

3.0 ECC FACILITIES MASTER PLAN INVENTORY AND ANALYSIS

The existing descriptions of the facility conditions for the following Inventory and Analysis phase for all ECC Campuses shall be credited to the Erie Community College Institutional Assessment Feasibility Study, as completed by Resultants International, Inc. The information from the aforementioned report was integrated into site visit observations completed in January of 2003 by the Project Team.

3.1 College-Wide Assessment

This section of the DGEIS will provide an overview of ECC’s quality of educational deliverability; current and future enrollment figures and associated chargeback conditions; and a description of ECC’s Public Safety Department and associated statistics.

3.1.1 Quality of Educational Deliverability

Erie Community College has one campus that was designed in the 1960s, one in the 1970s, and the last in the 1980s. None of these three campuses have had a significant capital investment since their original development.

As anticipated, the first campus—the North Campus—suffers the most from this lack of investment. Designed around a curriculum dating from the 50s and early 60s, the campus has never had the required capital to adapt it to a community college’s continually changing curriculum. The North Campus was designed around manufacturing and construction technologies, yet the vast majority of the programs now focus on service careers or transfer programs. Capital is now required to allow the facilities to “catch up” with the curriculum.

A different, though related problem, is the technology program distribution across the three campuses. When these programs were the premiere programs of the College, they were distributed across all three campuses, a strategy to share the wealth. As their prominence declined, the distribution of these technology programs has resulted in inefficiencies, which can only be resolved by the consolidation of related technology programs. Part of the goal of this planning study is to rationalize the placement of the technology programs.

Part of this retooling of the campuses is refocusing the campus facilities around current and projected curriculums. Investments in renovated classrooms, additional computing facilities, and modernized science facilities form the core element of this adaptation. In addition, the renovation of several of the service programs, similar to the recent retooling of the Dental Hygiene program, is required. All of this effort is necessary to improve the quality of educational delivery.

3.1.2 Existing Enrollment Conditions

As depicted on *Table 3.1.2-1 Baseline Projections*, ECC’s existing headcount stands at 11,628 students, which includes 8,981 full-time equivalents (FTEs). Under the current baseline conditions (i.e., continuing with the current ECC Plan and *not implementing any of the proposed Alternatives*), the headcount in the year 2015 would be 11,821, which includes 9,222 FTEs.

TABLE 3.1.2-1 BASELINE PROJECTIONS		
Alternatives	Headcount	Student FTEs
2002 Existing	11,628	8,980.89
2015 Baseline Projections ¹	11,821	9,221.71

¹ Baseline Projections represent the projected future enrollment at 2015 if ECC chooses not to implement any of the three Alternatives being considered.

The existing headcount and student FTEs are from the Fall 2002 Census Student Accounts of the College. The 2015 Baseline projects are based on the current arrangement of campuses with enrollment growth based entirely on changes in the college-going population with the County. Erie County, unlike the surrounding counties, has positive growth in the college-age population. Most upstate counties will be in decline during this period.

3.1.3 Chargebacks

3.1.3.1 Introduction to Chargebacks

What Are Chargebacks?

There are 30 community colleges in the State University of New York system. Twenty of them have a single county government as local sponsor; nine have multiple county sponsors; and one is sponsored by the New York City Board of Education. Regardless of location, all community colleges educate a mixture of students originating from both their local sponsorship areas and outside of their local sponsorship areas. To compensate the local sponsor(s)—in most cases, county governments—for educating non-county residents in these county-subsidized colleges, SUNY has developed a system whereby counties levy “chargeback” fees. For students from outside the sponsor’s area, a chargeback fee is levied against the county of that student’s residence, with the fee paid to the county college they are enrolled in.

Chargeback rates differ across counties. The chargeback rate SUNY assigns to a given county is a function of both its “participation rate” (the proportion of local county residents enrolled at the community college) and “sponsorship level” (the amount the local county sponsor provides for operating and capital costs at the community college). Counties that have higher levels of financial sponsorship will generally be able to levy higher chargeback rates, the rationale being that those counties have invested more resident tax dollars into their colleges and therefore should be able to charge a higher rate for non-resident enrollment.

The chargeback rate itself is actually made up of two components—an operating cost and a capital cost. Capital costs can only be used for facilities, and are capped at \$300 for counties across the state. The vast majority of community colleges in NYS are at the capital maximum, according to college officials. Operating costs are more variable, however, and show a substantial range across counties. Operating chargebacks are based on FTEs, while capital chargebacks are based on headcounts of full-time students and credit hours for part-time students. Estimates presented in this draft use FTE figures to calculate the combined chargeback, since enrollment projections are presented in FTE format (i.e., credit hour projections for part-time students are unavailable).

Table 3.1.35-1 2002-2003 Operating Chargeback Rates for Select Community Colleges in NYS, shows the operating portion of county chargeback fees for select community colleges in the State, according to 2002-03 SUNY data.

How ECC and Erie County are Affected by Chargebacks

Chargebacks are an issue whenever a resident of one county chooses to attend a county-sponsored community college in another county. Erie Community College is directly affected by chargebacks in several ways. First, its large population base provides for a larger “pool” of potential students willing to attend a neighboring county’s community college. In other words, the more residents a county has, the greater the likelihood that the county will have some of its residents attending out-of-county community colleges.

Second, Erie’s geographic proximity to three other regional community colleges in Western New York—Jamestown, Genesee, and Niagara County—give that pool of potential students a larger menu of educational options aside from attending ECC, their home county’s community college.

In addition, ECC’s own size and program breadth represent additional factors in the chargeback equation. The College has proven itself an attractive choice for hundreds of non-Erie County residents, and the College levies chargeback fees against the home county of each of those students.

The chargeback procedure is fairly straightforward. For each non-Erie County resident that attends ECC, Erie Community College “charges” that student’s home county \$1,760—\$1,460 in operating costs plus the \$300 capital limit. On the other hand, for each Erie County resident that opts to attend a county-sponsored community college *other* than ECC (i.e., outside of Erie County), the college they select levies a chargeback of their own on Erie County.

TABLE 3.1.3-1 2002-2003 OPERATING CHARGEBACK RATES FOR SELECT COMMUNITY COLLEGES IN NYS (SOURCE: SUNY)	
Adirondack	\$1,740
Broome	\$2,220
Clinton	\$1,020
Dutchess	\$1,840
Erie	\$1,460
Finger Lakes	\$1,970
Genesee	\$1,780
Jamestown	\$1,270
Monroe	\$990
Nassau	\$3,050
Niagara	\$2,070
Orange	\$3,420
Rockland	\$3,430
Suffolk	\$2,220
Sullivan	\$4,380
Statewide Average	\$2,281

How Chargebacks are Collected and Paid in Erie County

Chargeback costs and revenues are handled differently by ECC and its primary sponsor, Erie County. For each non-Erie County resident that is “imported” to ECC, the college levies its \$1,760 chargeback against that student’s home county. Payments made against that chargeback go directly to the college to underwrite operating and capital costs resulting from this out-of-county student population.

On the other hand, it is Erie County that pays to other community colleges chargeback fees levied for Erie residents enrolling outside of Erie County. Whereas ECC reaps the revenues for “imported” students, Erie County covers the cost of “exported” students. The County, in turn, re-levies this cost back to the home locality of the exported student, recouping the chargeback it paid out. According to figures provided by the Erie County Comptroller’s Office, Erie County paid out slightly more than \$2 million in chargebacks in 2002. Of that total, roughly \$380,000 was re-levied back to the Town of Tonawanda; \$380,000 to the Town of Amherst; \$300,000 to Grand Island; \$250,000 to the City of Buffalo; and \$240,000 to the City of Tonawanda. The remaining \$600,000 was re-levied across all other Erie municipalities that had residents attending out-of-county community colleges.

To local governments, then, chargebacks can be considered expenditures. To the colleges, they generate additional revenue. Together, these two pieces form a net differential that is the primary focus of this analysis.

3.1.3.2 Current Enrollment and Chargeback Differentials for Erie and Neighboring Counties

As *Table 3.1.3-2 Community College Student Import/Export Differentials for Erie County* shows, Erie County presently has a negative enrollment differential with both Niagara and Genesee Community Colleges, and a positive differential with Chautauqua’s Jamestown Community College. There are 588 more Erie County residents attending Niagara County Community College than Niagara County residents attending ECC. Similarly, there are 212 more Erie County residents enrolled at Genesee Community College than there are Genesee County residents taking classes at ECC. Only with Jamestown Community College, in Chautauqua County, does ECC have a net positive balance at the present time, with 35 more Chautauqua residents attending ECC than Erie residents attending JCC.

ECC also attracts students from neighboring counties that do not have their own community colleges—Cattaraugus, Orleans, and Wyoming. As a result, Erie maintains a net positive differential against these counties. As shown in *Table 3.1.3-2*, Erie County currently has a net negative differential of 629 students against these six neighboring counties.

TABLE 3.1.3-2 COMMUNITY COLLEGE STUDENT IMPORT/EXPORT DIFFERENTIALS FOR ERIE COUNTY (SOURCE: ECC)			
	Students Imported From	Students Exported To	Erie County Differential
Cattaraugus	75	0	+75
Chautauqua	63	28	+35
Genesee	39	251	-212
Niagara	306	894	-588
Orleans	5	0	+5
Wyoming	56	0	+56
Total/Net Diff	544	1,173	-629
[Note: Only Chautauqua, Genesee and Niagara counties have county-subsidized community colleges. As a result, the export figures for Cattaraugus, Orleans and Wyoming counties appear as zero.]			

