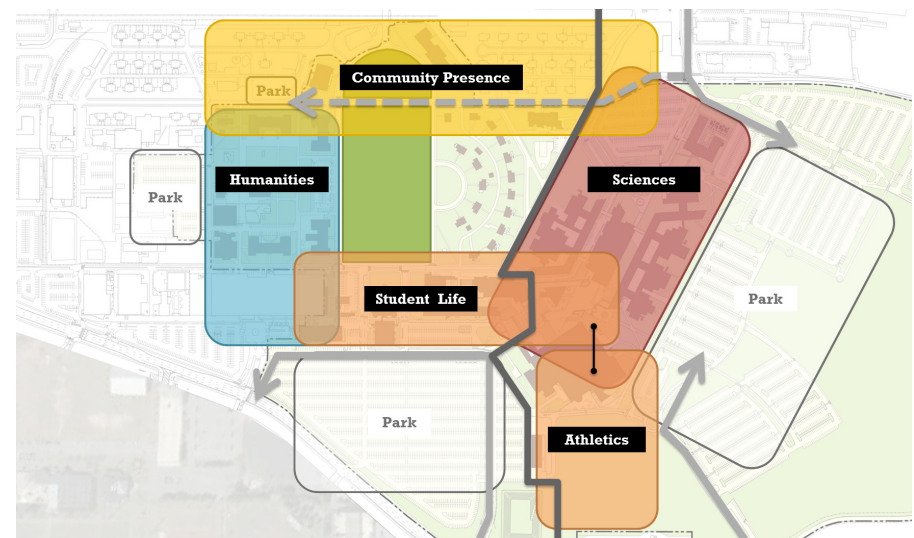
An ongoing initiative started prior to the Master Plan Update is the **Cluster Renovation Program**, a series of building-by-building renovations focused on updating instructional spaces within the cluster buildings. Cluster C began design in January 2014. These renovations are phased in coordination with other departmental projects. As part of these renovations, additional student spaces should be also be infused into the mix of instructional and office spaces. The current state of the cluster buildings provide little or no space for students to gather, meet, study, or grab a snack before or after classes.

Other ongoing NCC initiatives are site beautification and deferred maintenance, Americans with Disabilities (ADA) upgrades, information technology and se-

curity upgrades. Focused renovation efforts to create non-department specific instructional spaces must also be considered. The over-scheduling of existing instructional spaces adjacent to departmental and faculty offices reinforce the east and west campus divide. Recommended buildings that are already partially serve these functions are buildings A, K, N and S. It is crucial to create spaces with diverse instructional capabilities to foster departmental interaction and collaboration to bridge the campus gap.

It is recommended that all site work, to reinforce these goals, be in conjunction with all building projects. Tempering traffic on Duncan and Hazelhurst avenues and creating a pedestrian walk, re-creating the **Parade Field** as an active public space, developing a new green quad in place of the Q building, and other site interventions will create a pedestrian-friendly campus for students and the larger NCC community.

An expanded explanation of all projects and phasing is included in part 5, "Projected Campus Needs."



reuniting East & West campus



activating the Parade Field





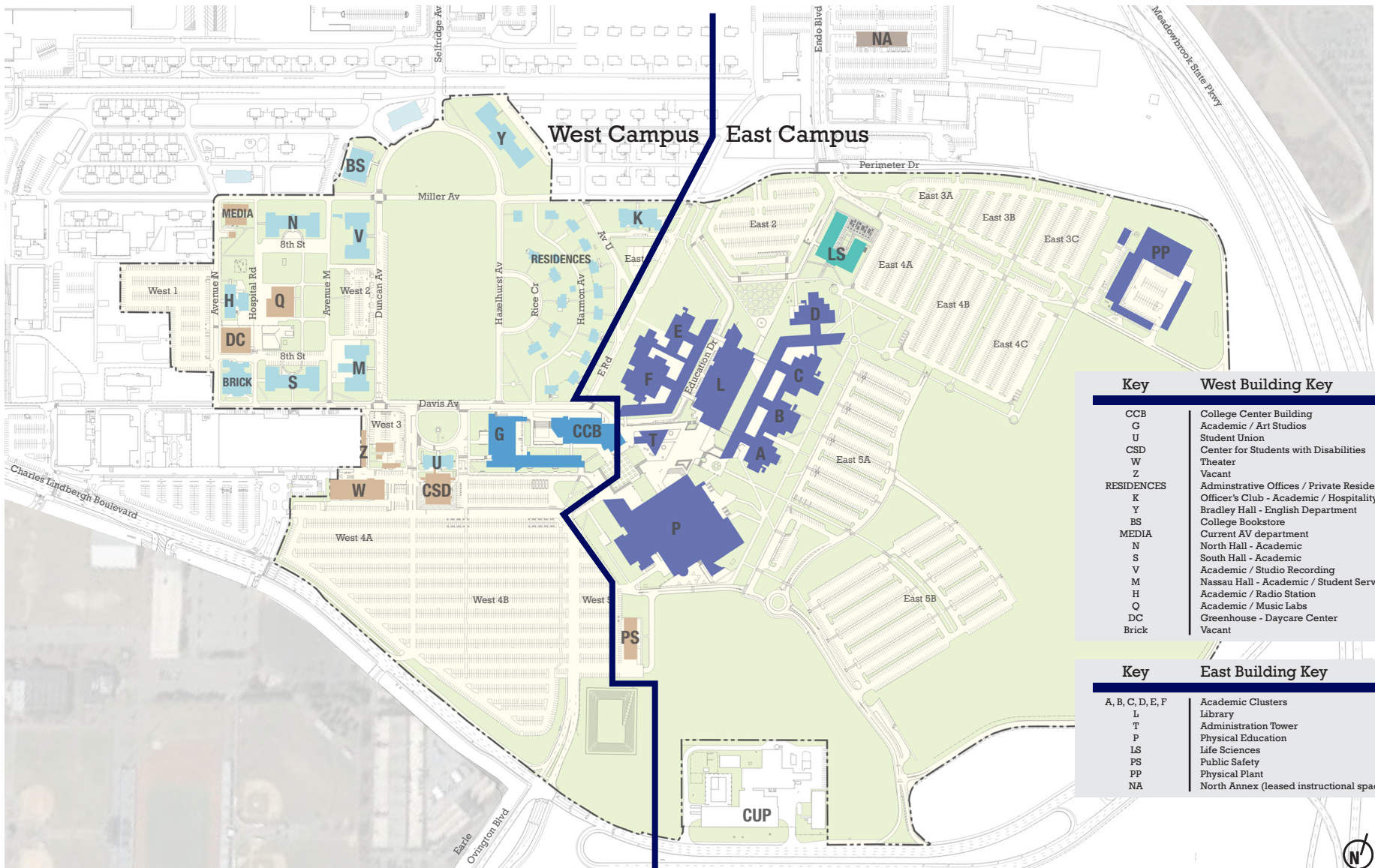
2.1	Campus History	18
2.2	Campus Today	20
2.3	The Arrival Experience	22
2.4	Bus & Pedestrian Access	24
2.5	Building Assessment	30
2.6	Current Projects	52

## FACILITY RESOURCES 2



# Age of Buildings on Campus

- 2010
- 1997
- 1973-1977 cluster buildings
- 1930's base buildings
- 1970's metal structures



Key	West Building Key
CCB	College Center Building
G	Academic / Art Studios
U	Student Union
CSD	Center for Students with Disabilities
W	Theater
Z	Vacant
RESIDENCES	Administrative Offices / Private Residences
K	Officer's Club - Academic / Hospitality Kitchen
Y	Bradley Hall - English Department
BS	College Bookstore
MEDIA	Current AV department
N	North Hall - Academic
S	South Hall - Academic
V	Academic / Studio Recording
M	Nassau Hall - Academic / Student Services
H	Academic / Radio Station
O	Academic / Music Labs
DC	Greenhouse - Daycare Center
BRICK	Vacant

Key	East Building Key
A, B, C, D, E, F	Academic Clusters
L	Library
T	Administration Tower
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LS	Life Sciences
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NA	North Annex (leased instructional space)

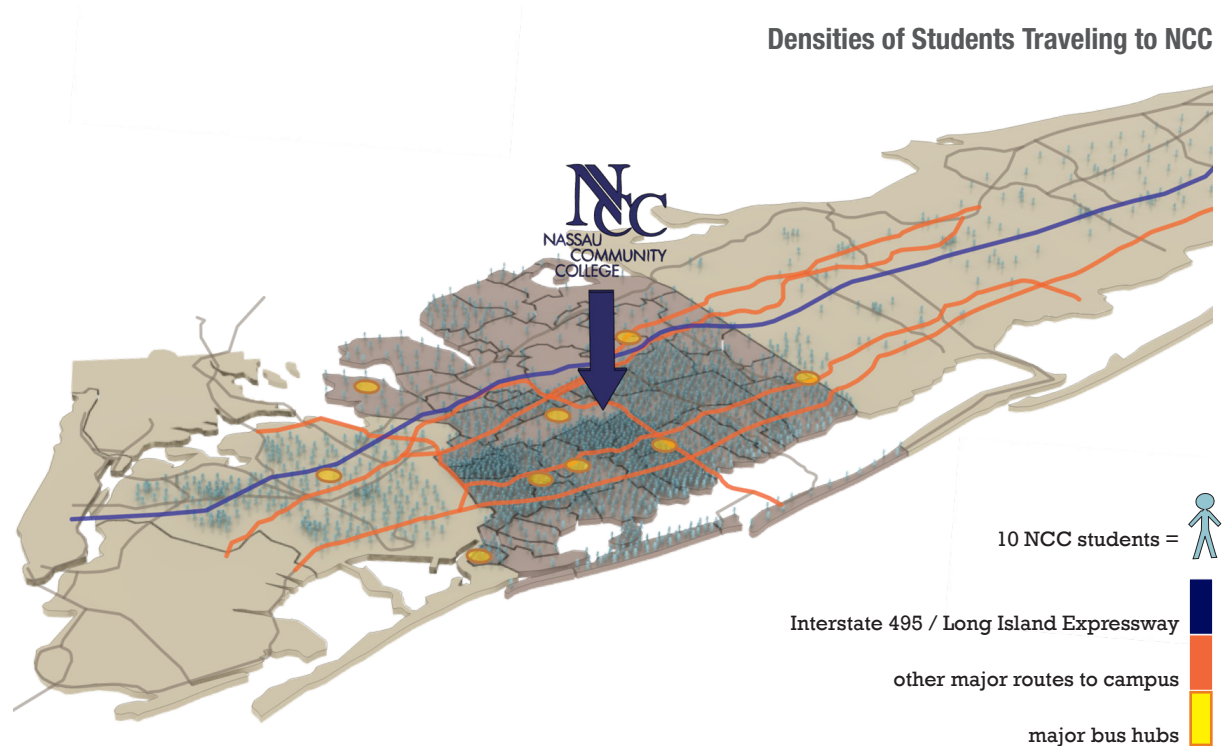
## 2.2 Campus Today

As a part of the State University of New York system (SUNY), NCC currently enrolls over 23,000 students in day, evening and weekend classes. NCC also employs approximately 2,500 faculty and staff. As a public higher education institution NCC provides over 60 degree programs, offering Associate of Arts (AA), Associate of Science (AS), and Associate of Applied Science (AAS) degrees as well as certifications.




