

## INTRODUCTION

The Eastern Connecticut State University Campus Master Plan is the second part of an update to the master plan first prepared in 1992 and revised in 1997. The Campus Master Plan is a baseline for future campus development and funding requests to the Board of Trustees. The educational space needs of the University were analyzed and recommendations were made in the May 2008 Program for the Master Plan report, developed by Paulien & Associates, Inc. The Campus Master Plan update addresses the facilities required to accommodate the program and requirements of the University in 2017.

SMMA has had the opportunity to work with the faculty and administrative staff of Eastern, to understand the unique qualities of the campus and institution, and to help plan for the challenges of the future. The Campus Master Plan update for Eastern is a guide for incremental growth that responds to stated needs, planned expansions, and changes in facilities needs.

## GOALS AND OBJECTIVES OF THE MASTER PLAN

The Goals and Objectives for Facilities and Campus Development were:

- To provide a plan for prioritized renovation, upgrades, replacement, and expansion of existing facilities;
- To identify functions that should be relocated to existing or new facilities in coordination with the space utilization study;
- To outline a guide for unification and consolidation of the campus;
- To act as a blueprint for utilizing existing resources, building on existing strengths, and reinforcing the positive image of the University, community, and State;
- To provide a development strategy that establishes need, priority, schedule, and cost-effective solutions. Together with focused areas of study, these broad objectives formed the basis of the Master Plan;
- To provide a renovation and sequencing plan that allows for prioritized upgrading of existing facilities;
- To outline relocation strategies identifying current use of space and functionality and incorporating these strategies in the renovation and sequencing plan, including the identification of new facilities as required;
- To provide a Development Plan to identify and prioritize new campus buildings;
- To illustrate the comprehensive open space and landscaping plan, and develop a physical plan that will unify and consolidate the east and west portions of the campus;
- To outline a capital outlay plan for new and renovated facilities that establishes need, priority, and schedule within cost-effective solutions.

## MASTER PLAN FOCUS AND EMPHASIS

The planning process included evaluations and review of alternatives and the final plan. Although the plan has a “big” idea—reorganizing vehicular circulation to consolidate open space and provide pedestrian friendly circulation— it also allows for realistic future growth within the existing campus boundaries. The plan builds on existing strengths of the campus and works to enhance its image and identity and to provide a central focus supporting its mission in becoming Connecticut's leading public liberal arts university. A new Fine Arts Instructional Center located along High Street will promote Eastern's strength in liberal arts. The Eastern Campus Plan Update focused on the following areas:

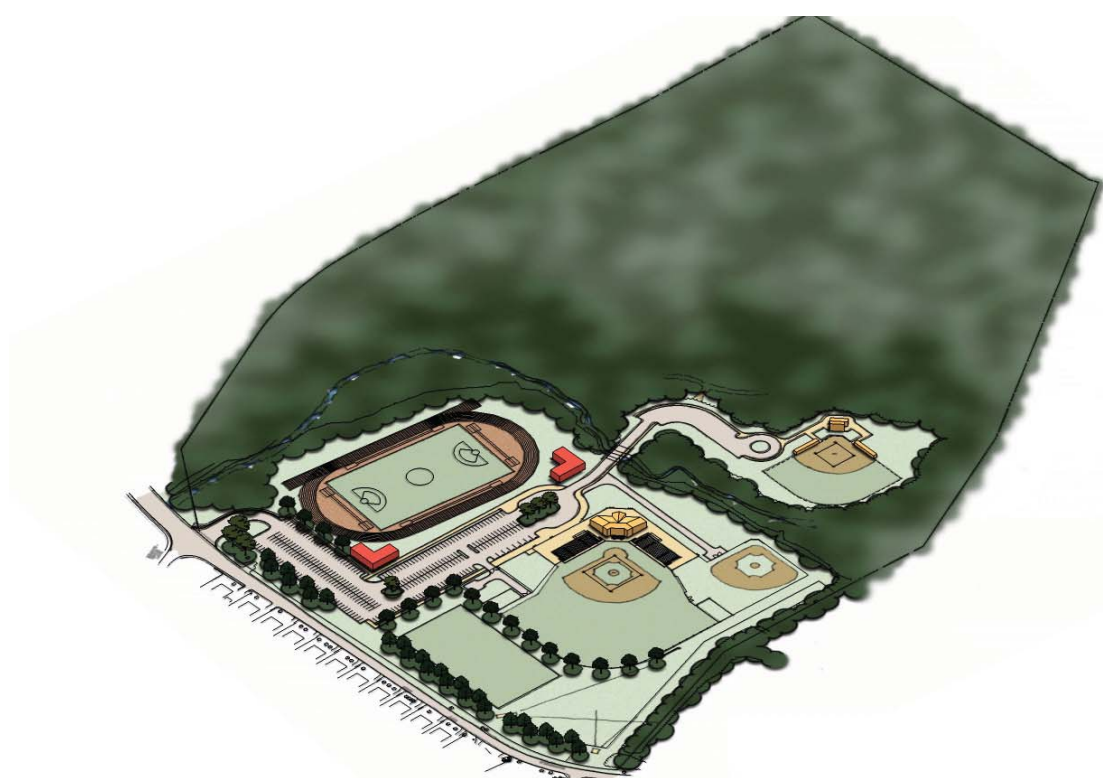
1. New construction to meet existing and anticipated space deficiencies;  
*The development program outlined in the master plan program (page 4/10) are translated into buildings on the Capital Development Program budget (page 9/10).*
2. Proposed renovations and additions;  
*Projects are listed (page 9/8).*
3. Capital outlay timeline for new facilities;  
*The CSUS 2020 ECSU Projects and Master Plan Projects Timeline (page 9/12).*
4. Mid- and long-range uses of buildings;  
*A space relocation summary (page 4/12) lists potential space changes during the master plan implementation.*
5. Landscaping, open space, campus entrances, borders, and planting;  
*Planting guidelines are described (page 7/6).*
6. Land use on campus;  
*Land Use proposals for campus (page 6/6).*
7. Campus housing;  
*Future housing locations for the campus have been designated in the final master plan (page 9/4).*
8. Coordination with the assessment of the general use of space on campus;  
*The determinations were made in the master plan program report and used as the basis for the capital projects list (page 9/8).*
9. The cost to maintain and renew facilities;  
*Project costs (for bricks and sticks) are listed with the Capital Program Budget (page 9/10).*
10. Parking and pedestrian / vehicular movement.  
*Changes are outlined for the campus master plan (pages 6/7, 6/9).*