TABLE 3.1.3-3 COMMUNITY COLLEGE STUDENT CHARGEBACK DIFFERENTIALS FOR ERIE COUNTY (SOURCE: ECC AND SUNY)			
	Chargeback Revenue to Erie for Imported Students	Chargeback Cost to Erie for Exported Students	Net Chargeback Differential for Erie
Cattaraugus	\$100,745	\$0	+\$100,745
Chautauqua	\$84,625	\$45,732	+\$38,894
Genesee	\$52,387	\$398,460	-\$346,073
Niagara	\$411,038	\$1,617,089	-\$1,206,051
Orleans	\$6,716	\$0	+\$6,716
Wyoming	\$75,223	\$0	+\$75,223
Total/Net Diff	\$730,734	\$2,061,281	-\$1,330,547
[Note: Only Chautauqua, Genesee and Niagara counties have county-subsidized community colleges. As a result, the chargeback figures for Cattaraugus, Orleans and Wyoming counties appear as zero.]			

Chargeback fees are generated on the basis of these student import/export differentials. For each non-Erie resident attending ECC (on an FTE basis), Erie County levies a chargeback fee of \$1,760 to that student’s county of residence. For each Erie resident attending Jamestown, Genesee, or Niagara County Community College, Erie County is levied a chargeback fee. JCC’s chargeback rate is currently \$2,140 (including capital); GCC’s is \$2,080; and NCCC’s is \$2,370.

As illustrated by *Table 3.1.3-3, Community College Student Chargeback Differentials for Erie County*, Erie County’s net

chargeback differential is roughly \$1.3 million.³

The DGEIS will analyze the fiscal impacts each Alternative will likely have on ECC Chargebacks. Refer to *DGEIS Section 5* for the analyses and results of the chargeback impacts under each Alternative.

3.1.4 Public Safety

Erie Community College possesses professional public safety personnel at each campus location to ensure the safety of its students, faculty, and staff at all times. The ECC Safety Department has three to four officers on staff at any given time and includes the following security personnel:

- § 3 Senior Building Guards
- § 13 Full-time Building Guards
- § 13 Part-time Building Guards
- § 2 Full-time Watch Attendants
- § 13 Part-time Watch Attendants
- § 20 Part-time College Safety Officers

In addition, each campus has 24-hour emergency telephones and alarms. The ECC Security Force also provides late-night transport and escort.

Statistics

ECC

According to available data, between 2000 and 2001, on ECC Campuses, there were three disciplinary actions or judicial referrals for liquor law violations and four related to drug law violations.⁴ There were no other reported incidents for that time period.

According to the Bureau of Justice Statistics⁵, the following crime statistics were reported for each involved municipality for reporting year 2001 (Note: These statistics represent reported crimes for the entire municipality and are not representative of crimes specific to each campus):

Amherst

The Town of Amherst Police Department reported a total of 84 violent crimes and 1,926 total property crimes for 2001.

³ Chargeback values are calculated using FTE students. Currently, ECC has 544 imported students accounting for 415.19 FTEs. This percentage, 76.322, is used to adjust all current and projected headcount figures to FTE where applicable.

⁴ U.S. Department of Education – Office of Postsecondary Education website: www.ope.ed.gov/security/InstIdCrime.asp?CRITERIA=R

⁵ U.S. Department of Justice – Office of Justice Programs website: www.ojp.usdoj.gov/bjs/

City of Buffalo

The City of Buffalo Police Department reported a total of 3,709 violent crimes and 16,185 property crimes for 2001.

Town of Orchard Park

The Town of Orchard Park Police Department reported a total of 14 violent crimes and 515 property crimes for 2001.

Town of Hamburg

The Town of Hamburg Police Department reported a total of 56 violent crimes and 1,236 property crimes for 2001.

3.1.5 SUNY Opinion Supplemental Survey Results

Erie Community College administered its standard State University of New York survey during the recently completed spring term, and invited the Project Team to supplement the College's questions with additional items. The survey was administered to 1,518 students in a sample of 170 ECC courses, excluding distance learning modalities and advanced placement courses offered at high schools throughout the region. Surveys were administered during class meeting times, between April 28 and May 9, 2003. The supplemental survey received 1,456 valid responses (excluding "blanks"), a 96% response rate.

The Project Team supplemented the survey with ten questions dealing with factors driving students' selection of ECC; factors in students' decisions to attend one campus instead of the others; student spending behavior on-/off-campus; modes of travel; and propensity to visit entertainment venues in both the suburbs and the downtown core.

The following are tables and figures depicting the results of the ten questions developed by the project team. These results have been utilized to analyze positive and adverse impacts associated with each Alternative, which are further described in *DGEIS Section 5 Proposed Conceptual Alternatives, and Associated Potential Impacts and Mitigation*.

Table 3.1.5-1 – Results Survey Question #1						
How far are you from your primary campus?						
	Less than 2 miles	2 to 5 miles	6 to 10 miles	11 to 20 miles	21 to 40 miles	Over 40 miles
City	13%	34%	28%	16%	7%	2%
North	6%	24%	32%	28%	8%	2%
South	8%	28%	22%	26%	15%	2%
All Campuses	9%	28%	28%	24%	9%	2%
<i>Row percentages may not add to 100 due to rounding</i>						
<i>n = 1,456</i>						

Table 3.1.5-2 – Results Survey Question #2							
Why did you select this campus as your primary campus?							
	Offers the courses/ programs I wanted	Nearby location	Liked the location even though not nearby	Able to maintain employment while studying	Parking	Access to public transportation	Other
City	36%	37%	5%	5%	1%	7%	8%
North	43%	36%	7%	5%	1%	0%	6%
South	29%	47%	6%	6%	1%	0%	9%
All	37%	39%	6%	5%	1%	2%	8%
<i>Row percentages may not add to 100 due to rounding</i>							
<i>n = 1,456</i>							

Table 3.1.5-3 – Results Survey Question #3								
How do you generally travel to campus?								
	I drive myself	I get a ride from someone else	Bus	Metro Rail	Walk	Bicycle	Combination of the above	Other
City	54%	7%	18%	7%	3%	0%	9%	0%
North	89%	4%	3%	1%	0%	0%	4%	0%
South	91%	6%	1%	0%	1%	0%	1%	0%
All	79%	5%	7%	2%	1%	0%	4%	0%
<i>Row percentages may not add to 100 due to rounding</i>								
<i>n = 1,456</i>								

Table 3.1.5-4 – Results Survey Question #4
About how much money do you spend at on-campus food service/vending machines during an average week?

	\$0	\$1 to \$10	\$11 to \$20	\$21 to \$30	More than \$30
City	14%	56%	19%	7%	3%
North	29%	58%	11%	2%	1%
South	32%	53%	11%	2%	1%
All	25%	56%	13%	3%	2%

Row percentages may not add to 100 due to rounding
n = 1,456

Table 3.1.5-5 – Results Survey Question #5
About how much money do you spend at nearby off-campus food service establishments during an average week?

	\$0	\$1 to \$10	\$11 to \$20	\$21 to \$30	More than \$30
City	34%	28%	20%	10%	7%
North	30%	32%	20%	10%	8%
South	29%	29%	23%	9%	11%
All	31%	30%	21%	10%	9%

Row percentages may not add to 100 due to rounding
n = 1,456

Table 3.1.5-6 – Results Survey Question #6
How satisfied are you with the quality of nearby off-campus food services?

	Very satisfied	Satisfied	Neutral	Unsatis- fied	Very unsatis- fied	Does not apply
City	11%	22%	30%	8%	3%	24%
North	17%	32%	26%	4%	1%	19%
South	15%	36%	28%	2%	1%	18%
All	14%	30%	28%	4%	2%	20%

Row percentages may not add to 100 due to rounding
n = 1,456

Table 3.1.5-7 – Results Survey Question #7									
If you were not attending ECC, what institution do you think you would most likely attend?									
	NCCC	GCC	JCC	MCC	Private 2-Year College	Private 4-Year College	Public 4-Year College	Other College outside WNY	I would probably not attend college
City	7%	1%	2%	1%	12%	5%	50%	12%	8%
North	7%	2%	1%	1%	8%	10%	49%	12%	9%
South	2%	2%	2%	1%	10%	9%	46%	18%	8%
All	6%	2%	1%	1%	9%	8%	48%	14%	8%

*Row percentages may not add to 100 due to rounding
n = 1,456*

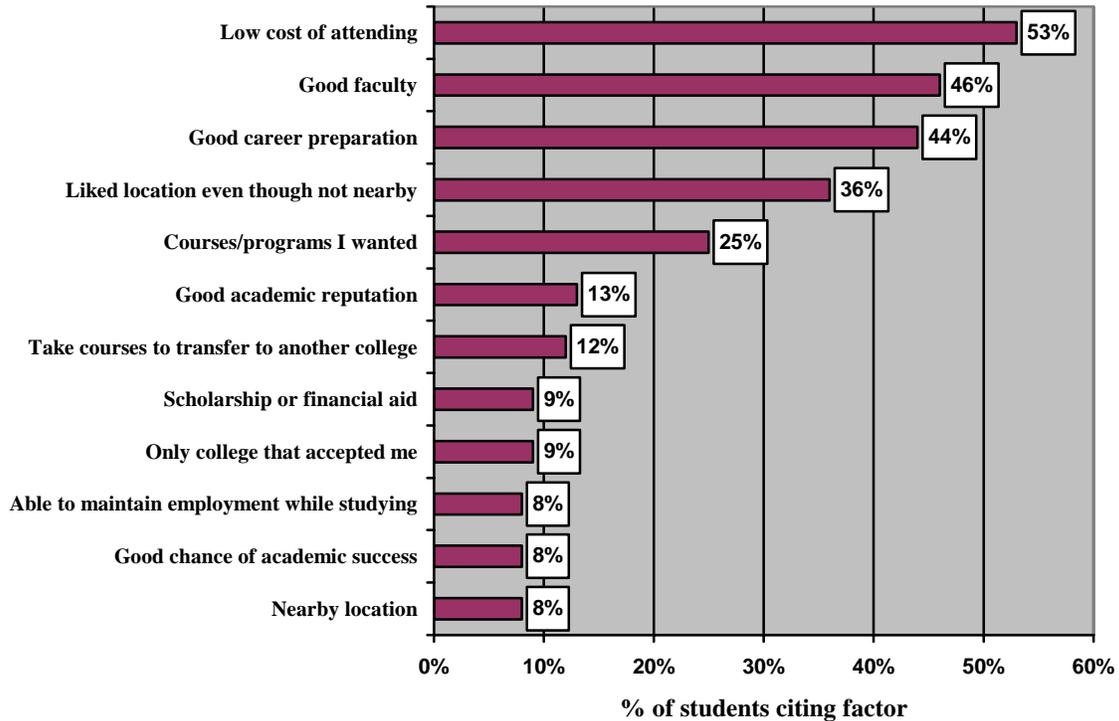
Table 3.1.5-8 – Results Survey Question #8						
Which of the following did you attend more than once in the past season?						
	Buffalo Bills game	Buffalo Bisons game	Buffalo Sabres game	Buffalo Bandits game	Buffalo Destroyers game	College athletic event
City	29%	14%	32%	6%	4%	16%
North	26%	9%	29%	6%	4%	11%
South	28%	15%	32%	9%	7%	16%
All	28%	12%	31%	7%	5%	14%