Campus is accessed by car via I-495 (Long Island Expressway) and both the Northern and Southern State Parkways. These three major roads run which parallel along the length of Long Island are connected by Meadowbrook State Parkway which provides cross Island access. Students at Nassau Community College who travel to campus via car, are required to obtain a parking permit to park in many of the available lots on campus.

Six bus routes run directly through campus and provide stops in convenient walking distance to campus buildings. Those traveling on the LIRR from further distances may also travel to one of three nearby stations and transfer to bus service.

While bus service appears readily available, it may be the case that many students may actually prefer to drive out of convenience of proximity. The highest density of student population traveling to NCC is located to the South of campus which indicates that many students are traveling via Meadowbrook Parkway and entering campus via the Earle Ovington Boulevard entrance.



# Transportation to Campus

- airports 
- Long Island Railroad 
- major roads 



## 2.3 Arrival Experience

There are three major and two minor entry points on campus. One's perception of arrival onto campus is dependent on the point of entry. The first impression at entrances to the south of campus, where the majority of traffic is entering, is an expanse of pavement. Those traveling from Stewart Avenue and onto Endo Boulevard are greeted with the new Life Sciences building and the recently completed East parking lots. The small percentage of traffic which travels down Miller Avenue or enters on Selfridge Avenue, have the pleasure of experiencing the tree-lined streets of West campus. However with nearly 60% of the traffic entering on the south of campus, the visual perception of the campus is certainly biased.

The East lots were completed in 2011. Prior to this, the West lots were repurposed to accommodate additional spaces while these East lots were under construction. The West lots will be renovated in 2014-2015. At that time, the lot will be reoriented to improve circulation, and create a more attractive car to class experience for NCC students, staff, and visitors.

### Main Entry Points

**1. Earle Ovington Boulevard**

*42% of entering traffic uses this gateway*

**2. Charles Lindbergh Boulevard**

*20% of entering traffic uses this gateway*

**3. Endo Boulevard**

*25% of entering traffic uses this gateway*

### Additional Entry Points

**4. Selfridge Avenue**

*7% of entering traffic uses this gateway*

**5. Davis Avenue**

*\* based on VHB figures from 2011 Transportation Master Plan*



Views of Campus from Entry Points

## Entry Points & Parking on Campus



Parking on Campus		
Student Parking	Entry Point	# Spots
West 1	4/5	343
West 4A, 4B	1	2,196
East 3A, 3B, 3C	3	571
East 4A, 4B, 4C	3	992
East 5A, 5B	2	1380
Staff Parking	Entry Point	# Spots
West 2 (+ Duncan Ave)	4/5	166
West 3	4/5	55
West 5	1	150
East 1	3	21
East 2	3	301

## 2.4 Bus & Pedestrian Access

The Nassau Inter-County Express (NICE) serves Nassau County and parts of Western Suffolk County and Queens. NICE operates two types of bus service on campus:

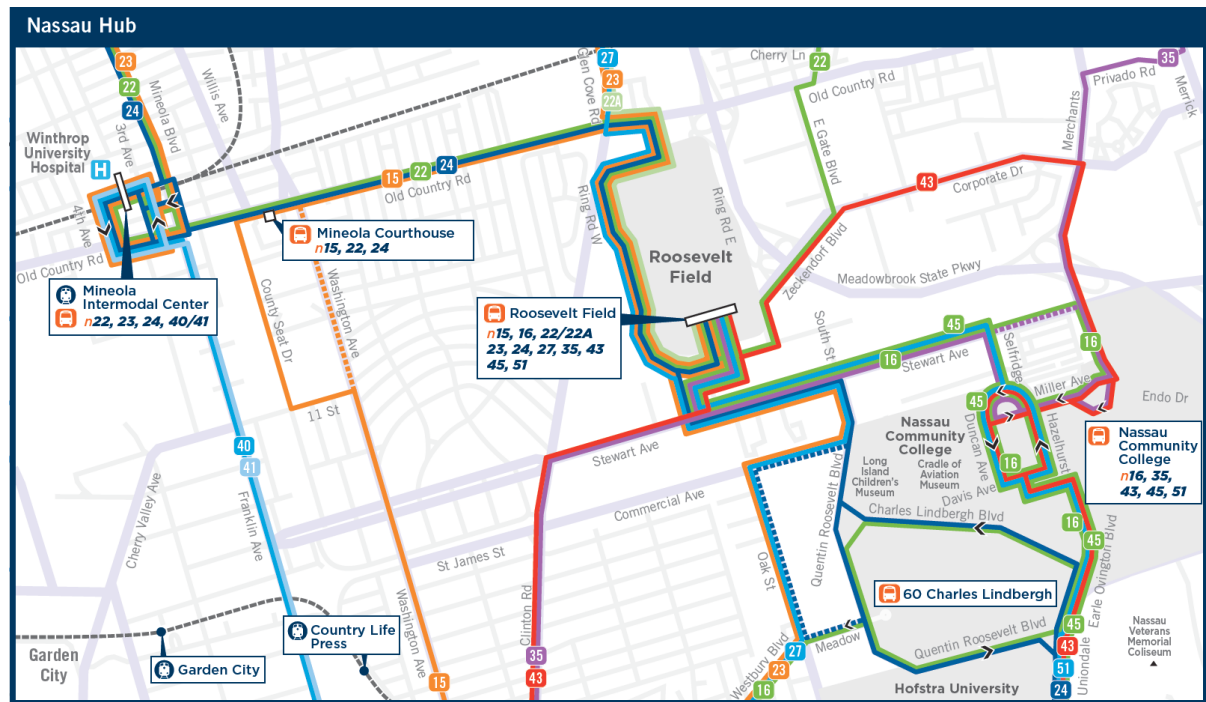
- NICE bus
- Able Ride

NICE bus has 6 fixed bus routes servicing campus. Able Ride is a shared, paratransit bus service. While there are numerous Able Ride bus stops on campus, more often than not, Able Ride offers curb-to-curb service.

Currently there are 4 bus routes which transverse directly through campus and are required to operate a key card protected gate adjacent to the Student Union. There are two additional routes, one which travels down Endo Boulevard to Miller Avenue and back out to Stewart Avenue via Selfridge Avenue (purple line) and one which stops at the West lots but remains on Charles Lindbergh Avenue (dark blue line).

### Route Reconfiguration of Buses Off Campus


The college is interested in reducing traffic through the center of campus by planning for and creating Duncan Avenue as a pedestrian only road. This would alter the four bus routes which access campus via Duncan Avenue (shown in green, red, and bright blue). In order to create a pedestrian only road, key card protected gates will be installed and access to the current West 2 parking lot will require a reconfiguration. New access to this parking will be provided on Avenue M and will allow for opportunities for additional greening of Duncan Avenue along the West 2 parking lot edge.