EASTERN CONNECTICUT STATE UNIVERSITY CAMPUS MASTER PLAN FOR THE YEAR 2017

Main Campus



Mansfield Campus

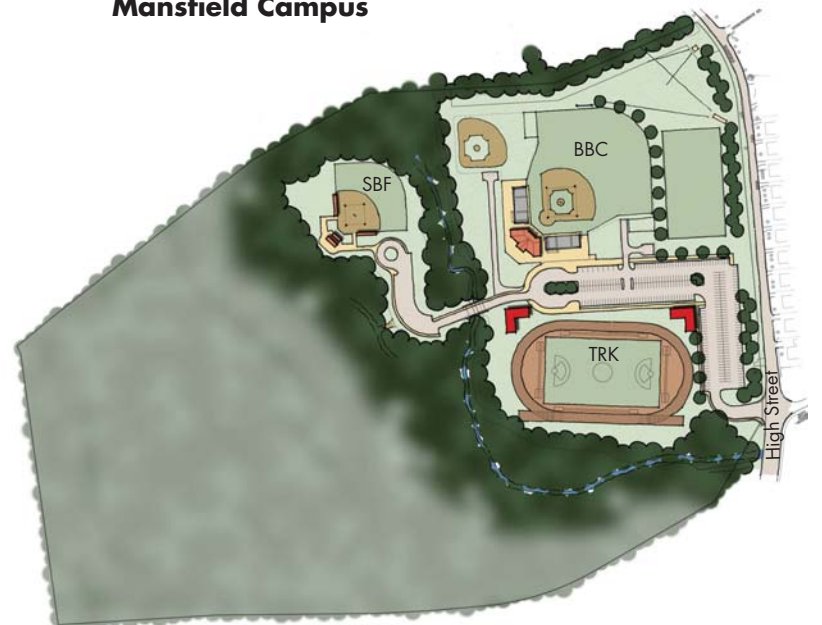


CAMPUS MASTER PLAN FOR THE YEAR 2017



- |       |  |       |  |
|-------|--|-------|--|
| 176H  | 176 High Street                                  | NIEJ  | Niejadlik Hall                             |
| 182H  | 182 High Street                                  | NOBL  | Noble Hall                                 |
| 192H  | 192 High Street                                  | NUTM  | Nutmeg Hall                                |
| 333P  | 333 Prospect Street                              | OCC   | Occum Hall                                 |
| ACAD  | New Academic Building                            | NPG   | North Parking Garage                       |
| ADMIN | Administration Building                          | PS    | Future Police Station                      |
| ADM   | Admissions Building                              | PDK   | Knight Parking Deck                        |
| BBC   | Baseball Field                                   | PDS   | South Parking Deck                         |
| BECK  | Beckert Hall                                     | PG2   | Parking Garage 2                           |
| BURR  | Burr Hall  | PGW   | West Parking Garage                        |
| CONS  | Constitution Hall                                | RES1  | New Residence Hall 1                       |
| FAC   | Facilities Management and Planning (w/ Addition) | RES2  | New Residence Hall 2                       |
| FAIC  | New Fine Arts Instructional Center               | RES3  | New Residence Hall 3                       |
| GDH   | Goddard Hall                                     | SHAF  | Shafer Hall                                |
| GRANT | Grant House                                      | SCI   | Science Building                           |