*Row percentages may not add to 100 due to rounding
n = 1,456*

Table 3.1.5-9 – Results Survey Question #9						
Which of the following have you visited in the past month?						
	Fitness Center/ YMCA	Amherst Pepsi Center	ECC Flick. Center	Chippewa District	Elmwood District	Kleinhan's Music Hall
City	21%	7%	16%	34%	25%	6%
North	18%	11%	11%	29%	25%	5%
South	18%	8%	22%	29%	23%	7%
All Campuses	19%	9%	16%	31%	25%	6%
	Theatre District	Albright Knox Art Gallery	Buffalo Zoo	Walden Galleria Mall	Boulevard or Eastern Hills malls	McKinley Mall
City	16%	6%	10%	58%	31%	45%
North	14%	7%	11%	60%	52%	24%
South	13%	7%	13%	63%	38%	41%
All Campuses	14%	7%	11%	60%	41%	36%

FIGURE 3.1.5-9 – RESULTS SURVEY QUESTION #10

WHICH WERE THE MOST IMPORTANT FACTORS IN YOUR SELECTING ECC FOR COLLEGE? [SELECT 3]



3.2 North Campus

3.2.1 Location and Setting

The ECC North Campus is located in the southeastern portion of the Town of Amherst, immediately north of I-90 and the Buffalo International Airport. The Campus is bounded by Main Street to the north, Wehrle Drive to the south, Youngs Road to the west, and Tech Drive to the east. Please refer to *Figure 3.2.1-1 Existing Conditions – North Campus* for further reference on the location and setting. Refer to *Figure 3.2.1-2 Composite Analysis – North Campus* for guidance during the following Inventory and Analysis discussion of the Campus.

The Campus is surrounded by multiple land uses, including Industrial, Residential, and Commercial uses. The North Campus architecture reflects the horizontal, low-profile character of the surrounding Town development. The expansive surrounding grounds, designed in part for athletic use and parking, dominate a large open campus landscape. The Campus infrastructure, consisting mainly of one- and two-story tan brick buildings, repeats the rectilinear road pattern that defines the Campus boundaries. A fairly symmetrical arrangement of 1950s institutional-style architecture establishes the composition. An abutting linear arrangement of lawns,

landscape plantings, and parallel pedestrian ways reinforces this rectilinear aesthetic. One sign identifies the ECC Campus at the main entranceway.

3.2.2 Spatial Qualities

The identification of spatial qualities on-campus involved the identification of elements such as building defined space, open space, visual axes, significant views, and edge conditions that shape the visual character and framework of the Campus.

The location of buildings and their adjacent relationships with other buildings organizes and defines space. There are three different defined spaces found on the North Campus. The first space is Kittinger Hall and Gleasner Hall, that form an inclusive and somewhat “private” defined space. The second defined space that is “semi-private” is a linear space formed by Bretschger Technical Center, Kittinger Hall, Dry Memorial Library, and Spring Student Center. A third defined space, formed by Gleasner Hall, Dry Memorial Library, and Spring Student Center, is considered “public,” as the quadrangle space opens up to Youngs Road.

MAP 3.2.1-1

EXISTING CONDITIONS - NORTH CAMPUS

MAP 3.2.1-2

COMPOSITE ANALYSIS - NORTH CAMPUS

Visual axes on the North Campus are limited. A visual axis is defined as a direct visual or physical connection that is within the Campus property presented in a linear direction. The primary visual axis occurs along the pedestrian corridor between parking lots 4, 7, and 8. Secondary visual axes occur on the north and south sides of Dry Memorial Library extending from Youngs Road to Bretschger Technical Center, between Gleasner Hall and Spring Student Center, and between Kittinger Hall and Spring Student Center.

Due to the relatively flat topography of the Campus, there are limited views to and from adjoining roads and neighborhoods. However, the tower located adjacent to Gleasner Hall is an internal focal and orientation structure. The Greater Buffalo International Airport Traffic Control Tower is an external focal and orientation structure.

Internal and external visibility to the Campus edges is good from all roadways that surround the Campus. There are varied land uses that surround the North Campus, such as residential, commercial, and recreational that make up its current edge conditions. In general, the edge conditions of the Campus are positive.

3.2.3 Vehicular Circulation

Four roads surround the North Campus and as part of the assessment are classified as primary and secondary. The primary road is Main Street (Route 5), which is owned and maintained by the State. The secondary roads include Youngs Road, Wehrle Drive, and Tech Drive. Local municipalities maintain Youngs Road and Wehrle Drive. Tech Drive is owned and maintained by the College. Arrow Drive bisects the Campus, connects Youngs Road to Tech Drive, and serves as the primary entrance road. All roads are two-way directional traffic. All of the main drives through the Campus have been recently resurfaced.

There are four entrances to the Campus that can be classified as either primary, secondary, and tertiary. The primary entry is located at the intersection of Youngs Road and Arrow Drive. This entrance is considered the formal entry to the Campus. There are three other curb cuts along Youngs Road that service temporary, visitor, and faculty/staff parking areas. The secondary entries are located at the intersection of Tech Drive and Wehrle Drive and the intersection of Tech Drive and Main Street. These entrances are more informal as they access the “back door” to the Campus and service the primary parking lots. A tertiary entry to the Campus exists along the south edge of the property intersecting Wehrle Drive. This entrance is used the least but serves as a direct connection to parking lots 7, 8, 10, and 11, as well as the Spring Student Center. The only bus stop on the Campus is located outside Gleasner Hall.

Egress from the North Campus offers the potential for vehicular conflict because there are no traffic signals. The primary consideration for traffic signal installation or intersection improvements occurs at Youngs Road and Arrow Drive. Secondary consideration occurs when leaving Tech Drive north or south and making a left turn. There are two traffic signals located adjacent to the Campus at the intersection of Main Street and Youngs Road and at the

intersection of Wehrle Drive and Youngs Road. These intersections offer great opportunities to enhance the formal “gateways” and identification of the College. Refer to *DGEIS Section 4.1.2* for additional information on the existing transportation conditions around each Campus and throughout Erie County.

3.2.4 Parking

North Campus parking lots have a total capacity of 2,550 spaces. As depicted in *Table 3.2.4-1*, the current parking demand for the North Campus stands at 1,645 spaces based on observations. However, according to standard community college parking requirements, the parking demand for students, faculty, and staff stands at approximately 1,903 spaces. The parking demand under this standard is calculated as 45 percent of the total FTEs.

TABLE 3.2.4-1			
LOT NUMBER	# OF AVAIL SPACES	APPROX PEAK* NORMAL DEMAND	% OF CAPACITY
NORTH CAMPUS			
**1	114	87	76%
**2	46	37	81%
**3	22	22	100%
4	407	407	100%
5	375	133	35%
6	891	604	68%
7	160	130	81%
8	165	12	7%
9	160	160	100%
10	210	53	25%
TOTAL =	2550	1645	65%
*BASED ON OBSERVATIONS IN SPRING 2003			
**FACULTY/STAFF PARKING ONLY			

The North Campus is the only ECC Campus that designates a separate area for faculty/staff parking. Faculty/staff parking exists in Lots 1 and 9, perpendicular spaces along Arrow Road, and in the western portion of parking Lot 4. Student parking is provided in parking Lots 4, 5, 6, 7, 8, 10, and 11.

Parking is convenient and located within minimal walking distance to buildings. The most over-utilized parking area is Lot 4 due to its proximity to Kittinger Hall. Many students park illegally in this lot. The most under-utilized parking area is Lot 11.

Parking lot conditions on the North Campus vary from poor to good condition. Parking Lots 1, 2, 3, and 9 are generally in poor condition, with “alligator cracking,” potholes, and small areas of pavement failure. Parking Lots 5, 6, 10, and 11 are generally in fair condition with alligator cracking. Parking Lots 4, 7, and 8 are in good condition with relatively recent resurfacing.

There are several conflict areas that occur at the egress of Lots 4, 5, and 6. Vehicles exiting the lots are required to turn into either Arrow Drive or Tech Drive to continue searching for a parking space in another row. There is also a conflict area with the perpendicular parking area along Arrow Drive where backing out into the line of traffic is a safety concern.

The parking lots on the North Campus are not clearly defined with signage. Signs are small, infrequent, and poorly distinguished between faculty/staff, student, visitor, and handicapped parking spaces.

On the North Campus, ample student parking is available via surface lots. These lots are scattered around the Campus buildings, allowing students to select their choice of parking. Parking lots are in fair to good condition and are lighted. Walking times from parking to adjacent buildings are generally under one minute.

Students are currently entitled to park for free in designated lots. Faculty and staff have designated lots, which are available to them. Students are not assessed a parking fee.