"Nassau Hub" NICE bus route

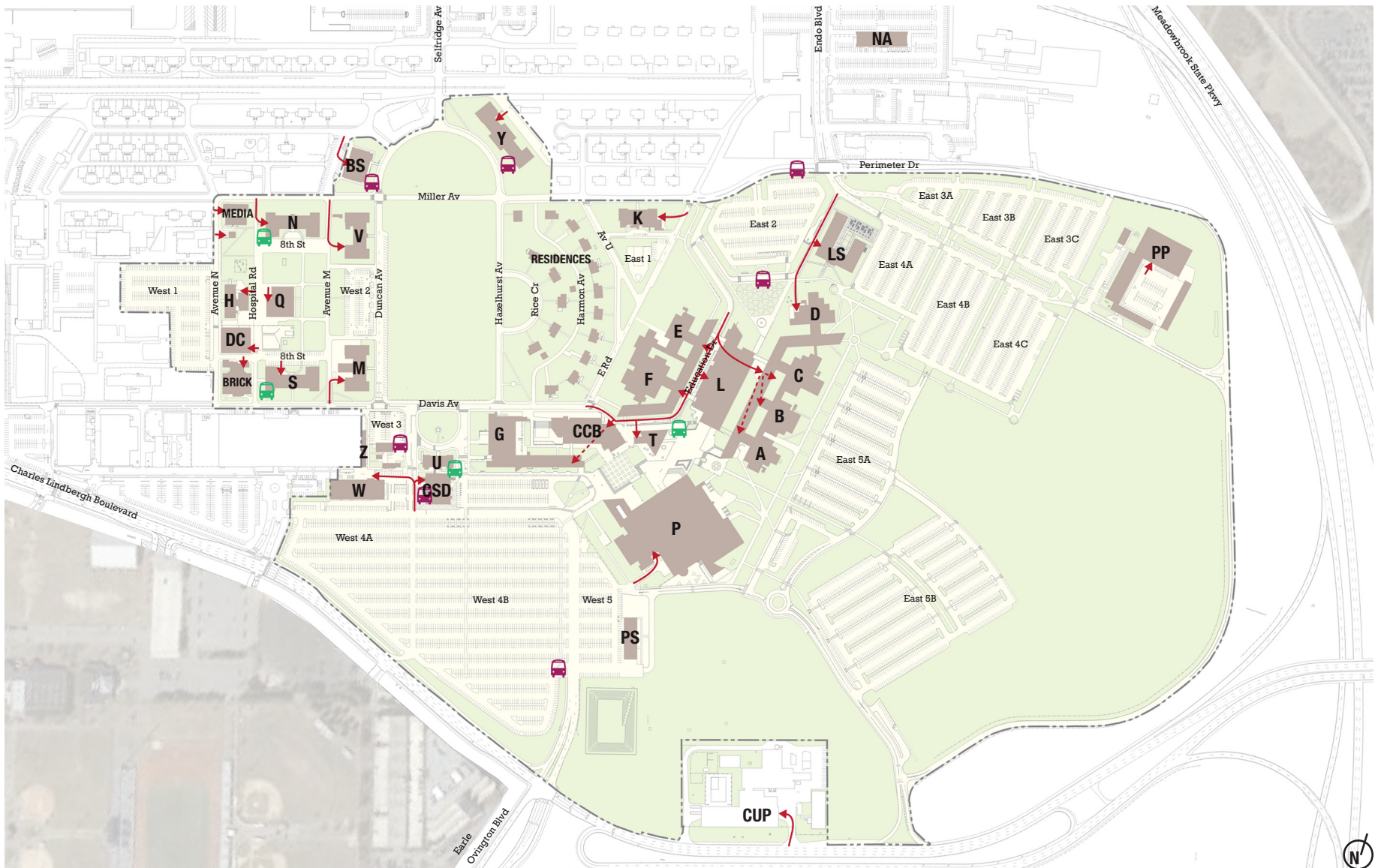


## Existing Bus Routes & Service Access on Campus

NICE bus stop 

Able Ride bus stop 

loading docks 



## Route Reconfiguration

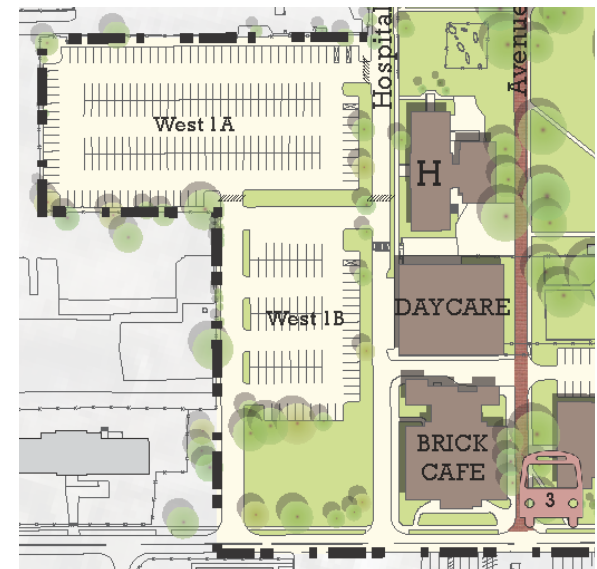
The proposed route reconfiguration provides access to campus via loops instead of the current cross connections available to both vehicles and buses. Buses could potentially use Perimeter Road to circulate around campus for routes which have multiple stops on the North and South portions of the campus. The addition of new traffic control points, gates accessed via card or keypad, will limit vehicle traffic crossing across the campus. This reduced vehicular traffic pattern will provide an opportunity to create a pedestrian only zone adjacent to the parade field. Access to the residences will be maintained on a portion of Hazelhurst Avenue.

The entry point North of the Parade Field would act as a loop which enters and exits at Selfridge Avenue. The Endo Boulevard entry sequence to parking lot East 2 is maintained, however routes accessing Miller Avenue are restricted. In addition, buses could also utilize Perimeter Road when traveling from Endo Boulevard and accessing the West Lots. Able Ride access would require access to all control access gates in order to maintain access to existing ADA accessible stops.

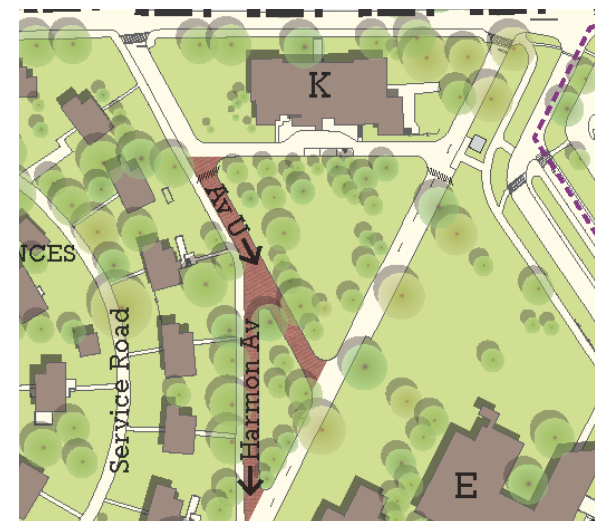
In addition to coordination with the NICE bus company, there are a series of traffic improvement projects which must be undertaken to complete the route reconfiguration on campus. They are as follows:

## Traffic Improvement Projects

1. **Duncan Avenue** - remove parking along Duncan Avenue and install pavers to indicate pedestrian access only. Emergency vehicle access remains.
2. **West Lot 2 & Avenue M** - redesign West Lot 2; provide access via Avenue M (one-way in the South direction). Provide additional handicap parking spaces.
3. **West Lot 1 & Hospital Road** - New in and out access to West Lot 1 will be provided on Davis Avenue. A new control point (key card access gate) will be added at the Hospital building. A new drop off zone will be added in front of the Daycare Center. West Lot 1A will provide faculty & staff parking while Lot 1B will provide visitor and some student parking.
4. **West Lot 4** - Renovation to West Lot 4 & 5 is in planning. New strategies for a car drop off, bus routing through the parking lot, and pedestrian safety should be considered as well as a re-greening effort.
5. **K Building Pool Plaza** - Parking spots adjacent to K building will be removed. A portion of Avenue U and Harmon Avenue will become a pedestrian way.
6. **New Control Points** - Additional key card access gates are planned throughout campus to reduce traffic and eliminate pedestrian/car conflict zones. See key for specific locations.



West Lot 1 & Hospital Road Improvements



K Building Pool Plaza Improvements

# Open Space Plan



Able Ride Bus Stops



NICE Bus Stops

↑ Direction of One-Way Traffic

← - - - NICE Bus Route

▬ Security Access Gate

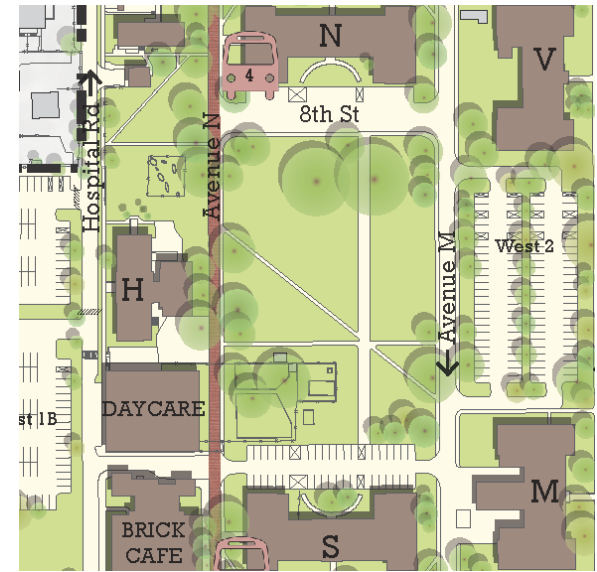
▬ Pedestrian Way



In addition to traffic improvements, there are a series of site beautification projects which have been identified which support master planning goals and key building projects. They are as follows:

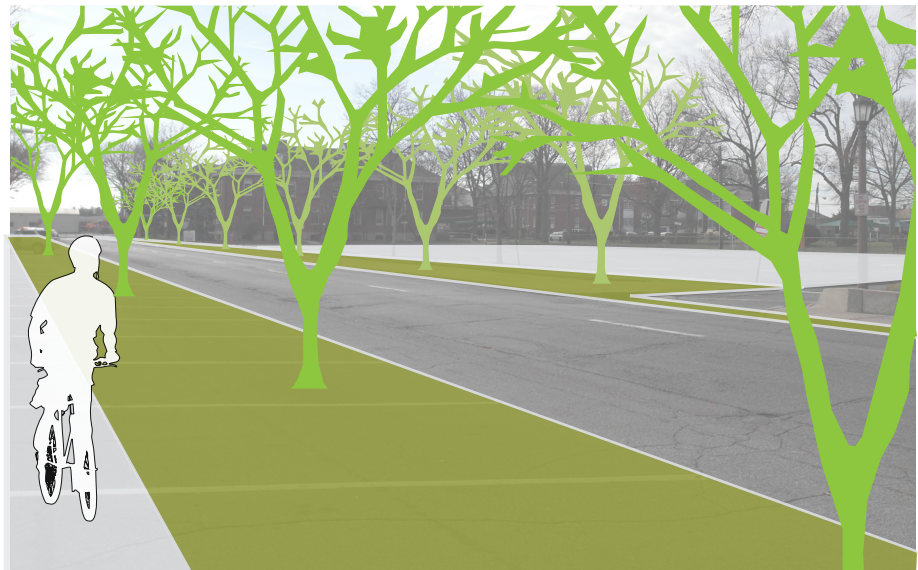
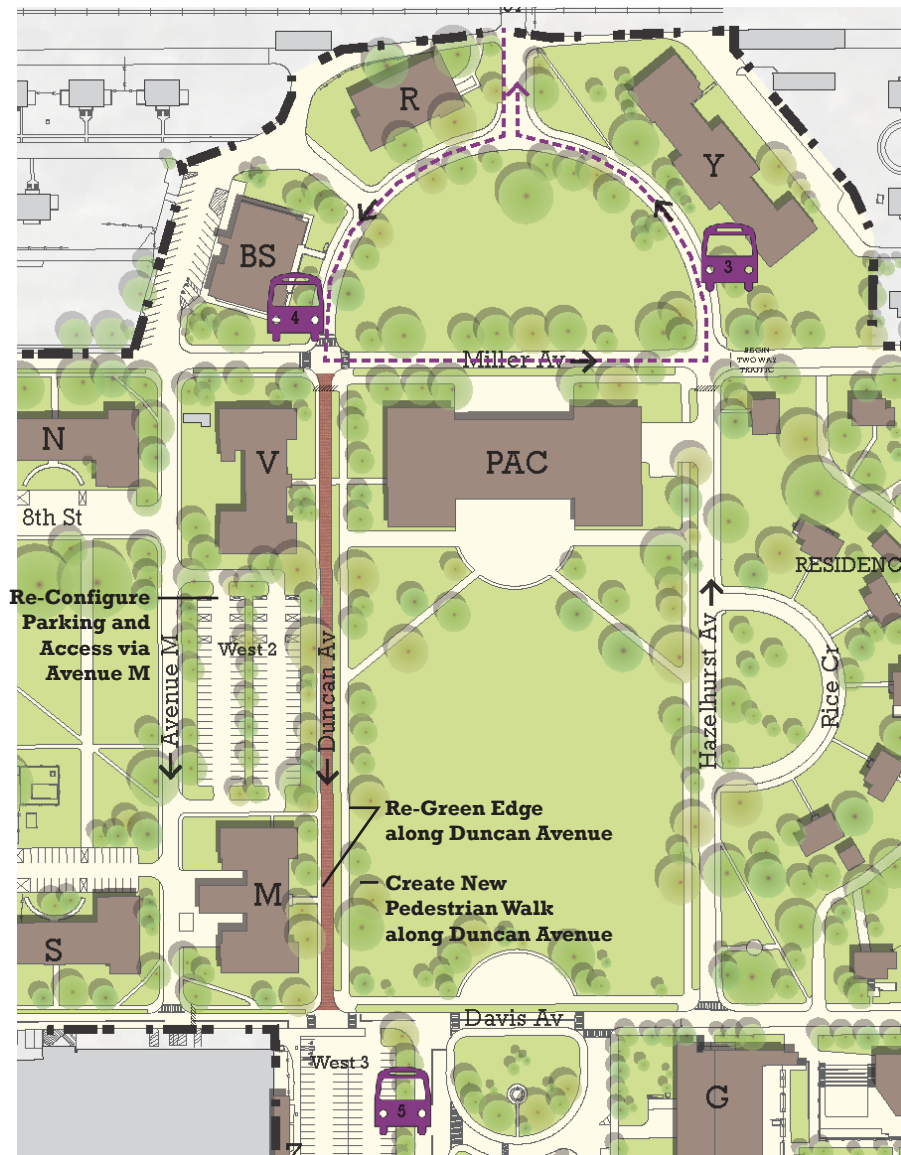
### Site Beautification Projects