| HTP1  | Heating Plant, North (w/ Addition)               | SBF   | Softball Field                             |
| HTP2  | Heating Plant, South                             | SPTC  | Sports Center (w/ Addition)                |
| HIR   | High Rise Apartments                             | STCTR | Student Center                             |
| HRLY  | Hurley Hall/Dining Services (w/ Addition)        | SWC   | New Student Wellness Center                |
| LAUR  | Laurel Hall                                      | TECH  | Academic Technology Building               |
| LIB   | J. Eugene Smith Library                          | TRK   | Track                                      |
| MEAD  | Mead Hall  | WRHS  | New Facilities Warehouse                   |
| MEDIA | Media Building                                   | WEBB  | Webb Hall                                  |
|       |  | PLNT  | Wickware Planetarium                       |
|       |  | CFRDC | Child & Family Development Resource Center |
|       |  | WOOD  | Wood Support Services Center               |

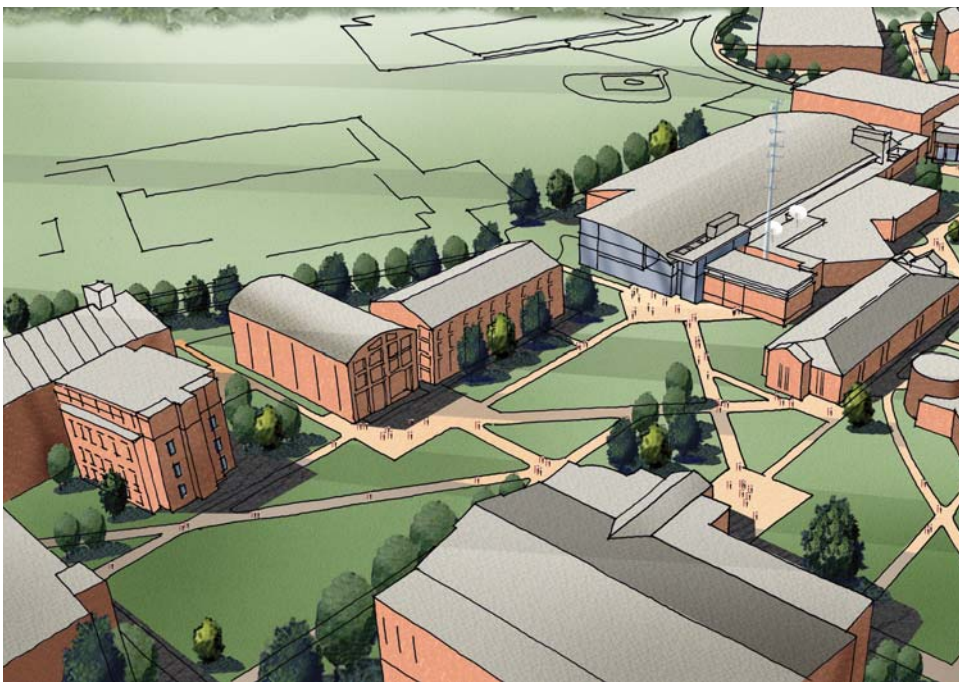
Mansfield Campus



**A - Fine Arts Instructional Center**



**B - Sports Center**



**C - Clock Tower Road Quad**



EASTERN CONNECTICUT STATE UNIVERSITY CAMPUS MASTER PLAN FOR THE YEAR 2017

View of Central Quadrangle: Existing



View of Central Quadrangle: Proposed



**View of Clock Tower Road Quadrangle: Existing**



**View of Clock Tower Road Quadrangle: Proposed**



## PROJECT LOCATION

New construction is proposed for both the Main and Mansfield campuses. New building locations and massing seek to enhance the existing campus and to create new quadrangles and linked exterior spaces throughout the university. Circulation, parking and infrastructure improvements are emphasized with new development.