3.2.5 Pedestrian Connections

The North Campus is easily accessible and functional for pedestrians. The primary pedestrian circulation on campus begins from heavily used parking lots 4, 5, and 6. The primary pedestrian circulation continues to Kittinger Hall, Dry Memorial Library, and Spring Student Center. Kittinger Hall and Dry Memorial library are the primary pedestrian generators on the North Campus.

The walkways on the Campus are constructed of concrete. Approximately 50 percent of the walkways are in poor condition and in need of replacement. The conditions present include cracked slabs, settled slabs, spalling, and deteriorating slabs. Several of the handrails are damaged and need replacing. Many of the handrails for stairs and ramps are not compliant with current ADA regulations.

The North Campus has a considerable pedestrian conflict area with vehicular traffic. The conflict area occurs along Arrow Road between Kittinger Hall and Tech Drive. Lack of adequate pedestrian crosswalks, vehicular traffic volume, and poor parking configuration all contribute to this conflict area.

3.2.6 Open Spaces

Open space on the North Campus can be identified as functional. Overall, there is little change in topography and the buildings are placed on a grass plain with walks that serve as functional connectors between buildings and parking areas. The Campus has no forested open space but does have some mature shade trees and limited foundation plantings. The Campus has few formal plazas. Those that do exist are found in front of building entries to Gleasner Hall, Spring Student Center, and Dry Memorial Library.

One large open space is the “front lawn” of the Campus between Gleasner Hall and Spring Student Center. This space can be considered formal, since it helps define a formal entry to the Campus. The front lawn space continues east along Wehrle Drive but is more informal in character with much of the space occupied by parking lots 7, 8, 10, and 11.

Athletic open space occupies nearly half of the North Campus. Some activities this area provides, such as tennis, basketball, and a running track, require facility improvements due to their poor conditions. The athletic open space serves the campus well and is also a valuable asset to the local community.

3.2.7 Facilities Needs Assessment

This needs assessment acknowledges that simply reconditioning North Campus’ 1950s-era facilities will not result in high-quality educational settings that meet the requirements of ECC’s current and future academic programs. Instead, it recognizes that a quality teaching environment contributes directly and significantly to quality education and that the evolution of the state-of-the-art in educational facilities in the past half century has been dramatic. Therefore, any needs assessment of the North Campus must address the fact that the Campus buildings have not benefited from timely maintenance and modernization over their lifespan and that they exist today largely unchanged from the time of their construction. In view of this circumstance, a major modernization effort will be required to bring the North Campus up to the standards of today’s quality learning environments.

3.2.7.1 Existing Space Requirements

As depicted in *Table 3.2.7-1 North Campus Spatial Profile*, the North Campus is currently experiencing a space deficiency of 55,665 square feet. While there is a surplus in Instructional and Department space, there are significant deficiencies in Health and Physical Education, Student/Faculty Activity, General Administration, and Building Services spaces.

Table 3.2.7-1 North Campus Spatial Profile			
Fall 2002 Student FTE:		4,229 FTES	
Spatial Profile	Existing Fall 2002	Need Fall 2002	(Deficit)/ Surplus
1 Instructional & Departmental Space	191,206 sf	148,002 sf	43,204 sf
Subtotal Instructional & Departmental Space	191,206 sf	148,002 sf	43,204 sf
2 Health & Physical Education	19,261 sf	47,000 sf	(27,739) sf
3 Electronic Data Processing	2,067 sf	5,310 sf	(3,243) sf
4 Instructional Resources	2,919 sf	8,296 sf	(5,377) sf
5 Organized Activity	0 sf	0 sf	0 sf
6 Public Service	1,549 sf	1,549 sf	0 sf
7 Assembly & Exhibition	6,344 sf	11,120 sf	(4,776) sf
8 Library	35,501 sf	50,744 sf	(15,243) sf
9 Student/Faculty Activity	46,604 sf	44,401 sf	2,203 sf
10 Student Health Services	874 sf	1,500 sf	(626) sf
11 General Administration	16,181 sf	25,372 sf	(9,191) sf
12 Central Services	33,447 sf	16,524 sf	16,923 sf
13 Building Services	2,177 sf	10,795 sf	(8,618) sf
14 Inactive Space	20 sf	0 sf	20 sf
Subtotal Support Space	166,944 sf	222,609 sf	(55,665) sf
Total Net Assignable Space	358,150 sf	370,611 sf	(12,461) sf
Net Assignable Space per Student FTE		88 sf	

3.2.7.2 Existing Facilities Conditions

The North Campus is the largest of the existing three-campus ECC system in terms of building square footage. The Campus buildings were constructed between the years 1953 and 1968. Major program additions and alterations to B and D Buildings occurred in 1967, and major program additions and alterations to S Building occurred in 1967 and again in 2002. In addition to these major alterations and additions, many minor alterations have taken place over the years throughout the Campus.

The seven academic/administrative buildings and the child care center sited on the North Campus together comprise approximately 558,000 gross square feet, accounting for approximately 44 percent of the ECC system-wide building square footage.

Table 3.2.7-2

Building Construction Dates and Areas

<u>Building</u>	<u>Const Yr.</u>	<u>Area</u>
<u>B Building – Bretschger Technical Center</u>	<u>1953/1967</u>	<u>192,519 GSF</u>
<u>D Building – Dry Memorial Library</u>	<u>1958/1967</u>	<u>77,532 GSF</u>
<u>G Building – Gleasner Hall</u>	<u>1953</u>	<u>50,034 GSF</u>
<u>K Building – Kittinger Hall</u>	<u>1968</u>	<u>73,794 GSF</u>
<u>L Building - Bell Sports Center</u>	<u>1958</u>	<u>30,247 GSF</u>
<u>N Building – Nunan Service Center</u>	<u>1968</u>	<u>19,743 GSF</u>
<u>S Building - Spring Student Center</u>	<u>1959/1967/2002</u>	<u>109,184 GSF</u>
<u>Child Care Center</u>	<u>1998</u>	<u>4,918 GSF</u>

3.2.7.2.1 Architectural

The Campus buildings are typically one- or two-story, steel frame structures with brick masonry exteriors conforming to 2b construction. The existing masonry throughout the Campus is generally in good condition. Windows in the academic and administrative buildings typically consist of aluminum framing systems with single glazing that date from the buildings’ original construction. These windows require replacement for both improved energy conservation and thermal comfort. Entrances are also typically aluminum with many in need of replacement. Roof decks appear to be concrete or concrete planks with the original built-up roofs having been re-covered with adhered and ballasted single-ply membrane roofing systems. The B, G, S, and D Buildings require new roofs at this time.

Original interior construction features glazed and unglazed CMU corridor walls and partitions, VAT and terrazzo floors, and suspended acoustic ceilings. These finishes, while sturdy and in generally fair condition, are outdated and not conducive to either attracting students to the Campus or enhancing today’s educational activities.

More recent interior alteration projects have incorporated CMU and metal stud with gypsum wall board partitions, suspended acoustical ceilings, and VCT or carpet flooring.

Many of the facilities within the North Campus buildings do not comply with ADA/ANSI 117.1. The deficiencies range from inadequately accessible entrances and toilet facilities to the

lack of elevator access to the Dry Library mezzanine, and they represent a potential liability to the College and to Erie County.

Typically, the fixed or Group 1 equipment, such as lab benches and kitchen equipment, are original to the building.

3.2.7.2.2 Mechanical

All of the Campus buildings are heated by a low pressure steam system. Three boiler plants on the Campus are located in N Building, B Building, and S Building. Direct-buried steam distribution piping was replaced in 1996. Generally, terminal equipment consists of unit ventilators and air handling units that provide building ventilation. The buildings generally are not air conditioned except for G, K, S, and D Buildings, which are wholly or partially served by package rooftop units and/or split systems. The two large lecture halls and the chemistry labs in B Building are also air conditioned by DX coils in the air handling units and rooftop condensers serving these areas.

The plumbing systems also date from the time of the buildings' original construction. The original plumbing fixtures do not comply with today's water and energy conservation standards. Also, the public water system is not protected by back flow prevention equipment where it enters any of the Campus buildings. Gas-fired domestic hot water equipment is located in each building and is typically more than 10 years old.

As with the architectural components of the existing construction on the Campus, the mechanical systems throughout the Campus generally date from the time of original construction, and like the architectural components, they have not received the maintenance and upgrades necessary to keep them functionally effective and operationally efficient for today's quality education environment. Consequently, these systems require replacement throughout the campus.

3.2.7.2.3 Electrical

Electrical power is provided from a single, incoming 4160V service with the meter and switchgear located in B Building. An underground distribution loop provides electrical service to each building. Each building typically is equipped with a transformer that steps the voltage down to 120/208V. Secondary distribution panels energize feeder sub panels located throughout the buildings. Generally, there are spaces for additional circuit breakers available at the secondary distribution panels while feeder sub panels are typically close to capacity.

Emergency power for exit and emergency lighting, fire alarms, and selected boiler pumps is provided by an emergency generator located in each building except D building, which is fed emergency power from S Building.

Lighting is generally provided by older generation T8 fluorescent fixtures with electronic ballasts in corridor, classroom, and office locations.

The campus fire alarm system has been recently upgraded to meet code requirements. Local security systems are in place to protect computer facilities. The campus PA system is currently non-functional.

The electrical systems in place throughout the North Campus also generally date from the time of original construction. Exceptions to this are the tie switches at the electrical service entry to each building, which have been replaced recently.

Given these circumstances and in view of the need to overhaul the environmental systems throughout the Campus which will add significantly to electrical power requirements, the Campus electrical system will require major upgrades to continue to serve as a viable educational setting.

Installation of new ECC system-wide voice and data systems started in 2001 and was just recently completed. These state-of-the-art systems feature a Cisco Systems 10/100 backbone and IP telephony.