1. **Parade Field** - removal of parking spots along Duncan Avenue, re-greening & landscaping, street furniture along field edges. Duncan Avenue becomes a pedestrian only road. Future Performing Arts Center project will include further landscaping & place making of Parade Field interior.
2. **Cluster Renovation Program** - future renovation to cluster buildings will include upgrades to courtyard spaces on a building by building basis.
3. **College Center Building Courtyard** - The courtyard between the G building and CCB requires new grass and upgrades to street furniture.
4. **Plaza Entry from East Lots** - The area between P and A buildings which connects the east lots to the cluster plaza was not considered during the East Lots renovation project. Improvements to pedestrian walks, lighting, and landscaping are needed.
5. **K Building Pool Plaza** - As part of traffic improvements, adjacent parking spots will be removed. The existing pool, filled with concrete, requires removal so that area can be re-greened and transformed into an outdoor space for students and staff.
6. **Sunken Plaza North of Library** - This area should be considered for improvements in conjunction with future library renovation projects.
7. **Hospital Quad** - Pending the demolition of the Q building, this green space can be transformed into an active green space in the heart of West campus. Existing daycare playground will remain as part of this green space. Avenue N could also be paved as a pedestrian only zone during this renovation.



Hospital Quad Improvements

## Pedestrian Walk on Duncan Avenue



## 2.5 Building Assessment

As a part of the Facility Master Plan update for Nassau Community College, Cannon Design's facility optimization services (FOS) performed a campus wide assessment reviewing the physical resources of the NCC campus. The goal for this assessment was two-fold. The first part the assessment cataloged each building, building component and system in order to create a database for use by the College. The second part of the assessment identified which building components and systems required replacement, modification or demolition and assigned dollar values to each category. This two part assessment provided the master planning team and Nassau Community College with an understanding of immediate critical maintenance needs and provided the basis for identifying projects; new, renovation and additions as a part of the master planning efforts.



# Existing Conditions Plan

existing campus buildings

green space

paved paths / roads / parking



### Overall Rated Condition Facility Condition Index (FCI)

The overall rated condition of each building is indicated using an FCI between 0.00 to 1.00. The graphic (right) provides the various ranges for condition ratings. Facility Condition Index is an industry-standard index that objectively measures the current condition of a facility, allowing comparison both within and among institutions. To determine a building FCI, the total cost of remediating deferred maintenance requirements is divided by the current replacement value. Generally, the higher the FCI, the poorer the condition of the facility.

The following assessment of each campus building provides a summary analysis utilizing the general measure of “Good, Fair, or Poor” of the following building components:

- Exterior Walls
- Exterior Windows
- Exterior Doors & Grilles
- Roofing Systems
- Flooring
- Ceiling
- Interior Doors
- Interior Partitions
- Interior Specialties
- Stair Finishes
- Wall Finishes

The full report is a separate document prepared by Cannon Design’s facility optimization services (FOS) team.

## Facility Condition Index (FCI)

$$\text{FCI} = \frac{\text{Deferred Maintenance Deficiencies}}{\text{Current Replacement Value (CRV)}}$$





## Campus Inventory

### Original Air Field Buildings

<u>1930's Vintage</u>	<u>Type</u>	<u>GSF</u>
H Building	Classroom / Office	17,284
K Building	Classroom / Office	7,883
M Building (Nassau Hall)	Classroom / Office	40,104
N Building (North Hall)	Classroom / Office	42,803
S Building (South Hall)	Classroom / Office	40,623
U Building	Student Union	23,578
V Building	Classroom / Office	31,122
Y Building (Bradley Hall)	Classroom / Office	23,627
Bookstore	Bookstore	8,039
Brick Cafeteria	Vacant	19,428
111 Building	Classroom	557
Media / AV	TV Studio	798
Buildings 349, 350, 351, 352, 353, 355, 356, 357, 358, 359, 361, 364, 365	Offices	4,425
Buildings 354, 362, 363	Residences	4,425

### Metal Clad Structures

<u>1970's Buildings</u>	<u>Type</u>	<u>GSF</u>
CSD Building	Advisement & Testing	12,560
Q Building	Music / Office	10,327
W Building	Theatre / Gallery	15,628
Theatre Workshop	Theatre Shop & Storage	2,324
Z Building	Music Practice	5,735
Greenhouse	Day Care Center	11,800
Public Safety	Campus Security	1,871

### Cluster Buildings

<u>1970's Cluster Buildings</u>	<u>Type</u>	<u>GSF</u>
A Cluster	Classroom / Office	42,808
B Cluster	Classroom / Office	47,749
C Cluster	Classroom / Office	49,295
D Cluster	Classroom / Office	37,955
E Cluster	Classroom / Office	37,629
F Cluster	Classroom / Office	88,452
L library	Library	91,229
P building	Physical Education	142,139
T Tower	Administration Offices	67,305
PP physical plant	Physical Plant	43,134

### Millennial Buildings

<u>1990's Buildings</u>	<u>Type</u>	<u>GSF</u>
CCB Building	College Center	68,598
G Building	Classroom / Office	98,383
<u>2010's Buildings</u>	<u>Type</u>	<u>GSF</u>
Life Science Building	Classroom / Office	73,000

# Building Assessment Original Air Field Buildings



<b>Building Conditions Assessment</b>	<b>Building Components</b>
	Exterior Walls
	Exterior Windows
	Exterior Doors & Grilles
	Roofing Systems
	Flooring
	Ceiling
	Interior Doors
	Interior Partitions
	Interior Fabrication
	Stair Finishes
	Wall Finishes
	<b>Building Information</b>
	Key
Use	
Gross Square Footage	
Floors	

## Hospital Building

Poor	Fair	Good
0%	4%	96%
60%	0%	40%
0%	0%	100%
0%	16%	84%
0%	13%	87%
0%	84%	16%
0%	60%	40%
0%	71%	29%
0%	100%	0%
11%	79%	10%

**H**

**Academic / Radio Station**

**17,284**

**2**

## Officer's Club

Poor	Fair	Good
0%	68%	32%
100%	0%	0%
20%	0%	80%
0%	100%	0%
0%	70%	30%
31%	69%	0%
3%	97%	0%
0%	100%	0%
5%	58%	37%
0%	98%	3%

**K**

**Academic / Hospitality Kitchen**

**7,883**

**1**



**Nassau Hall**

Poor	Fair	Good
9%	91%	0%
100%	0%	0%
0%	100%	0%
0%	0%	100%
3%	76%	21%
0%	87%	13%
1%	98%	1%
3%	98%	0%
0%	97%	3%
1%	85%	14%

**M**  
**Academic / Student Services**  
**47,749**  
**3**



**North Hall**

Poor	Fair	Good
0%	91%	9%
0%	0%	100%
0%	0%	100%
0%	100%	0%
6%	94%	0%
7%	86%	7%
15%	84%	0%
6%	88%	6%
18%	82%	0%
13%	21%	67%

**N**  
**Academic**  
**42,803**  
**3**



**South Hall**

Poor	Fair	Good
0%	57%	44%
0%	0%	100%
0%	0%	100%
0%	0%	100%
33%	63%	4%
25%	37%	38%
21%	79%	1%
25%	63%	13%
33%	62%	5%
25%	55%	20%

**S**  
**Academic**  
**40,623**  
**3**

## Building Assessment Original Air Field Buildings (cont.)



<b>Building Conditions Assessment</b>	<b>Building Components</b>
	Exterior Walls
	Exterior Windows
	Exterior Doors & Grilles
	Roofing Systems
	Flooring
	Ceiling
	Interior Doors
	Interior Partitions
	Interior Fabrication
	Stair Finishes
	Wall Finishes
	<b>Building Information</b>
Key	
Use	
Gross Square Footage	
Floors	

### Student Union

Poor	Fair	Good
0%	15%	85%
100%	0%	0%
0%	0%	100%
0%	0%	100%
40%	39%	21%
36%	57%	7%
0%	100%	0%
33%	67%	0%
0%	96%	4%
100%	0%	0%
42%	58%	0%

**U**

**Student Union**

**23,578**

**3**

### Building V

Poor	Fair	Good
9%	91%	0%
100%	0%	0%
0%	100%	0%
0%	0%	63%
17%	45%	38%
20%	12%	68%
15%	38%	47%
18%	25%	57%
20%	44%	36%
0%	0%	100%
25%	33%	42%

**V**

**Academic / Studio Recording**

**31,122**

**3**



**Bradley Hall**

Poor	Fair	Good
0%	17%	83%
0%	100%	0%
0%	0%	100%
0%	0%	100%
0%	5%	95%
0%	4%	96%
1%	29%	71%
0%	2%	98%
0%	8%	92%
0%	9%	91%

**Y**  
**Academic**  
**23,627**  
**3**



**Bookstore**

Poor	Fair	Good
0%	78%	22%
100%	0%	0%
22%	78%	0%
0%	100%	0%
12%	22%	66%
16%	12%	72%
2%	96%	2%
37%	56%	7%
37%	37%	27%
46%	37%	17%

**BS**  
**Bookstore**  
**8,039**  
**1**



**Building 111**

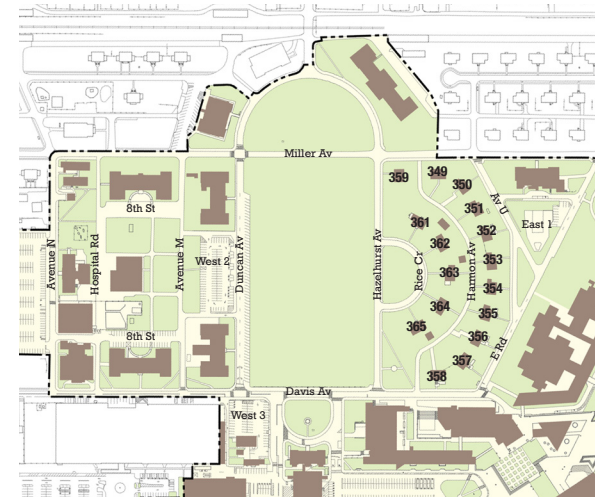
Poor	Fair	Good
0%	100%	0%
0%	100%	0%
0%	100%	0%
0%	100%	0%
0%	100%	0%
0%	100%	0%
0%	100%	0%
0%	100%	0%
0%	100%	0%
0%	100%	0%

