

## **BUILDING A BETTER BROCKPORT: THE PHYSICAL MASTER PLAN**

The College's **2017 – 2022 Strategic Plan: *Building a Better Brockport*** establishes a long-range vision of institutional transformation focused on the institutional values of *Excellence, Community, and Engagement*<sup>1</sup>. The stewardship and development of the physical assets of the College contribute in significant ways to the goals of ***Building a Better Brockport***:

1. To be a Great College at which to Learn
2. To be a College engaged with its Communities
3. To be a Sustainable Institution for the 21st Century
4. To be Great College at which to Work

The College is in need of a **Comprehensive Physical Master Plan** to focus existing capital efforts and address as yet unaddressed needs for planning implicit in ***Building a Better Brockport***. A Comprehensive Physical Master Plan provides an enterprise-wide vision for the on-going physical development of the College, and through its implementation:

- Ensures that the physical environment of the campus (built and natural) serves the needs of the college and allows the institution to realize its strategic goals and provide an effective and welcoming place to learn, work, live, and visit;
- Meets the needs of its host communities; and
- Establishes short (1-5 year), mid (6-15 year) and long-term (16-20 year) capital planning priorities and strategies.

The college's physical plant should be a manifestation of its strategic vision / goals. A well-constructed comprehensive physical master plan, encompassing both the stewardship and physical development of the campus and the implications for its host communities, provides a compelling case for additional support from SUNY and the State, as well as opportunities for increased philanthropy from individuals and foundations.

Without such a vision, the year-to-year capital priorities of a SUNY Comprehensive College's year-to-year capital needs are simply a one-off against multiple competing priorities for the SUCE, SUNY, and NYS.

All dimensions of the physical plant – academic and administrative spaces, student life, student housing (on- and off-campus), athletics, critical maintenance, open space, recreation, infrastructure and critical maintenance, land use, design standards (including accessibility, safety and security, public art, etc.), town-gown connections, etc. – are addressed through a Comprehensive Physical Master Plan.

Such a plan must identify physical planning/infrastructure deficiencies throughout the College and the problems and opportunities they create. It must offer solutions that address these deficiencies, enhance the physical environment, and foster the academic community. Nothing should be considered in isolation, but rather as an integral part of the whole. Furthermore it must invoke support from Brockport's host communities and distinguish the College from other institutions.

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<sup>1</sup> "As a College, we believe in a greater Brockport for a greater Rochester, and a greater Brockport for a greater world. We are of our community not just in our community" President Macpherson, January 2017)

## ***BUILDING A BETTER BROCKPORT: THE PHYSICAL MASTER PLAN***

### **The College at Brockport's Comprehensive Physical Master Plan will provide:**

- A thorough condition assessment of existing buildings and infrastructure (utilities, information technology, roads, etc.), and a prioritized plan for addressing critical / deferred maintenance needs linked to the college's preventive / predictive maintenance program and strategic plan priorities.
- A space utilization study, including a process for allocating and budgeting space as a core resource to maximize space utilization, as well as a strategy to renovate and / or repurpose space to improve utilization.
- Identification and prioritization of new building and core infrastructure needs derived from the strategic plan priorities, including the need for specialized facilities.
- A Campus Life Plan for students, staff and visitors (residential, recreation, athletic, dining, retail, wellness, etc.).
- A Universal Accessibility Plan.
- Strategies to ensure that the physical development of the campus is congruent with needs of its host communities.
- A Sustainability Plan aligned with EO-88.
- An assessment of current Physical Plant staffing levels and skills necessary to deliver the Master Plan, including capacity to expand 'in-house' renovations.
- A comprehensive capital financing strategy for plan implementation (project priorities and funding vehicles).

### **Elements of the planning process will include:**

#### **1. A "Refresh" of The College at Brockport's 2013-2023 Facilities Master Plan to reflect:**

- *Building a Better Brockport: 2017 – 2022 Strategic Plan*
- SUNY Excels enrollment targets (and beyond) *evaluate total capacity*
- School restructuring
- Academic program priorities / needs
- Facility changes that have occurred in the past three –five years
- New York State capital funding priorities

#### **2. A Campus Life Master Plan:**

- Refresh Athletic and Recreational Facilities Plans
- On- and off-campus residential vision
- Universal Accessibility standards / plan
- Quality of Place (public art, dining venues, etc.)
- Establish campus safety and security design standards:
  - What physical security design standards should be included in new building plans and in renovation and repair plans?

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- What equipment and technology resources are necessary to secure the campus and ensure business continuity and disaster recovery?

### **3. Integrating Community and Preserving Campus Heritage:**

- Engagement in Regional Planning Initiatives.
- How can the physical master plan foster increase College-community partnerships to support future campus priorities?
- What steps can the College take to ensure that cultural heritage sites on campus are preserved and maintained?
- How do we preserve and enhance the vitality of our host communities?
- Economic Impact Analysis

### **4. Creating a Sustainable Campus (including EO-88):**

- How can the campus buildings, grounds, and operations be used to champion sustainability?
- How do you protect and preserve campus green space, woods, and waterways for use as academic laboratories and outdoor recreation?
- What campus design standards need to be adopted to address sustainability?
- Implementation

### **5. Capital Financing Strategy:**

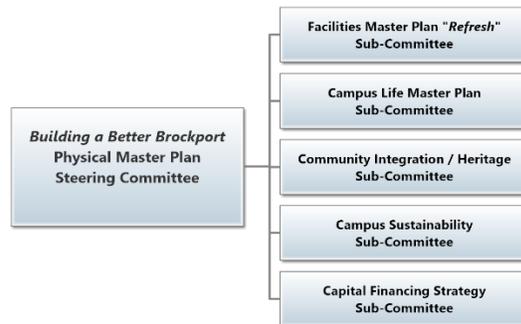
- Multi-year, integrated capital budget strategy to address Physical Master Plan needs / priorities:
  - SUCF allocation, grants, and loans;
  - Other NYS capital funding opportunities (CFA, URI, FLREDC, etc.);
  - DASNY and NYPA financing;
  - Philanthropy;
  - Auxiliary Service Corporation and / or alternative financing, etc.)

### **Next Steps (proposed):**

#### Phase I

- Refine strategy (PPRP, CFPC, and President's Cabinet)
- Form and Charge Physical Master Plan Task Force Groups

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- Develop RFI / RFP (Steering Committee / SUCF)
- Select consultant
- Initiate campus / community forums and outreach (host communities, labor, community based organizations, legislative interests)
- Preliminary task force / consultant work (including focus groups)

### Phase II

- Facilities Condition Assessment
- Task Force / Consultant Work
- Campus / Community Focus Groups
- Consultant Report / Preliminary Plan

### Phase III

- Present Preliminary Plan to College Council
- Campus / Community Presentation (host communities, labor, community based organizations, legislative interests)
- Present Final Plan