3.2.7.3 Existing Functional Deficiencies

While the North Campus has relatively adequate space, the Campus suffers from two deficiencies. The first is the quality of the space when compared to a more modern facility. Built as the first of the three campuses, the North Campus has seen no significant capital investment since its initial years of development. The teaching and support spaces suffer from that lack of capital investment and do not compare well even with similar spaces at the other two Campuses. An example is the chemistry labs. South's organic chemistry labs are relatively modern, with students implementing experiments within fume hoods. At North, with limited functional hoods, the students must utilize exhaust snorkels to do the same task.

The second problem is distribution of space by functional category. While the overall Campus space is adequate, its distribution by functional category is not. The North Campus has 43,000 square feet too much instructional space, along with a 55,000 square foot deficit in support components. Built as a technical institute and later incorporated into the community college system, North still reflects its original design, with a heavy focus on technical trades. The community college system, including ECC, has evolved greatly since that time. Now essentially nine or ten programs dominate the community college curriculum. Within these top ten programs are none of the original programs around which the North Campus was developed. The major focus of these new programs is liberal arts transfer programs providing Erie County students an affordable route to a baccalaureate degree.

The problem is that the North Campus has not been sufficiently adapted for its current curriculum. The original technology programs were highly space intensive. The need is to repurpose the existing inventory to the current curriculum and continue this process of adaptation.

In general, resolving the functional deficiencies at the North Campus involves modernizing the teaching space concurrent with redistributing academic space to support functions.

3.3 City Campus

3.3.1 Location and Setting

The City Campus, which consists of the historic U.S. Post Office Building and the Burt Flickinger Athletic Center, is located in the southern heart of Downtown Buffalo and is bounded by South Division Street to the north, Swan Street to the south, Ellicott Street to the west, and Elm Street to the east. The two buildings are separated by Oak Street, which runs on a north-south axis. Refer to *Figure 3.3.1-1 Existing Conditions – City Campus* for further reference on the location and setting. Refer to *Figure 3.3.1-2 Composite Analysis – City Campus* regarding the following Inventory and Analysis discussion.

The City Campus is surrounded by Residential, Commercial, and Industrial uses. Unlike the suburban Campuses, the Downtown Campus has a decidedly urban ambiance. Also, unlike the North and South Campuses, development is vertical with tall city buildings defining enclosed urban, pedestrian, and street spaces. The key architectural element is the Old Post Office, which, under adaptive reuse, now functions as the main Downtown Campus building for instructional and administrative uses. The Gothic Revival Style granite structure was constructed in 1901 and is listed on the National Register of Historic Places.⁶ Its 244-foot-high ornate tower is highly visible and is an easily recognizable feature of Buffalo’s skyline. The Downtown Campus, like the City that surrounds it, is a viable, busy, and intensively used place.

3.3.2 Spatial Qualities

The identification of spatial qualities on-campus involved the identification of elements such as building defined space, open space, visual axes, significant views, and edge conditions that shape the visual character and framework of the Campus.

⁶Office of Parks, Recreation, and Historic Preservation,

MAP 3.3.1-1

EXISTING CONDITIONS - CITY CAMPUS

MAP 3.3.1-2

COMPOSITE ANALYSIS - CITY CAMPUS

The location of buildings and their adjacent relationships with other buildings organizes and defines space. The City Campus is interesting in that the two campus buildings define space externally within the contextual surroundings rather than internally with each other. The City Campus Building has a notable mass that defines space between Lafayette Square and the Niagara Frontier Transportation Administration (NFTA) Bus Center to the north and Dunn Tire Park to the south.

Due to the limited change in topography and the built urban environment surrounding the campus, the visual axes on the City Campus are limited. A visual axis is defined as a direct visual or physical connection that is within the campus property presented in a linear direction. The primary visual axis occurs between the Campus Building and the Burt Flickinger Athletic Center. The Campus Building offers views to the adjacent park, stadium, and distant waterfront, especially from the upper floors.

The City Campus edges consist of parking areas, a baseball stadium, a community park, and other low-density buildings. The Campus edges are clearly defined by the streets that surround the campus buildings.

3.3.3 Vehicular Circulation

The City Campus consists of two city block sites. Ellicott Street, Swan Street, Oak Street, and South Division Street surround the Campus Building; Elm Street, Swan Street, Oak Street, and South Division Street surround the Burt Flickinger Athletic Center. South Division Street and a portion of Swan Street and Ellicott Street are one-way and are City-maintained roads, while Oak Street and Elm Street are one-way and State-maintained roads. Oak Street is the on ramp and Elm Street is the off ramp for the Niagara Section of the New York State Thruway.

The City Campus can be accessed conveniently from all directions of the City, including from the south via Route 190 and from the east and north via Route 33 by automobile. There is also the use of public transportation to access the Campus via the NFTA Metro Bus and Rail systems. The convenience of accessing the Campus, combined with surface lots surrounding the Campus, results in an increased volume of traffic. Significant traffic volume currently bisects the Campus posing a challenge for pedestrian safety. Refer to *DGEIS Section 4.1.2 Transportation* for additional information on the existing transportation conditions around each Campus and throughout Erie County.

3.3.4 Parking

Currently, the College leases 300 spaces for parking at the City Campus from the Goodwill Parking Lot (150 spaces) and the Sandorros Parking Lot (150 spaces). Based on observations during the Spring 2003 semester, all 300 spaces are filled by students at peak times during the day. There is no separate designation between faculty/staff and student parking, as spaces are available on a first come, first served basis.

Students are entitled to park in available campus lots on a first come, first served basis, and are not charged a parking fee. Faculty and staff must utilize public City parking. Approximately ten spaces are available adjacent to the Campus building for executive and management personnel.

When these lots are full, users must select from various surface and garaged lots available throughout the area. Walking times from these lots can vary from 2 minutes to approximately 10 minutes. In a downtown setting, signalized intersections with pedestrian guide signals are the norm. Students currently use other parking facilities available at locations around the City. These include surface and covered parking lots as identified below in *Table 3.3.4-1 City Campus Publicly Available Parking*. Parking in the City is generally available early in the morning, but certain lots can reach capacity during the morning.

While observations demonstrate a demand of 300 spaces, this figure represents the demand on these two specific lots. The overall parking demand for students, faculty, and staff is estimated at approximately 950 spaces based on the standard community college parking requirements previously described. Therefore, the City Campus exhibits a current parking shortage of 654 spaces.

The Goodwill Lot will be not be accessible when construction begins on the new Central Police Services Building. A smaller, reserved parking area is provided on the East side of the Campus Building. This is also the loading dock area. It is primarily used by administration and daycare. The City environment offers limitations for surface parking expansion; therefore, creative approaches for increasing parking will need to be evaluated. Parking signage could be enhanced for visitors for orientation and wayfinding.

Handicapped accessible (ADA) parking is available at the western portion of the Campus Building. There is a bus drop-off location at the same location as the ADA parking area adjacent to Ellicott Street. In addition, there is an event bus drop-off location on the north side of the Burt Flickinger Athletic Center off of South Division Street.

**TABLE 3.3.4-1
CITY CAMPUS PUBLICLY AVAILABLE PARKING**

<u>LOCATION</u>	<u>SURFACE/ GARAGE</u>	<u># OF SPACES</u>
OAK ST / WILLIAM ST	GARAGE	140
ELM ST / CLINTON ST	SURFACE	45
MAIN PLACE LOT - CHURCH ST	GARAGE	1002
WASHINGTON ST / EAGLE ST.	GARAGE	71
ELLCOTT-OAK LOT / EAGLE	GARAGE	375
WASHINGTON ST / N. DIVISION ST	GARAGE	1160
SQUARE LOT- WASHINGTON ST / S. DIVISION	SURFACE	44
JERRY'S LOT- WASHINGTON ST / SWAN ST	SURFACE	55
ELLCOTT PARKING - SWAN RAMP	GARAGE	150
ELLCOTT ST / SWAN ST	SURFACE	20
ELM ST / SWAN ST	SURFACE	200
ELLCOTT PARKING - PEARL ST / SWAN ST	SURFACE	80
DOWNTOWN GARAGE - PEARL ST / SWAN ST	GARAGE	200
MAIN ST / SENECA ST	GARAGE	85
MAIN ST / SWAN ST	GARAGE	125
OAK ST / SWAN ST	GARAGE	200
ELM ST / SWAN ST	GARAGE	280
HSBC RAMP - WASHINGTON ST / EXCHANGE ST	GARAGE	457
EXCHANGE ST GARAGE - WASHINGTON ST / EXCHANGE ST	GARAGE	818
DUNN TIRE - OAK ST / EXCHANGE ST	SURFACE	110
WASHINGTON ST / EXCHANGE ST	SURFACE	55
WASHINGTON ST / EXCHANGE ST	SURFACE	30
UNDER 190 - WASHINGTON ST / EXCHANGE ST	SURFACE	110
THRUWAY - ELM ST / EXCHANGE ST	SURFACE	168

SOURCE: BUFFALO PLACE INC.

3.3.5 Pedestrian Connections

The City Campus is accessible for pedestrians; however, crossing the busy streets provides a greater challenge for persons with disabilities. The primary pedestrian circulation on campus has many sources, including the existing surface parking areas, the NFTA Lafayette Square Rail Stop, and the NFTA Bus Stop. The tower is part of the Campus Building that provides an orientation point for pedestrians.

The walkways on the City Campus are constructed of concrete and are in good condition. There are four main entrances to the Campus Building. The entrance to the east of the building has become the primary entrance due to its proximity to the surface parking lots. This entry is also the current loading dock area. There is one primary entrance to the Burt Flickinger Athletic Building located on the western side, which is in good condition. There is also pedestrian access between the two buildings through an underground tunnel beneath Oak Street.

All roads surrounding the City Campus provide the possibility of conflict between pedestrians and vehicular traffic. The two highest areas of conflict occur at the intersections of Oak Street and South Division Street and Oak Street and Swan Street. As mentioned earlier, Oak Street is the on-ramp for Route 190; therefore, there is a high volume of traffic that bisects the current City Campus. Traffic-calming opportunities exist by implementing special pavement at crosswalks, providing improved pedestrian signal crossing mechanisms, adjusting vehicular traffic signal timing, and encouraging the use of the pedestrian tunnel beneath Oak Street.