**111**  
**Academic / Mortuary Science**  
**557**  
**1**

## Building Assessment Original Air Field Buildings (cont.)



## Building Assessment Original Air Field Residences



### Building Conditions Assessment

#### Building Components

- Exterior Walls
- Exterior Windows
- Exterior Doors & Grilles
- Roofing Systems
- Flooring
- Ceiling
- Interior Doors
- Interior Partitions
- Interior Fabrication
- Stair Finishes
- Wall Finishes

#### Building Information

- Key
- Use
- Gross Square Footage
- Floors

### Media

	Poor	Fair	Good
Exterior Walls	100%	0%	0%
Exterior Windows	100%	0%	0%
Exterior Doors & Grilles	100%	0%	0%
Roofing Systems			
Flooring	34%	51%	16%
Ceiling	36%	33%	31%
Interior Doors	23%	75%	3%
Interior Partitions	21%	50%	28%
Interior Fabrication	39%	49%	12%
Stair Finishes			
Wall Finishes	42%	16%	42%

#### Media

#### AV Department

1,871

1

### Building Conditions Assessment

#### Building Components

- Exterior Walls
- Exterior Windows
- Exterior Doors & Grilles
- Roofing Systems
- Flooring
- Ceiling
- Interior Doors
- Interior Partitions
- Interior Fabrication
- Stair Finishes
- Wall Finishes

#### Building Information

- Use
- Gross Square Footage
- Floors



**349**

Poor	Fair	Good
0%	22%	79%
100%	0%	0%
0%	0%	100%
0%	0%	100%
0%	100%	0%
0%	100%	0%
0%	100%	0%
0%	82%	18%
0%	0%	100%
0%	100%	0%

**Office / Residence**

**4,425**

**2**



**350**

Poor	Fair	Good
0%	100%	0%
0%	100%	0%
0%	33%	67%
0%	0%	100%
0%	99%	1%
0%	31%	69%
0%	100%	0%
0%	0%	100%
0%	100%	0%
0	1	0
13%	87%	0%

**Office / Residence**

**4,425**

**2**



**351**

Poor	Fair	Good
0%	18%	82%
100%	0%	0%
0%	100%	0%
77%	23%	0%
84%	0%	16%
92%	9%	0%
84%	0%	16%
0%	100%	0%
97%	3%	0%

**Office / Residence**

**4,425**

**2**

## Building Assessment Original Air Field Residences (cont.)



**352**

Poor	Fair	Good
0%	18%	82%
100%	0%	0%
0%	0%	100%
0%	0%	100%
0%	97%	3%
0%	28%	72%
0%	100%	0%
0%	100%	0%
0%	100%	0%
25%	4%	71%

**Office / Residence**

**4,425**

**2**

**353**

Poor	Fair	Good
0%	100%	0%
0%	100%	0%
0%	33%	67%
0%	0%	100%
0%	95%	5%
0%	29%	71%
0%	100%	0%
0%	100%	0%
0%	100%	0%
26%	6%	69%

**Office / Residence**

**4,425**

**2**

Building Conditions Assessment

### Building Components

- Exterior Walls
- Exterior Windows
- Exterior Doors & Grilles
- Roofing Systems
- Flooring
- Ceiling
- Interior Doors
- Interior Partitions
- Interior Fabrication
- Stair Finishes
- Wall Finishes

### Building Information

- Use
- Gross Square Footage
- Floors





**355**

Poor	Fair	Good
0%	100%	0%
0%	33%	67%
0%	0%	100%
0%	100%	0%
4%	30%	66%
26%	74%	0%
7%	70%	24%
33%	62%	6%
31%	4%	65%

**Office / Residence**

**4,425**

**2**



**356**

Poor	Fair	Good
0%	100%	0%
0%	70%	30%
0%	33%	67%
0%	0%	100%
6%	30%	63%
0%	27%	73%
0%	100%	0%
0%	0%	100%
0%	93%	7%
0	0	1
0%	0%	100%

**Office / Residence**

**4,425**

**2**



**357**

Poor	Fair	Good
0%	18%	82%
0%	100%	0%
0%	33%	67%
0%	0%	100%
0%	26%	74%
0%	5%	95%
0%	100%	0%
0%	9%	92%
0%	100%	0%
0	1	0
0%	8%	92%

**Office / Residence**

**4,425**

**2**

## Building Assessment Original Air Field Residences (cont.)



<b>Building Conditions Assessment</b>	<b>Building Components</b>
	Exterior Walls
	Exterior Windows
	Exterior Doors & Grilles
	Roofing Systems
	Flooring
	Ceiling
	Interior Doors
	Interior Partitions
	Interior Fabrication
	Stair Finishes
	Wall Finishes
	<b>Building Information</b>
	Use
Gross Square Footage	
Floors	

### 358

Poor	Fair	Good
0%	100%	0%
0%	100%	0%
0%	100%	0%
0%	0%	100%
0%	93%	7%
0%	0%	100%
0%	100%	0%
0%	58%	42%
21%	8%	71%

#### Office / Residence

4,425

2

### 359

Poor	Fair	Good
0%	18%	82%
0%	100%	0%
0%	0%	100%
0%	0%	100%
7%	88%	6%
0%	48%	52%
6%	66%	28%
11%	25%	64%
0%	99%	1%
0%	61%	39%

#### Office / Residence

4,425

2



**364**

Poor	Fair	Good
0%	100%	0%
100%	0%	0%
0%	0%	100%
0%	0%	100%
0%	31%	69%
0%	31%	69%
0%	88%	12%
0%	16%	85%
0%	20%	81%
0%	0%	100%
0%	16%	85%

**Office / Residence**

**4,425**

**2**



**365**

Poor	Fair	Good
0%	100%	0%
0%	100%	0%
0%	0%	100%
0%	0%	100%
0%	39%	61%
0%	0%	100%
0%	100%	0%
0%	0%	100%
0%	44%	56%
0%	30%	70%

**Office / Residence**

**4,425**

**2**

# Building Assessment Cluster Buildings



<b>Building Conditions Assessment</b>	<b>Building Components</b>
	Exterior Walls
	Exterior Windows
	Exterior Doors & Grilles
	Roofing Systems
	Flooring
	Ceiling
	Interior Doors
	Interior Partitions
	Interior Fabrication
	Stair Finishes
	Wall Finishes
	<b>Building Information</b>
	Key
Use	
Gross Square Footage	
Floors	

## Cluster A

Poor	Fair	Good
0%	100%	0%
0%	100%	0%
0%	100%	0%
0%	0%	100%
5%	63%	32%
3%	54%	43%
1%	66%	33%
0%	84%	16%
2%	89%	9%
0%	100%	0%
1%	51%	48%

**A**

**Academic**

**42,808**

**3**

## Cluster B

Poor	Fair	Good
45%	55%	0%
0%	100%	0%
0%	100%	0%
0%	100%	0%
2%	24%	74%
8%	27%	65%
0%	54%	46%
0%	82%	19%
0%	100%	0%
0%	100%	0%
1%	58%	41%

**B**

**Academic**

**47,749**

**3**



**Cluster C**

Poor	Fair	Good
46%	54%	0%
0%	100%	0%
0%	100%	0%
0%	100%	0%
3%	45%	52%
3%	41%	57%
1%	56%	43%
0%	82%	18%
11%	82%	8%
0%	63%	37%
0%	62%	38%

**C**  
**Academic**  
**49,295**  
**3**



**Cluster D**

Poor	Fair	Good
47%	54%	0%
0%	100%	0%
0%	100%	0%
0%	100%	0%
12%	54%	34%
20%	18%	62%
0%	47%	53%
1%	90%	9%
1%	95%	4%
0%	100%	0%
8%	66%	26%

**D**  
**Academic**  
**37,955**  
**3**



**Cluster E**

Poor	Fair	Good
47%	53%	0%
0%	100%	0%
0%	100%	0%
0%	100%	0%
0%	53%	47%
2%	50%	48%
0%	92%	8%
0%	87%	13%
0%	100%	0%
0%	100%	0%
0%	72%	28%

**E**  
**Academic**  
**37,629**  
**3**

# Building Assessment Cluster Buildings



<b>Building Conditions Assessment</b>	<b>Building Components</b>
	Exterior Walls
	Exterior Windows
	Exterior Doors & Grilles
	Roofing Systems
	Flooring
	Ceiling
	Interior Doors
	Interior Partitions
	Interior Fabrication
	Stair Finishes
	Wall Finishes
	<b>Building Information</b>
Key	
Use	
Gross Square Footage	
Floors	

### Cluster F

	Poor	Fair	Good
Exterior Walls	41%	59%	0%
Exterior Windows	0%	100%	0%
Exterior Doors & Grilles	75%	25%	0%
Roofing Systems	0%	100%	0%
Flooring	0%	65%	35%
Ceiling	23%	44%	33%
Interior Doors	0%	84%	16%
Interior Partitions	2%	93%	4%
Interior Fabrication	2%	91%	7%
Stair Finishes	0%	100%	0%
Wall Finishes	1%	81%	18%

**F**  
**Academic**  
**88,452**  
**3**

### Library

	Poor	Fair	Good
Exterior Walls	22%	79%	0%
Exterior Windows	100%	0%	0%
Exterior Doors & Grilles	0%	100%	0%
Roofing Systems	0%	0%	100%
Flooring	49%	18%	34%
Ceiling	0%	5%	95%
Interior Doors	0%	21%	79%
Interior Partitions	0%	8%	92%
Interior Fabrication	0%	51%	49%
Stair Finishes			
Wall Finishes	0%	24%	76%

**L**  
**Library**  
**91,229**  
**3**



**P Building**

Poor	Fair	Good
0%	100%	0%
0%	100%	0%
0%	100%	0%
0%	0%	100%
14%	40%	37%
8%	26%	66%
5%	75%	20%
0%	33%	67%
6%	83%	11%
0%	0%	100%
0%	21%	79%

**P**  
**Physical Education / Athletics**  
**142,139**  
**2**



**Adminstrative Tower**

Poor	Fair	Good
0%	91%	9%
0%	100%	0%
0%	100%	0%
0%	100%	0%
6%	60%	34%
8%	46%	46%
0%	96%	4%
2%	48%	50%
0%	41%	59%
4%	28%	68%