The City Campus provides all opportunities to portray a safe and secure college community. The City Campus offers an escort service for students between the College and adjacent parking lots, and lighting around the City Campus appears adequate.

3.3.6 Open Spaces

Open space on the City Campus can be identified as segmented. The street patterns and movements of vehicles influence and segment the open space. In an urban setting, open space can be thought of as the area between the building façade and the curb edge where there are often street trees, pavement, and site amenities such as benches. The main difference between the City Campus and the North and South Campuses is that the open space is much more public. Formal, community, and athletic open space is an internal component that occurs within City Campus buildings.

3.3.7 Facilities Needs Assessment

Absent any consideration of broader college program, planning, and operations issues, the City Campus is well suited for continued use as college academic and administrative facilities.

3.3.7.1 Existing Space Requirements

According to *Table 3.3.7-1 City Campus Spatial Profile*, the City Campus has a current deficiency of 44,711 square feet, with a total net assignable space deficiency of 34,954 square feet. Similar to the North Campus, the City Campus has a surplus in Instruction and Departmental Space, but significant deficiencies elsewhere.

Table 3.3.7-1 City Campus Spatial Profile				
Fall 2002 Student FTE:		2,120 FTES		
Spatial Profile				
	Existing Fall 2002	Need Fall 2002	(Deficit)/ Surplus	
1	Instructional & Departmental Space	79,713 sf	69,957 sf	9,756 sf
	Subtotal Instructional & Departmental Space	79,713 sf	69,957 sf	9,756 sf
2	Health & Physical Education	90,124 sf	90,124 sf	0 sf
3	Electronic Data Processing	518 sf	750 sf	(232) sf
4	Instructional Resources	1,039 sf	5,940 sf	(4,901) sf
5	Organized Activity	0 sf	0 sf	0 sf
6	Public Service	260 sf	260 sf	0 sf
7	Assembly & Exhibition	6,042 sf	11,120 sf	(5,078) sf
8	Library	7,927 sf	25,439 sf	(17,512) sf
9	Student/Faculty Activity	19,809 sf	22,259 sf	(2,450) sf
10	Student Health Services	877 sf	1,500 sf	(623) sf
11	General Administration	15,646 sf	12,719 sf	2,927 sf
12	Central Services	4,115 sf	15,249 sf	(11,134) sf
13	Building Services	1,952 sf	7,660 sf	(5,708) sf
14	Inactive Space	0 sf	0 sf	0 sf
	Subtotal Support Space	148,309 sf	193,020 sf	(44,711) sf
	Total Net Assignable Space	228,022 sf	262,976 sf	(34,954) sf
	Net Assignable Space per Student FTE		124 sf	

3.3.7.2 Existing Facility Conditions

The City Campus is comprised of the Academic Building (Old Post Office) and the Flickinger Athletic Center. These buildings occupy two adjacent blocks totaling 3.18 acres in Downtown Buffalo. The Academic Building was originally constructed in 1901 as a federal office building and post office and was renovated in 1981 to serve as ECC's Downtown Campus. The Academic Building is on the National Register of Historic Places. The Flickinger Athletic Facility was constructed in 1993. Together, the Academic Building and the Flickinger Athletic Facility comprise approximately 343,000 gross square feet and account for approximately 27 percent of the ECC system-wide building square footage.

Building	Yr Const/Renovated	Bldg Area
Academic Building (Old Post Office)	1901/1981	209,491 GSF
Flickinger Athletic Center	1993	133,606 GSF

3.3.7.2.1 Architectural - Academic Building (Old Post Office)

The Academic Building is a neo-gothic, steel-framed stone masonry clad building of what appears to be Type 1 construction, featuring a central interior atrium and a prominent tower. The building has five stories and a mezzanine above the first floor that provides a lobby and exit way for the upper seats of the auditorium. The building also has a basement. The Academic Building contains approximately 209,491 square feet.

The building’s stone masonry exterior cladding is in generally good condition with some areas requiring repainting/resealing of joints to correct reported minor water infiltration problems. Projecting appurtenances such as entrances and canopies reportedly require corrective maintenance. Windows are original wood frames with new double hung sashes that accommodate double glazing. The windows appear to be in generally good condition. Public entrances include both glazed aluminum and hollow metal doors that appear to be in generally good condition. Hollow metal service entry doors also appear to be in generally good condition.

The building’s roof consists of a gabled attic story with asphalt shingles at the building’s perimeter and a steel-framed skylight glazed with insulated, translucent panels over the atrium. SBS-modified bitumen roofing is in place on the flat roofs between the perimeter gabled roof and the skylight and on projecting entrances and canopies. The asphalt shingle roofing on the gabled perimeter portion reportedly requires replacement at this time.

The interiors are a combination of original and new construction. The first floor lobby and corridors feature marble-clustered columns with walls of marble wainscoting, glazed brick, and plaster. The first floor also features plaster vaulted ceilings and terrazzo tile floors. Corridors on upper floors have carpeted floors, glazed brick walls, and plaster ceilings. Classrooms and offices are finished with original plaster or gypsum wall board partitions, many with extensive decorative wood wainscoting and trim, VCT or carpet floors, and suspended acoustical ceilings. Finishes appear to be in generally good condition.

In the atrium interior construction comprises a main lobby, library, auditorium, and offices on the first floor, an upper auditorium lobby and exit way on a mezzanine floor, and a college “commons”/dining area on the second floor. The mezzanine and dining/commons areas are open to the atrium above. This 1981 construction is steel-framed with concrete floors

conforming to Type 1 construction. Finish materials include painted gypsum wall board, terrazzo floors, and suspended acoustic ceilings that appear to be in generally good condition.

The building appears to generally comply with ADA/ANSI 117.1.

Existing fixed or Group 1 equipment appears to be in generally good condition.

3.3.7.2.2 Mechanical – Academic Building (Old Post Office)

The Academic Building is heated and air conditioned by HVAC systems that date from the 1981 renovation. The systems consist of heat pumps serving the perimeter classrooms and offices and air handling units serving the spaces in new construction located in the central atrium. Chillers, boilers, and ventilation air handling units are located in the basement and cooling towers are located on the roof. The system is equipped with heat recovery equipment.

The existing HVAC equipment is reportedly in generally good condition.

The building is fully sprinklered.

The water service entry is equipped with backflow prevention equipment.

Plumbing systems date from the 1981 renovation and are in generally good condition.

3.3.7.2.3 Electrical – Academic Building (Old Post Office)

Electrical power is provided by 4160V service to two 1500kVA transformers. Secondary power rated at 4000A feeds 480/277V switchgear. From this switchgear, 480V three-phase power feed distribution panels are located in first floor electrical rooms and mechanical equipment rooms. Electrical rooms located on each floor are equipped with transformers and sub panels. Spare capacity is available throughout the facility.

An emergency generator located in the basement provides standby power for emergency and exit lighting, the fire alarm system, elevator, and selected HVAC equipment.

Lighting is provided primarily by indirect metal halide fixtures with some fluorescent T8 fixtures with electronic ballasts and some incandescent accent lighting.

The building is also equipped with fire alarm, PA, and central clock systems.

Electrical systems date from the 1981 renovation and are in generally good condition.

Installation of new ECC system-wide voice and data systems started in 2001 and were just recently completed. These state-of-the-art systems include a Cisco Systems 10/100 backbone and IP telephony.

3.3.7.2.4 Architectural – Flickinger Athletic Center

The Flickinger Athletic Center is a two-story, steel-framed building of Type 2 construction containing a natatorium, gymnasium, fitness center, classrooms, and offices. A running track is located on a mezzanine level above the gymnasium and a raked spectator seating area is located above the natatorium level. The Flickinger Center comprises approximately 134,000 square feet.

The building's exterior consists of pre-cast concrete panels, metal panels, glass masonry, and aluminum-framed curtain wall, storefront, and entrances. The roof consists of ballasted single-ply membrane and skylights glazed with insulated translucent panels. The exterior generally appears to be in good condition but there have been reported problems with leaking roofs and failing caulk joints at the pre-cast panels.

The interior consists of CMU and glass masonry partitions, ceramic tile and VCT floors, and suspended acoustical ceilings. A wood athletic floor is installed in the gymnasium. The interior finishes generally appear to be in good condition.

It has been reported that doors and hardware throughout the facility require replacement.

It has also been reported that the motorized bleachers in the gymnasium malfunction and do not meet ADA/ANSI 117.1 requirements. The adjustable depth pool equipment is also reportedly malfunctioning.

3.3.7.2.5 Mechanical – Flickinger Athletic Center

HVAC is provided by heat pumps and rooftop air-handling equipment that also controls the temperature of the water in the swimming pools. A radiant hot water system supplements the air systems at the building's perimeter. Three gas-fired boilers provide heat for the systems. The systems are equipped with heat recovery equipment.

Owing to their complexity, these systems are reputed to be a drain on the financial and manpower resources of ECC to a point that belies the fact that they are among the newest HVAC systems in the three-campus ECC system.

The water service entry to the building is equipped with backflow prevention equipment. Plumbing fixtures and valves have been reported to require replacement throughout the facility.

The building is equipped throughout by an automatic sprinkler system.

3.3.7.2.6 Electrical – Flickinger Athletic Center

Electrical power is provided by 4160V service to two transformers. Secondary 480/277V power feeds building switchgear. From this switchgear, power is fed to distribution panels in electrical rooms and to mechanical equipment. Spare capacity is available.

Two emergency generators provide standby power for emergency and exit lighting, the fire alarm system, elevator, and boilers.

Lighting is provided primarily by metal halide fixtures with some compact fluorescent.

Electrical systems are in generally good condition.