**T**  
**Adminstrative Offices**  
**67,305**  
**12**



**Physical Plant**

Poor	Fair	Good
0%	100%	0%
100%	0%	0%
22%	78%	0%
0%	100%	0%
0%	3%	96%
2%	86%	12%
0%	34%	66%
0%	5%	95%
0%	34%	66%
0%	8%	93%

**PP**  
**Physical Plant Operations**  
**43,134**  
**3**

# Building Assessment Millennial Buildings



**Building Conditions Assessment**

Building Components	
Exterior Walls	
Exterior Windows	
Exterior Doors & Grilles	
Roofing Systems	
Flooring	
Ceiling	
Interior Doors	
Interior Partitions	
Interior Fabrication	
Stair Finishes	
Wall Finishes	
Building Information	
Key	
Use	
Gross Square Footage	
Floors	

### College Center Building

Poor	Fair	Good
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	1%	99%

<b>CCB</b>
<b>Meeting Space / Offices</b>
<b>68,598</b>
<b>3</b>

### G Building

Poor	Fair	Good
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	35%	63%
0%	10%	88%
1%	10%	82%
0%	9%	91%
0%	5%	90%
5%	21%	71%

<b>G</b>
<b>Academic</b>
<b>98,383</b>
<b>3</b>





**Life Sciences**

Poor	Fair	Good
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	0%	100%

<b>LS</b>
<b>Academic</b>
<b>73,000</b>
<b>3</b>

# Building Assessment Metal Clad Structures



**Building Conditions Assessment**

<b>Building Components</b>
Exterior Walls
Exterior Windows
Exterior Doors & Grilles
Roofing Systems
Flooring
Ceiling
Interior Doors
Interior Partitions
Interior Fabrication
Stair Finishes
Wall Finishes
<b>Building Information</b>
Key
Use
Gross Square Footage
Floors

## CSD

	Poor	Fair	Good
Exterior Walls	100%	0%	0%
Exterior Windows	100%	0%	0%
Exterior Doors & Grilles	0%	0%	100%
Roofing Systems	0%	100%	0%
Flooring	0%	58%	42%
Ceiling	0%	63%	38%
Interior Doors	0%	68%	32%
Interior Partitions	2%	70%	28%
Interior Fabrication	0%	34%	66%
Stair Finishes			
Wall Finishes	0%	13%	88%

### CSD

**Center for Students with Disabilities**

**12,560**

**1**

## Building Q

	Poor	Fair	Good
Exterior Walls	0%	0%	100%
Exterior Windows	0%	0%	100%
Exterior Doors & Grilles	0%	0%	100%
Roofing Systems			
Flooring	18%	45%	38%
Ceiling	15%	48%	37%
Interior Doors	16%	0%	84%
Interior Partitions	0%	48%	52%
Interior Fabrication	19%	69%	12%
Stair Finishes			
Wall Finishes	7%	68%	26%

### Q

**Academic / Music Labs**

**10,327**

**1**



**Theater**

Poor	Fair	Good
100%	0%	0%
100%	0%	0%
100%	0%	0%
0%	100%	0%
59%	29%	12%
11%	89%	0%
2%	98%	0%
20%	75%	5%
21%	79%	0%
50%	23%	28%

<b>W</b>
<b>Theater</b>
<b>15,628</b>
<b>2</b>



**Greenhouse**

Poor	Fair	Good
0%	0%	100%
0%	100%	0%
0%	0%	100%
0%	100%	0%
0%	8%	92%
4%	51%	46%
0%	77%	23%
4%	7%	90%
0%	4%	96%
0%	7%	93%

<b>DC</b>
<b>Campus Daycare Center</b>
<b>11,800</b>
<b>1</b>



**Public Safety**

Poor	Fair	Good
0%	0%	100%
0%	0%	100%
0%	0%	100%
0%	0%	100%
4%	14%	82%
0%	20%	81%
0%	28%	72%
0%	17%	83%
0%	17%	83%
0%	20%	80%

<b>PS</b>
<b>Public Safety</b>
<b>798</b>
<b>1</b>

## 2.6 Current Projects



### Current Project List

#### Completed

1. Nassau Hall - Window Replacement
2. South Hall - Fire Science Lab
3. West Lots - Security Gates
4. West Lots - Repaving (prior to east lots)
5. Public Safety Building - New Construction
6. Tower Building - Elevator Renovations
7. Plaza Deck - Reconstruction
8. Life Science Building - Construction
9. East Lots - Construction
10. Bradley Hall - ADA Upgrades

#### Current: in Design

1. Media - Faculty Development Center
2. North Hall - ADA Ramps
3. South Hall - ADA Ramps
4. Building Z - AV Department
5. Library - Renovation Design
6. West Lots - Renovation
7. Cluster C - Renovation





#### Current: in Construction

1. Building H - Elevator Renovation
2. Nassau Hall - Window Replacement
3. Building Z - AV Department Rehabilitation
4. Cluster E - Elevator Renovation
5. Cluster F - Elevator Renovation
6. Student Services Center - Renovation & Expansion
7. Tower Building - Fire Alarm Upgrade

#### Future

1. Building V - Renovation
2. Public Safety Building - Renovation
3. Tower Building - Renovation
4. Performing Arts Center - Design & Construction
5. Building P, Library, and Cluster B - Elevator Renovation
6. Cluster Renovation Program
7. Continued Parking Lot Renovation Program
8. Continued Window Replacement Program

# Current Projects on Campus

- future project 
- recently completed 
- in planning 
- in construction 





3.1	Overall Recommendations	56
3.2	Project Timeline	58
3.3	Near Term Phasing (2014-2016)	60
3.4	Mid Term Phasing (2017-2019)	66
3.5	Far Term Phasing (2020-2023)	68

# PROJECTED CAMPUS NEEDS

## 3.1 Overall Recommendations

### Preferred Master Plan

The preferred Master Plan is a refinement of the ideas generated during the master planning process. The configuration of building locations preserve and enhance open space, parking, vehicular circulation, and pedestrian connections which were key factors in the development of the plan. This master planning section provides both a plan for the campus at final build-out and a series of phasing diagrams integrating how the plan could be implemented over time. The phasing diagrams recognize the appropriate funding cycles for both Nassau County and the State of New York. Each of the key features of the master plan will be described on the following pages including the steps necessary for the phasing and implementation of projects.

As each new project is studied in greater detail, it is important to balance the individually proposed solutions with the campus framework outlined in this report. No project should be studied in isolation. Future design decisions should respect the broad visions outlined in this document. Understanding the campus wide proposals allows future projects to develop in a manner that strengthens the entire Nassau Community College campus.

### Overall Recommendations for the Master Plan

- **Accommodate campus growth and building construction in a way that celebrates the campus history thereby connecting both the west and east campus.**
- **Optimize existing resources by renovating existing campus buildings for appropriate academic and support uses.**
- **Enhance the student experience by establishing a series of student support and student-centric spaces on campus.**
- **Establish the existing Parade Ground as a natural asset in the heart of campus, including enhanced pedestrian connections across campus.**
- **Relocate targeted interior surface parking spaces and replace with a connected open space network that provides for seamless pedestrian navigation across campus.**
- **Create clear gateways to campus that enhance community connections and provide Nassau Community College a pronounced presence; an identity. Re-align the public “front door” and campus entry sequence.**

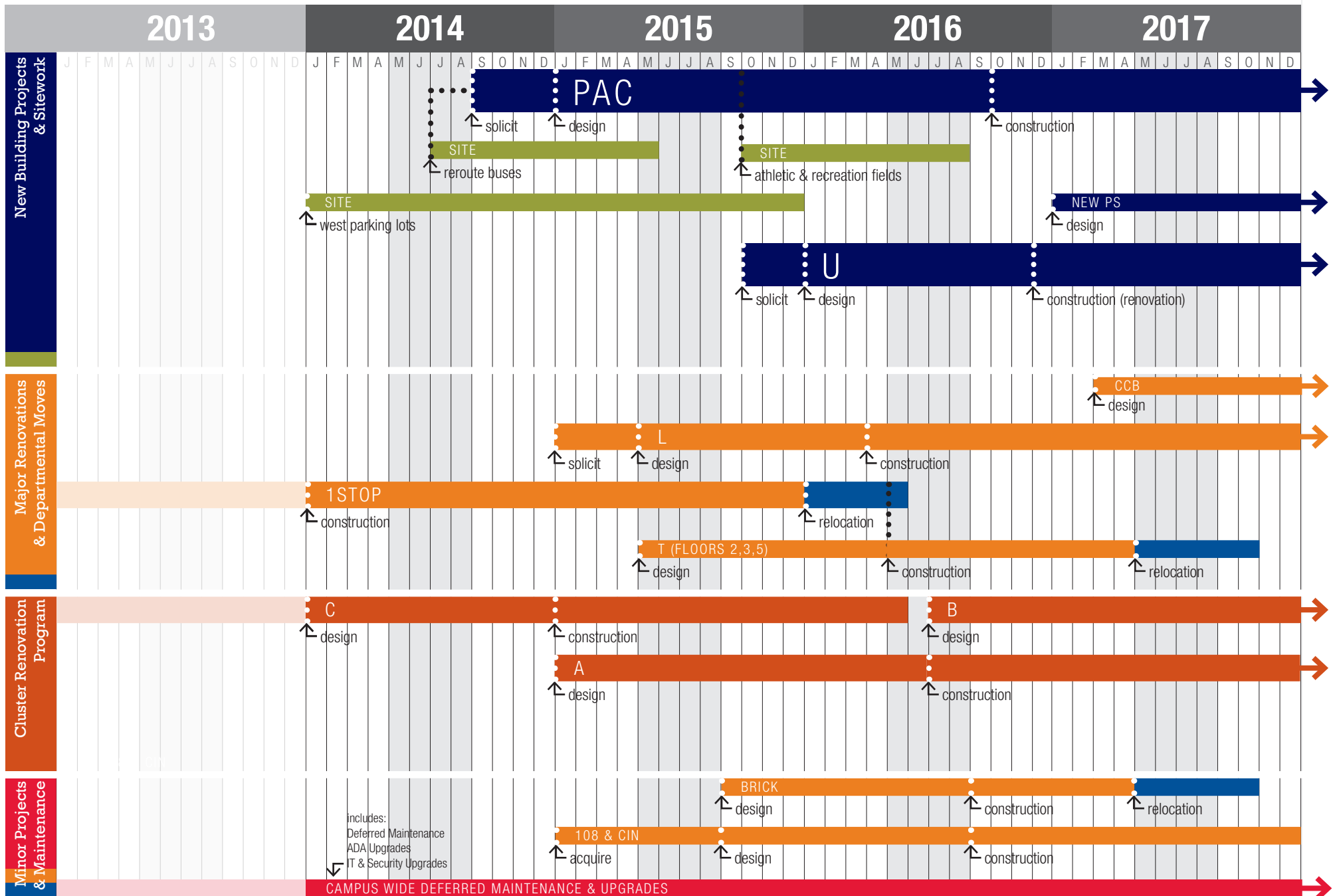


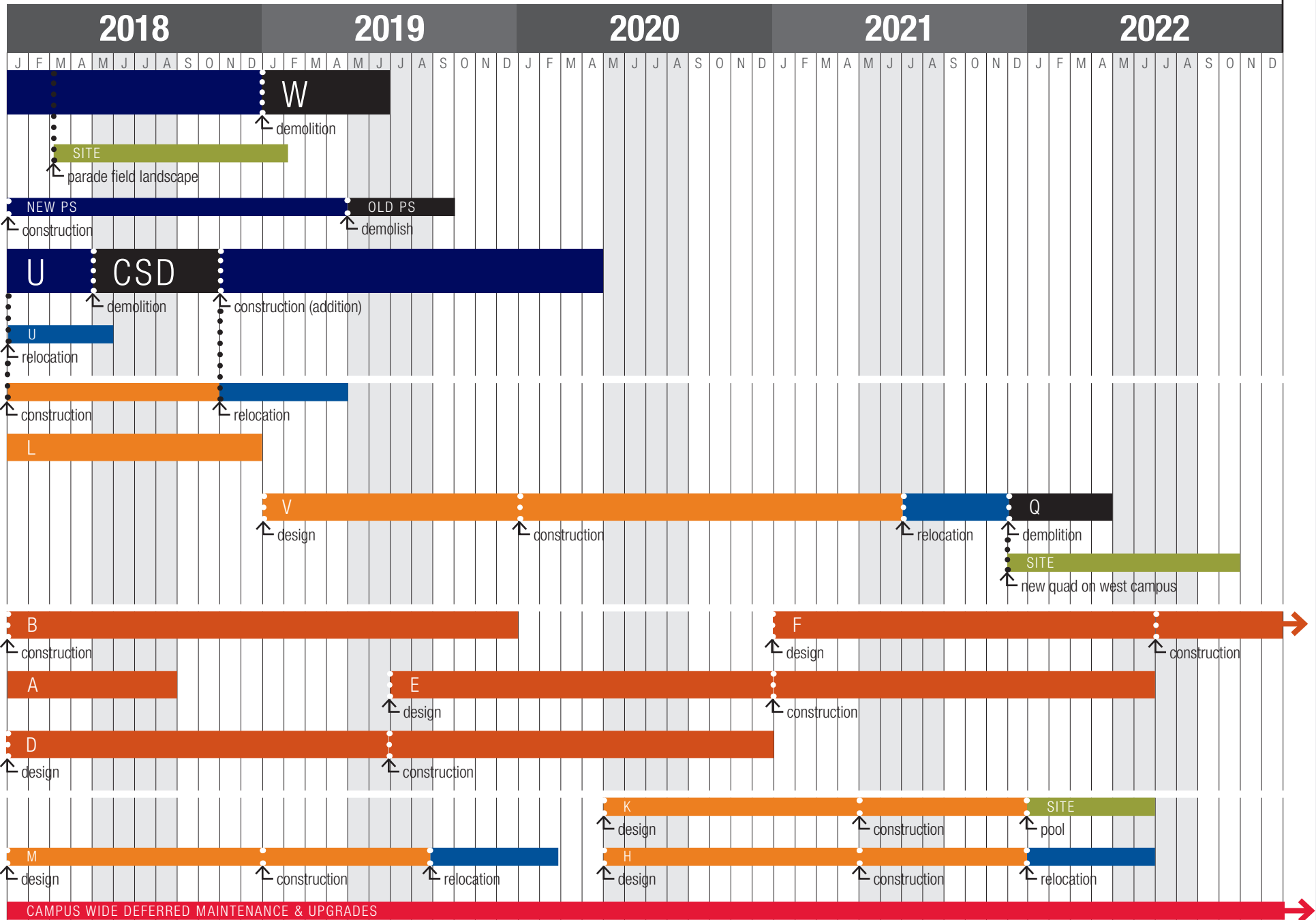
# Ten Year Master Plan

- existing campus buildings
- new construction or renovations
- new green spaces



### 3.2 Project Timeline





### 3.3 2014-2016



#### Near Term Phasing

In the near term, NCC will be concluding work already in progress as well as initiating many exciting new projects. The project timeline was created with the goal of aligning capital funds with realistic project schedules as well as priorities for deferred and critical maintenance projects. Within the ten year timeline there are three new buildings planned as well as several additional building renovations which will be in progress and running parallel to the Cluster Renovation Program. The Cluster Renovation Program is largely gut to structure renovation which will address deferred maintenance needs such as roof replacements and façade repair or recladding, updating core elements such as elevators, and ADA accessibility. Design will be focused on improving deficiencies in instructional spaces and departmental offices. This renovation program is an important opportunity to infuse student spaces into the strictness of the existing cluster plans. Students attending classes in the Clusters often sit on the floor to study due to the limited space available within the current buildings. Emphasis could be placed on creating student study spaces as one space typology when developing the cluster renovation projects.

This master planning process included review of the existing High Temperature Hot Water connection which currently serves the campus including the cluster complex. Currently there are concerns regarding the condition of the existing loop and the future of the Central Utility Plant located adjacent to campus. A study is recommended to determine the viability of two options for High Temperature Hot Water on campus. The first op-

tion would replace the existing high temperature water loop and the second option would provide two new low temperature boiler plants to feed campus. The existing high temperature system would be abandoned in place and heat exchangers removed. Any future work should be included as part of the Cluster Renovation Program and the planning team recommends coupling buildings together with smaller shared plants.

The cluster renovation project timeline is planned so that one cluster will be in a design phase while another cluster is under construction. This approach, as a series of rolling renovation projects, should provide design efficiency and provide a level of consistency as each cluster is renovated as a part of this series.

In addition to the cluster renovation projects, the near term (2014-2016) will see two new projects in design; the Performing Arts Center and the Student Union Renovation & Addition. The library will be in design for a majority of 2015 with construction to begin in summer of 2016. The library renovation project will be phased so that much of the library will remain open and functional to students, faculty, and staff at any given time during the construction process.

During this timeline several small floor renovations in the Administrative Tower are planned pending the completion of the 1-Stop (targeting end of 2015).

## 1STOP

### 1-Stop Construction

Currently under construction is a new 1-Stop Center for Student Services. Offices included are Student Financial Services & Financial Aid, Academic Advisement, Veteran's Advisement, Bursar & Registrar, Health Services, Counselor/Admissions Suite, and Placement Testing. The 1-Stop is located under the main plaza between the Tower, Library, and Physical Education Buildings. Upon completion several offices will move from their current space in the Administration Tower creating vacancy on floors 2, 3, and 5. Health Services will also move to the 1-Stop from their temporary location at the first floor of Cluster C. Construction is expected to be completed by the end of 2015.

## T (FLOORS 2,3,5)

### Tower – Renovation Floors 2, 3 & 5

With vacant space on floors 2, 3, and 5 of the Administrative Tower Building there is opportunity to renovate each floor in order to co-locate similar administrative departments. As a part of the master planning study two departments were identified.

The Information Technology group is currently distributed across campus in a series of isolated offices. The following IT groups would benefit from an open culture and collaborative working environment. The second and third floor of the Tower could provide this opportunity.

- Banner Systems (Cluster F)
- Web Development (365 Rice)
- Enterprise Systems (359 Hazelhurst)

Due to the associated cost for the relocation of equipment the IT groups currently located in the Library and G Building would remain in their current locations.

The Department of Design & Construction currently located in Cluster F will relocate to fifth floor of the Tower. This move will strengthen working connections to groups already located in the Tower. The DD& C will also benefit from an improved, collaboration based office environment.

## C

### Cluster C Design & Renovation

A renovation for Cluster C is currently in design. This project is the first in a series of renovation projects initiated prior to the master planning effort and is a part of the Cluster Renovation Program. This project will coordinate deferred maintenance necessary throughout the clusters as well as provide enhanced instructional spaces and address the need for additional lab space.

## A

### Cluster A Design & Renovation

The space use assessment identified the need for additional classroom space and as a result the master planning team recommended creating dedicated classroom buildings across campus to create synergy and potential cross-pollination between departments. Cluster A has

### 3.3 2014-2016 (cont.)

been identified as a candidate for this use. Classrooms in Cluster A would be planned looking toward the future of instruction with flexible furniture and technology which could be utilized by multiple departments.

#### SITE

#### West Lot Parking Renovation

The West Lots have been well maintained by Nassau Community College as the east lots underwent recent renovation and expansion however as the first impression of the “front door” they need to be reconsidered. Currently the west parking lots are under re-design and are planned for renovation in early 2015. As a part of this effort it is recommended that a traffic demand implementation study be conducted to study traffic flow and strategies for moving the student from vehicle to campus. This study could address necessary curbs, pedestrian paths, zones for water retention and re-greening strategies which would place a strong emphasis on pedestrian safety. Currently, pedestrians and cars share the same zone for travel through the parking lot.

#### SITE

#### Reroute NICE Bus & Able Ride

As a part of the west lot parking renovation, the College will coordinate with the Veolia Transportation and Nassau County to determine new strategies to reduce bus routing through campus. The future redevelopment of the parade field and central campus will be pedestrian focused and the College intends to greatly reduce vehic-

ular traffic on Duncan and Hazelhurst Avenues. Reducing bus traffic on these avenues will assist in this effort and allow these roads to be closed to vehicular traffic (with exception to emergency vehicles. These options are listed in section 3, page 36-41 with proposed bus and traffic circulation.

#### SITE

#### New Athletic Fields Adjacent to P Building

Prior to construction of the Performing Arts Center, the athletic fields currently located on the Parade Field should be relocated to a new site adjacent to the Physical Education building. While the parade field is large enough to accommodate both a regulation sized soccer field and the new performing arts building, a significant portion of the field will be dedicated to contractor staging for a minimum of two years. It is recommended that all athletic activities be moved prior to construction in order to avoid scheduling conflicts. This project is also an opportunity to better define a space for athletics and recreation. The existing green space between the Physical Education Building, the Public Safety Building, and the Central Utility Plant, has ample space to accommodate two regulation sized soccer or football fields, as well as additional space for tennis courts, a driving range, and other recreation spaces associated with the current physical education curriculum. This new location will enhance the athletics programs by providing an area adjacent to their indoor activities and an impressive display of student activities and athletics for visitors entering the west campus lots.

#### PAC

#### Performing Arts Center

The Performing Arts Center is the next new building project on campus. This project has the potential to re-define central campus, uniting both east and west campus by creating a zone of activity for both the Nassau County community and the Nassau Community College community. The insertion of this project at the north end of the parade field will engage the tree-lined Miller Avenue as well as activate the parade field transforming the ample green space into a true collegiate quad. The building program will provide spaces for the theater, dance, music, and Africana studies programs. It will also provide spaces which engage the larger student body as well as public involvement.