Installation of new ECC system-wide voice and data systems started in 2001 and was just recently completed. These state-of-the-art systems include a Cisco Systems 10/100 backbone and IP telephony.

3.3.7.3 Existing Functional Deficiencies

The City Campus has several functional deficiencies. Among the problems is the lack of library space. Limited by the floor loading (the inability to support high book stacks) of the original Post Office Building, ECC City Campus has the most modest library of the three campuses. Other areas of deficiency are inadequate campus service space to support the Post Office Building and the athletic complex. The teaching space also requires selective upgrading and modernization.

3.4 South Campus

3.4.1 Location and Setting

The South Campus is almost equally located in both the Towns of Orchard Park and Hamburg. The Campus sits on the northwestern border of the Town of Orchard Park and the northeastern border of the Town of Hamburg. The Campus is bounded to the north and west by Southwestern Boulevard, to the south by Big Tree Road/U.S. Route 20A, and to the east by Abbot Road. Refer to *Figure 3.4.1-1 Existing Conditions – South Campus* for further reference on the location and setting. Refer to *Figure 3.4.1-2 Composite Analysis – South Campus* regarding the following Inventory and Analysis discussion of the City Campus.

The South Campus is also surrounded by a host of land uses, which includes a significant amount of residential uses, along with scattered retail establishments, industrial facilities, institutional, and recreational uses.

Unlike at the North Campus, the topography of the South Campus area is more rolling. The vehicular composition of the road system is similar, and like Amherst, residential, commercial, and institutional ornamental plantings are a major part of the vegetative cover along with patchy, undeveloped hardwood parcels. Generally, with some exceptions, properties in the immediate area (i.e., grounds and buildings) are maintained in good fashion.

Similar to the North Campus, the architecture is a rectilinear arrangement in the 1950s institutional style; however, the two-story tan brick buildings are organized more asymmetrically than compared to the North Campus. Furthermore, the abutting linear arrangement of lawns and pedestrian ways reinforce a rectilinear aesthetic, and student activities

give the South Campus an active, used appearance. One sign identifies the Campus at the main entranceway.

3.4.2 Spatial Qualities

The identification of spatial qualities on-campus involved the identification of elements such as building-defined space, open space, visual axes, significant views, and edge conditions that shape the visual character and framework of the campus.

The location of buildings and their adjacent relationships with other buildings organizes and defines space. There are two different building-defined spaces found on the South Campus. The first is defined by Vocational/Technical Education, Physical Education, Student Center, Business/Humanities/Social Science, and Mathematics/Physical Science buildings. These buildings create a plaza open space and internal courtyard area. The second defined space occurs between the aforementioned buildings and the existing parking lots and loop road. This is generally green open space that serves as transition space between parking and building.

MAP 3.4.1-1

EXISTING CONDITIONS - SOUTH CAMPUS

MAP 3.4.1-2

COMPOSITE ANALYSIS – SOUTH CAMPUS

Visual axes on the South Campus are limited. A visual axis is defined as a direct visual or physical connection that is within the Campus property presented in a linear direction. The primary visual axis occurs upon entering the Campus from Southwestern Boulevard to the Shenton Administration Building. There are other visual axes from parking areas that penetrate the “complex” of buildings. All visual axes on the South Campus lack a significant visual terminus.

Due to the fact that the Campus possesses a generally flat topography, views to and from the site are limited. However, the tower located adjacent to the Facilities Building is an internal focal and orientation structure for the Campus. An external focal point of interest is the adjacent Ralph Wilson Stadium, home of the Buffalo Bills.

There are several land uses, such as residential, commercial, and recreational, that make up the surrounding Campus edge conditions. In general, the edge conditions of the Campus are positive.

3.4.3 Vehicular Circulation

Three roads surround the South Campus. One primary road is Southwestern Boulevard, which is a four-lane State-maintained highway. Big Tree is also a primary road, which is a two-lane State-maintained highway. Although Abbott Road is four lanes, it is considered a secondary road when accessing and arriving at the Campus.

There are four entries to the Campus that are classified as primary, secondary, and tertiary entrances. The primary entry is located off of Southwestern Boulevard. This Campus entry has a signal light and is considered the “formal” entry to the campus. The secondary entries are located off of Big Tree Road. These Campus entries have temporary swing gates with few entry features. These are informal as they access the “back door” to the Campus and service the major parking lots. A tertiary entry to the Campus exists along the southeast property boundary entering from Abbott Road. This entrance is used primarily by bus traffic accessing the arrival area located outside the Physical Education Building.

The South Campus provides two formal arrival areas to the Campus. Mentioned earlier, the arrival area located outside the Physical Education Building serves bus traffic and other drop-offs. The second and more formal arrival area is incorporated into the visitor lot at Shenton Administration Building. This arrival area provides a drop-off associated with a small entry plaza to the building.

The asphalt loop road on the Campus is in good serviceable condition. Portions of the road are edged with concrete curbing, which is in poor condition. The concrete is cracked, damaged, and some settling has occurred. Directional signage is provided, but could be improved.

Vehicular conflict areas occur at four areas along the Campus loop road. The conflicts occur along Lots A, B, C, D, and E, where vehicular through traffic from the loop road conflicts with

the ingress and egress traffic of the parking lots. More separation of traffic in these areas should be considered. In addition, vehicular traffic conflict occurs between the Facilities Building and the Student Center where cars must back into traffic. There are a couple tight turns in this area where visibility is impaired. Refer to *DGEIS Section 4.1.2 Transportation* for additional information of the existing transportation conditions around each Campus and throughout Erie County.

3.4.4 Parking

There are 1,592 total parking spaces on the South Campus occurring on seven different lots. There is also a visitors' lot which provides for 35 spaces. In addition, there is also an ADA-designated lot located south of the Student Center. Below, *Table 3.4.4-1 Existing South Campus Parking* depicts the demand and capacity for lots A through G. While according to observations the total peak demand is estimated at 892 spaces, using the standard community college parking demand standard, the South Campus has an approximate parking demand of 1,185 spaces.

TABLE 3.4.4-1 EXISTING SOUTH CAMPUS PARKING - FALL 2002			
LOT NUMBER	# OF AVAIL SPACES	APPROX PEAK* NORMAL DEMAND	% OF CAPACITY
SOUTH CAMPUS			
A	288	143	50%
B	204	204	100%
C	180	4	2%
D	180	110	61%
E	294	220	75%
F	294	160	54%
G	152	51	33%
TOTAL =	1592	892	54%
*BASED ON OBSERVATIONS IN SPRING 2003			

The parking appears to be evenly distributed around Campus in nine separate lots. The asphalt pavement appears to be in good serviceable condition and lighting in parking lots appears to be adequate.

The most over-utilized parking area is Lot E accessed from Big Tree Road and in close proximity to the Business/Humanities/Social Science Building. Other busy parking areas include Lots F, B, and D. The most under-utilized parking areas are Lots A and C. Lot G is most heavily used during sporting events. The southeast portions of the Campus are bound by parking lots, which service the Ralph Wilson Stadium.

3.4.5 Pedestrian Connections

There are four primary pedestrian paths on the South Campus. The paths include from parking Lot E to the Business/Humanities/Social Science Building, from parking Lot B to the Mathematics/Physical Science Building, from parking Lot F to the Physical Education Building, and from the visitor lot/drop-off area to Shenton Administration Building. These paths represent the major entrances to the facility. Once inside the facility, there are building pedestrian bridges that alleviate the need to go outside to circulate among different Campus buildings. The buildings have clear external signage for wayfinding.

The walkways on the Campus are primarily constructed of concrete. The walks, particularly in the interior courtyard area, are in good condition as they have been recently reconstructed. The accessible ramps also appear in good condition. Many of the handrails for stairs and ramps are not compliant with current ADA regulations. Several of the ramps do not have handrails where required.

Handicap parking is provided in two locations. One location is adjacent to the Student Center and Physical Education buildings. From this location, the user may enter the Student Center and access all other buildings via the pedestrian bridges, or navigate a seemingly complex series of ramps to reach the desired building from the outside. The second handicap parking area is located adjacent to the Community Services Building. Handicap entrances to all except the Student Center and Shenton Administration building were not clearly defined.

Pedestrian conflict areas with vehicular traffic are limited. The area of most concern is located between the Facilities and Student Center Buildings. There is an opportunity to consider relocating the loop road in this area to limit through traffic.

3.4.6 Open Spaces

Open space on the South Campus can be identified as passive except for the athletic area. In general, the South Campus has gentle rolling topography and the majority of open space occurs between parking areas and buildings. This open space is lawn with bisecting asphalt walkways. The Campus has some mature shade trees with limited foundation plantings along building facades facing parking areas. Trees are planted in curbed islands in each parking lot. The interior plaza courtyard area has several plantings along with two specific garden locations that appear to be well maintained and in good condition.

Athletic open space occupies a large portion of the South Campus. There are two soccer fields and the turf and goals appear to be in good condition. The area adjacent to and including the two softball fields provides an opportunity for redevelopment to improve field orientation. The athletic area also consists of a football field and synthetic track surface that is in excellent condition. Also associated with this area are bleachers, a storage facility, and security fencing. The athletic open space serves all of the College and is used by the local school districts.

3.4.7 Facilities Needs Assessment

Absent any consideration of broader college program, planning, and operations issues, the South Campus is well-suited for continued use as college academic and administrative facilities.

3.4.7.1 Existing Space Requirements

As depicted in *Table 3.4.7-1 South Campus Spatial Profile*, the South Campus has a 27,072 square foot overall deficiency in support space, with a 20,603 square foot surplus in net assignable space. However, the South Campus is experiencing deficiencies in almost every Support Space section.