Upon project completion (projected for the end of 2018), the existing theater building (W building) will be demolished and either landscaped or hardscaped for additional parking. The design for the west parking lot renovation should include a phased plan for reclaiming this area.

The Performing Arts Center will require parking for events. There are currently 150 parking spaces provided in the lot between building M and V. This will accommodate a portion of visitors projected for the future theater. ADA accessible parking spaces will be accommodated closer to the theater, adjacent to the building. These considerations should be reviewed as part of the PAC design.

## U

### **Union Building Addition & Renovation**

Student overcrowding in both the Library and CCB Building are a symptom of the deficit of student centered spaces on campus and the increased enrollment at NCC. The existing game room in the student union has reached capacity and currently does not meet the needs of NCC students. Many students spend a significant amount of time on campus and are in need of spaces to study and congregate between classes. In addition to this student need, Student Activities, Clubs, and Organizations, have outgrown their current location and are in need of a new space on campus. A student union dedicated to student life and their activities is ideally suited to a renovated Union Building.

The existing Union building on campus is ideally located as the bridge between East & West campus, a convenient central meeting point and a place where a large number of students have the opportunity to pass through, going to and from the west lots or from west to east campus. In addition, this project along with the renovation of the library and the new 1-stop student services center create a spine of student centered spaces threading through the campus.

The existing building cannot accommodate both the Student Activities offices, space for clubs and organizations, and informal spaces for students to inhabit. In order to meet the programmatic need the student union requires an addition. In order to accomplish this, the project will need to be phased. The first phase requires a renova-

tion of the existing union building. The first phase would include offices for the Student Activities group and offices for Student Clubs & Organizations. Once this space is completed, the Student Activities Group can be relocated.

As a part of this project the Center for Students with Disabilities will require a temporary home while the space previously occupied by Student Activities can be renovated for CSD and accommodation testing. The Brick Café is an appropriate candidate for use as swing space. Once the Center for Students with Disabilities is relocated to its permanent home in the CCB, the existing CSD building can be demolished as the start of phase two of the Union renovation and addition. Phase two will include additional event space for Student Activities, meeting rooms, and study space. In addition, a game room, lounge for students, and vending or cafe should be planned.

The new Student Union addition has the potential to be a new beacon for activity on campus. It will be a key feature for the newly renovated west lots and will be a highlight of the entry sequence; a new front door to the campus.

## BRICK

### **Brick Cafe Design & Renovation**

The Brick Cafe is currently vacant. This one story masonry building is located on Avenue N and is well positioned as swing space to support departmental transitions in the coming years of renovation and construction.

Once the majority of departmental moves across campus have been accommodated the Brick Café is ideally suited as a future business incubator space. This use could be funded with grants currently offered through the SUNY 2020 Grant Program.

## L

### **Library Design & Phased Renovation**

The library is currently undergoing a planning study by Cannon Design. This study will determine programming and use for the future of the NCC library. The library is unable to close due to the services it provides to the students, faculty, and staff. Therefore the renovation will consist of a series of discrete, phased projects within the space which allow for a portion of the library to remain active at any one time. While this approach may extend the construction schedule of the library, it will allow for flexibility in phasing the project according to peaks in the academic calendar and funding cycles.

The library is an integral component in supporting student success on campus. This renovation will re- envision study space, support learning and provide additional academic services to the Nassau Community College student. The documentation of this study is forthcoming.

### 3.3 2014-2016 (cont.)

#### 108 & CIN

#### **Acquisition & Renovation of Buildings Adjacent to Campus**

There are two buildings adjacent to campus which are currently unoccupied and not planned for use however they are currently owned by the Nassau County. The College would like to acquire these buildings and renovate them for future use on campus.

The first building is the old military base cinema (CIN) which is located across from the Media building on Miller Avenue. This building has not been maintained by the County but is aesthetically and historically significant. The building could be rehabilitated, creating a Multimedia Center and preserving the theater function of this historic structure. The NCC Media building, which houses the NCC radio station, is located directly across street from the proposed Multimedia Center and could reinforce this area of campus as a Communication Hub.

The second building NCC would like to acquire is Building 108 which is also a structure original to the historic air force base. Building (R) is located between the current NCC bookstore and Selfridge Avenue. This building would complete the crown of the parade field and is an ideal location for a new test kitchen for the hospitality program. This test kitchen could support a small restaurant which could be used by students, faculty, and the general public alike. This function would be mutually beneficial to the Performing Arts Center and could support pre or post function events with additional catering.





### 3.4 2017-2019



#### Mid Term Phasing

At the mid-point of the ten year master plan, many projects will be under construction and concluding work. These projects include: the Performing Arts Center, the Student Union, the Library, Cluster A, the Tower, the Brick Café, and the two new building acquisitions on campus; the Multimedia Center (CIN) and the Hospitality building (R). Construction activity will be concentrated as the Student Union renovation is completed, the CSD is torn down, and the new Union addition begins construction. The Performing Arts Center (PAC) will target a completion at the end of 2018. Once the PAC is complete and a new home for Theater established, the W building will also be demolished.

During this timeframe several new projects will start the design phase. These include a small renovation in the CCB which will accommodate the programs from CSD building; renovations to Building V and M, as well as the continuation of the Cluster Renovation project which includes Clusters B and D. The Cluster E design phase will begin in the Fall of 2019 and the design and construction of a new Public Safety building will occur within this timeframe.

## SITE

### Parade Field Landscaping

In conjunction with the conclusion of the Performing Arts Center building, the parade field should be landscaped to provide outdoor plaza space for the building as well as outdoor furniture and walking paths across the larger parade field to create a more formal collegiate quad. The current green space is often empty and unused by students. Providing furniture and ways to cut through the space will students to linger in the otherwise pleasant surroundings.

## CCB

### CCB Design & Construction

With the completion of the Student Union renovation and addition, Student Activities will have a new home and their previous spaces on the first and third floor of the CCB will be available for other departments or programs. Due to CCBs proximity to the 1-stop and building upon student services and needs three departments were identified as candidates for these spaces.

- **Center for Students with Disabilities (CSD)**
- **Accommodation Testing**
- **Center for Educational and Retention Counseling (CERC)**

The placement of these three departments, within CCB, will complete the originally planned 1-stop and provide enhanced service to the NCC students. The design phase for these three departmental moves should occur prior to the completion of the Student Union renovation

and addition. This will allow for construction in CCB to occur as soon as Student Activities has re-located from CCB to their new home in the Student Union.

## V

### Renovation for Music, Dance, & Africana Studies

Due to its proximity to the new Performing Arts Center (PAC), Building V has the potential to build upon programmatic initiatives started within this project. Departmental offices for Music and Dance; and Africana studies as well as practice spaces (currently located in the Q building) could be located in Building V. Building V, in conjunction with the PAC could form a hub for performing arts.

## M

### Renovation of Nassau Hall

When the Center for Educational and Retention Counseling (CERC) relocates to the CCB building, a vacancy will be created in Nassau Hall. This is will provide an opportunity for psychological counseling to relocate to this space. Psychological counseling requires a level of privacy and accommodation for students such as a waiting room which their offices currently do not have. The square footage available once CERC has been relocated will provide Psychological counseling with the necessary space and opportunity to better serve NCC students.

## D & E

### Cluster Renovation Program (continued)

The Cluster Renovation Program will complete construction of Cluster A in the summer 2018 and Cluster B at the end of 2019. The design phase will start for Cluster D in 2018 and Cluster E will commence in mid 2019. It is intended that design standards created in the previous cluster projects will continue.

## PS

### Public Safety Building Design & Construction

The current public safety building is a temporary structure. NCC would like to create a new structure in front of the existing public safety building and then demolish the old structure after construction is complete. This project could be considered during the west lots parking re-design.

### 3.5 2020-2022



#### Far Term Phasing

In the far term (2020-2021) the proposed master plan will be seventy-five percent complete. The Student Union renovation and addition should be completed in the spring of 2020. All major, new building projects will be finished with design. Major renovations will still be ongoing, this includes Building V renovation which will be targeted for a Summer 2012 completion. Cluster D renovation should be completed by the end of 2020 and Cluster E by Summer 2022. The design and construction sequence for three renovation projects will have commenced; Cluster F, Building H, and Building K respectively.

## K

### **Officer's Quarters Design & Renovation**

The old officer's quarters on campus, also known as the K building, currently houses the hospitality program. This building is in need of renovation. Ideally, the newly acquired and renovated R building from the near term phase will support a portion of the hospitality program, such as the test kitchen. General classrooms and departmental offices will remain in the K building. In addition, there is a ballroom which is currently used as classrooms. This room could be restored to its original, historic purpose as a gathering space or a new home for the art gallery on campus.

The pool on site has been filled, and as a part of this renovation project should be removed. This area could be re-developed as outdoor seating or patio for adjacent ballroom functions or general student use.

## H

### **Renovation of the Hospital Building**

The renovation of the Hospital Building (Building H) is contingent upon the completed renovation of Building V. Once Building V is completed the Music and Africana Studies will relocate to this building. This relocation will open space within Building H for the Reading and Basic Education department which can relocate along with the reading room onto the first floor. Offices for Reading and Basic Education, formerly located in the V building, may need to use temporary swing space located in the Brick Cafe.

## SITE

### **New West Campus Quad**

Upon completion of Building V renovations, Building Q can be demolished. This building is a temporary structure which is located in the center of a block surrounded by other campus buildings. The removal of this building would allow this space to be landscaped as green space which could serve as a secondary campus quad adjacent to the parade field.

## D & E

### **Cluster Renovation Program (continued)**

The Cluster Renovation Program will complete construction of Cluster D and E in the far term phasing. The design phase will begin for Cluster F in 2021. It is intended that design standards created in the previous cluster projects will continue.

## **Involvement**

The Master Planning process requires understanding and dedication from the campus. The Nassau Community College Core Committee members were strong liaisons who guided process and were true partners with Cannon Design. This group, along with the Academic Deans, Department and Administrative Leaders, and the Nassau Community College Cabinet were integral to the project understanding and ultimately the vision for the future of NCC.

## **A Special Thanks to...**

### **Core Committee**

Dr. Joseph Muscarella - Vice President for Facilities Management  
Carol Friedman - Assistant Vice President, Design & Construction  
Richard Pflaumer - Project Administrator

### **Campus Representation**

Academic Deans & Faculty  
Dean of Students & Student Activities  
Information Technology Services  
Institutional Effectiveness

### **Nassau Community College Cabinet**

Dr. Kenneth Saunders - Acting President  
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