Table 3.4.7-1 South Campus Spatial Profile				
Fall 2002 Student FTE:		2,633 FTES		
Spatial Profile				
		Existing Fall 2002	Need Fall 2002	(Deficit)/ Surplus
1	Instructional & Departmental Space	131,936 sf	84,262 sf	47,674 sf
	Subtotal Instructional & Departmental Space	131,936 sf	84,262 sf	47,674 sf
2	Health & Physical Education	33,540 sf	37,000 sf	(3,460) sf
3	Electronic Data Processing	550 sf	750 sf	(200) sf
4	Instructional Resources	4,570 sf	5,940 sf	(1,370) sf
5	Organized Activity	0 sf	0 sf	0 sf
6	Public Service	80 sf	80 sf	0 sf
7	Assembly & Exhibition	0 sf	11,120 sf	(11,120) sf
8	Library	16,695 sf	31,598 sf	(14,903) sf
9	Student/Faculty Activity	28,815 sf	27,648 sf	1,167 sf
10	Student Health Services	748 sf	1,500 sf	(752) sf
11	General Administration	27,975 sf	15,799 sf	12,176 sf
12	Central Services	12,492 sf	15,249 sf	(2,757) sf
13	Building Services	1,076 sf	6,928 sf	(5,852) sf
14	Inactive Space	0 sf	0 sf	0 sf
	Subtotal Support Space	126,541 sf	153,613 sf	(27,072) sf
	Total Net Assignable Space	258,477 sf	237,874 sf	20,603 sf
	Net Assignable Space per Student FTE		90 sf	

3.4.7.2 Existing Facilities Condition

The main South Campus occupies approximately 212 acres located on the border between the Towns of Hamburg and Orchard Park. Five academic buildings, one administrative building, and one maintenance building, all constructed in 1972, are closely clustered on the South Campus that together comprise approximately 345,000 gross square feet (refer to *Table 3.4.7-1* for a breakdown of square feet by building). The buildings on the main South Campus, with the exception of the maintenance building, are interconnected by enclosed walkways at the second level that provide all-weather, pedestrian movement between the buildings.

In addition to the main South Campus facilities, the College operates a 30,400 square foot Vehicle Technology Training Center (VTTC) located on a 6.7-acre site at 5885 Big Tree Road (Route 20A) in the Town of Orchard Park, and a 2,000 square foot Alumni Center on a 1-acre site contiguous with the main South Campus on Abbott Road also in the Town of Orchard Park.

Taken together, the buildings on the main South Campus, including the VTTC and the Alumni House, account for approximately 30 percent of the ECC system-wide building square footage.

Date Building	Building Const/Renovated	Area
#1 Building – Administration Building	1972	20,107 GSF
#2 Building – Vocational/Technical Ed	1972	72,911 GSF
#3 Building – Mathematics/Natural Science	1972	56,204 GSF
#4 Building – Business/Humanities/Soc. Sci.	1972	49,340 GSF
#5 Building – Student Center	1972	86,758 GSF
#6 Building – Physical Education	1972	43,593 GSF
Maintenance Building	1972	16,328 GSF
VTTC	1988/1995	30,400 GSF
Alumni House	?/1999	1,969 GSF

3.4.7.2.1 Architectural - Main Campus

The academic and administrative buildings on the Main Campus were constructed in 1972. The buildings are generally two-story, steel-framed structures with brick masonry exterior conforming to Type 2b construction. The existing masonry throughout the Campus is generally in good condition. Windows and doors are typically made up of aluminum framing systems and are single-glazed. The roofs appear to be replacements of the originals and are single-ply, PVC type. The exteriors of all the buildings on the South Campus appear to be in generally good condition, with the exception of the windows, which should be replaced for energy conservation and inhabitants' comfort.

Interior construction generally features painted CMU walls and partitions. Corridor floors generally are terrazzo, while floors in classrooms and offices generally are VCT. Ceilings are generally suspended grid with lay-in acoustic tiles throughout. These finishes are all in generally good condition.

Many of the existing facilities within the South Campus buildings do not comply with ADA/ANSI 117.1. The deficiencies range from inaccessible routes to inaccessible toilet facilities, and they represent a potential liability to the College and to Erie County.

3.4.7.2.2 Mechanical - Main Campus

All of the Campus buildings are heated by a low-pressure hot water system and are air-conditioned. Low-pressure hot water and chilled water are generated in central plants located in the Maintenance Building #7. Hot and cold water are provided to terminal equipment in all buildings by means of a two-pipe changeover system. Generally, terminal equipment consists of air handling units located in mechanical rooms or rooftop penthouses. Supply air is ducted while return air is via a ceiling plenum. A mix of fin tube radiation, unit ventilators, and fan coil units supplement the air system at the buildings' perimeters. General and toilet exhaust fans located on the roofs provide additional ventilation.

The plumbing systems on the main Campus date from the time of the buildings' original construction and appear to be in generally good condition. The original plumbing fixtures do not comply with today's water and energy conservation standards. Also, the public water system is not protected by back flow prevention equipment at its entry into the existing building. Gas-fired domestic hot water equipment is located in each building.

The buildings are not sprinklered with the exception of a localized system installed in the college bookstore.

Generally, existing mechanical equipment appears to be in good condition.

3.4.7.2.3 Electrical – Main Campus

Electrical power is provided from a single, incoming 34.5kV service with the meter and switchgear located in the Maintenance Building #7. A two-loop underground distribution system provides electrical service to each building. Each building typically is equipped with a transformer that steps the voltage down to 480/277. Secondary distribution panels energize the step-down transformers and feeder sub panels located throughout the buildings. Generally, there are spaces for additional circuit breakers available at the secondary distribution panels but feeder sub panels are typically close to capacity.

Emergency power for exit and emergency lighting, fire alarms, and selected HVAC is provided by four emergency generator(s) located throughout the Campus.

Lighting is generally provided by T8 fluorescent fixtures with electronic ballasts in corridor, classroom, and office locations.

The Campus buildings are equipped with central fire alarm, clock, and PA systems.

Existing electrical equipment appears to be in generally good condition.

Installation of new ECC system-wide voice and data systems started in 2001 and was just recently completed. These state-of-the-art systems include a Cisco Systems 10/100 backbone and IP telephony.

3.4.7.2.4 Architectural – Vehicle Technology Training Center

The Vehicle Technology Training Center (VTTC) is a single-story, steel-framed structure originally constructed as an auto dealership. The Building consists of a high bay “service” portion with exterior walls constructed of pre-cast concrete panels spanning vertically and low bay “showroom” portion with exterior walls constructed of light age metal framing and EIFS and aluminum storefront and entrances. The steel roof deck is supported by open web steel joists. The roof consists of insulation and a single-ply membrane roof directly on the steel deck. Generally, the exterior construction appears to be in good condition.

Interior construction within the VTTC consists of CMU, and metal stud and gypsum wallboard walls and partitions. Floors in classrooms and offices are VCT. Suspended acoustic ceilings are located in all offices and classrooms. Generally, the interior construction and finishes appear to be in good condition and in compliance with ADA/ANSI 117.1.

3.4.7.2.5 Mechanical – Vehicle Technology Training Center

The VTTC classrooms and offices are heated and air conditioned by rooftop packaged air handling units. Thermal comfort problems have been reported to occur in the offices and classrooms due to the inadequate temperature zones established as part of the 1995 renovation. The high bay areas are heated by gas-fired radiant heaters and unit heaters controlled by individual thermostats.

The plumbing systems date from the time of the building’s original construction and appear to be in good condition. The public water system is not protected by back flow prevention equipment at its entry into any of the existing buildings. Gas-fired domestic hot water equipment is located in the building.

Existing mechanical equipment appears to be in generally good condition.

3.4.7.2.6 Electrical – Vehicle Technology Training Center

The incoming electrical service to the VTTC is 120/208V, three-phase, four-wire power to an 800A disconnect and panel board. Sub panels are located throughout the building with available spares.

Lighting is generally provided by T8 fluorescent fixtures with electronic ballasts in corridor, classroom, and office locations. Some incandescent lighting fixtures are also located in office and classroom areas. Metal halide fixtures are located in the high-bay service areas. Battery packs provide lighting for emergency egress.

The VTTC is equipped with fire alarm, PA, and security systems.

Existing electrical equipment appears to be in generally good condition.

3.4.7.2.7 Architectural – Alumni House

The Alumni House is a 1½-story wood frame house with a basement that was converted to office use in 1999. The exterior walls consist of a combination of brick veneer and vinyl siding. The roof is finished with asphalt shingles.

A freestanding, one-story wood frame building housing a large conference room is located adjacent to the office structure. The exterior of this structure consists of vinyl siding and asphalt shingles.

The interiors of these buildings consist of walls of painted gypsum wall board, either carpeted or vinyl tiled floors, and painted gypsum wallboard or suspended acoustical ceilings. The facility appears to comply with ADA/ANSI 117.1.

The exteriors and interiors of both structures appear to be in generally good condition.

3.4.7.2.8 Mechanical – Alumni House

HVAC is provided by a split system featuring a high efficiency gas furnace with cooling coils piped to a remote air-cooled condensing unit.

A ¾” water line with meter and shut-off enters the building in the basement. Piping and fixtures were installed in 1999. Domestic hot water is provided by an electric water heater and tank in the basement.

Existing plumbing equipment appears to be in generally good condition.

3.4.7.2.9 Electrical – Alumni House

Electrical power is provided to the Alumni House by a 208V single phase service to a 200A breaker panel with two spare circuits.

Lighting is fluorescent throughout.

The building is equipped with smoke detectors and a security system.

Existing electrical equipment appears to be in generally good condition.

3.4.7.3 Existing Functional Deficiencies

The South Campus currently leases part of its instructional space. The Automotive Program is housed in a separate building located a few miles from the South Campus. This program should be integrated with the Autobody Program on the South Campus.

Other deficiencies to be resolved include providing adequate library space for students to study and maintenance and operations space to maintain the Campus. The Campus, during its original construction, had its major assembly space cut by the New York State Department of Budget. This should also be resolved, although its priority relative to the other concerns of the College needs to be weighed.