### Projects

1. **Softball Facility Relocation-** The Softball Field Facility is relocated from Main campus to Mansfield campus to consolidate athletic facilities and to make room for the North Parking Garage expansion.
2. **400 Meter Track (Phase II)-** Interior natural field is upgraded to synthetic turf field surface with remaining bleacher and lighting installations.
3. **Fine Arts Instructional Center-** New Visual Arts and Performing Arts Facility to house academic programs and galleries.
4. **Athletic Support Building-** Locker rooms, training facilities, and storage at the Mansfield campus.
5. **Facilities Warehouse-** New facilities warehouse located near the Facilities Building across from the tennis courts.
6. **Burr Hall Renovation-** Renovation of residence hall.
7. **Shafer Hall Renovation-** Conversion of academic space to residence hall.
8. **Goddard Hall and Media Hall Renovations Phase I-** Renovations for programs to occupy space in interim phase of space relocation plan.
9. **Hurley Hall and Conference/Events Expansion-** Renovation of student dining area and expansion for Conference and Events program.
10. **Wood Support Services Center and Webb Hall Renovations-** Minor renovations for program changes.
11. **North Heating Plant Expansion-** Central facilities expansion as indicated in the Heat Plant Capacity Study.
12. **Sports Center Renovation and Expansion-** Preservation and renovation of gymnasium; with possible demolition/renovation and additions of the rest of the facility resulting in an expansion of the Sports Center.
13. **Recreation Field/Recreation (at next to Occum Hall)-** New recreation field and basketball courts near residence halls on north campus.
14. **South Campus Parking Deck, Recreation Field, and Recreation (at Noble Hall)-** 300-car parking deck at Shafer Hall, replace Noble surface lot with recreation field for south campus residents.
15. **New Residence Hall 1 (next to Occum)-** New residence hall for 135 beds near Occum Hall on north campus and site related modifications.
16. **Remove Eastern Road-** Remove Eastern Road from entry rotary to the Sports Center to reconnect open space, and reconstruct surface parking lots.
17. **New Residence Hall 2 (replaces Burnap and Crandall)-** New residence hall for 135 beds adjacent Niejadlik Hall.
18. **Facilities Building Expansion-** Expansion of Facilities Building to accommodate program space need.
19. **Goddard Hall and Media Hall Renovations Phase II-** Renovations for programs to occupy space in final phase of space relocation plan.
20. **Student Wellness Center, Recreation Field and Basketball Courts (at Low Rise site)-** New Student Wellness Center, recreation field, and basketball courts located near residence halls on central campus, and site related modifications.
21. **Academic Technology Building-** New facility to house the IT department and data center located near the library.
22. **Soccer Field Upgrades-** Upgrade of existing soccer field to synthetic turf field surface and addition of second recreation field.
23. **Storage Facility at Soccer Fields-** New building at site of soccer fields for storage.
24. **Realign Windham Street Extension to Birch Road-** Realign Windham Street Extension for development at Low Rise site and safer vehicular circulation.
25. **\*West Garage (at Low Rise site)-** 300-car parking garage.
26. **New Residence Hall 3 (at Clock Tower Road Quad)-** New residence hall for 135 beds at the end of Windham Street. Realign Clock Tower Road to create new quadrangle for new residence hall, academic building and Academic Technology Building.
27. **Academic Building-** New academic building to accommodate additional space needed for academic programs and general classroom space, reconstruct surface parking lots.
28. **\*Knight House Parking Deck-** 200-car parking deck at the end of Windham Street at the Knight House site. Prior to additional planning and resolution to the status of relocating, demolition or no effect of Knight Street would need to be coordinated with the State Historic Commission. Knight Street is listed on the State Historic Register.

\*Prior to scheduling a design and construction time frame for parking deck and garage (# 25 and 28), a traffic study should be conducted to verify projected parking needs and parking policies.

**CSUS 2020 ECSU PROJECTS**

**Phase I - Fiscal Years 2009, 2010 and 2011**

	TOTAL Phase I
Code Compliance/Infrastructure Projects	\$ 8,255,113
Fine Arts Instructional Center (design)	12,000,000
Outdoor Track Phase II (design and construction)	1,816,000
Athletic Support Building (design and construction)	1,921,000
New Warehouse (design and construction)	2,269,000
<b>TOTALS</b>	<b>\$ 26,261,113</b>

**Phase II - Fiscal Years 2012, 2013 and 2014**

	TOTAL Phase II
Code Compliance/Infrastructure Projects *	\$ 5,825,000
Fine Arts Instructional Center (construction)	71,556,000
Goddard Hall Renovation	19,239,000
~ Goddard Hall Renovation (design)	
~ Goddard Hall Renovation (construction)	
<b>TOTALS</b>	<b>\$ 96,620,000</b>

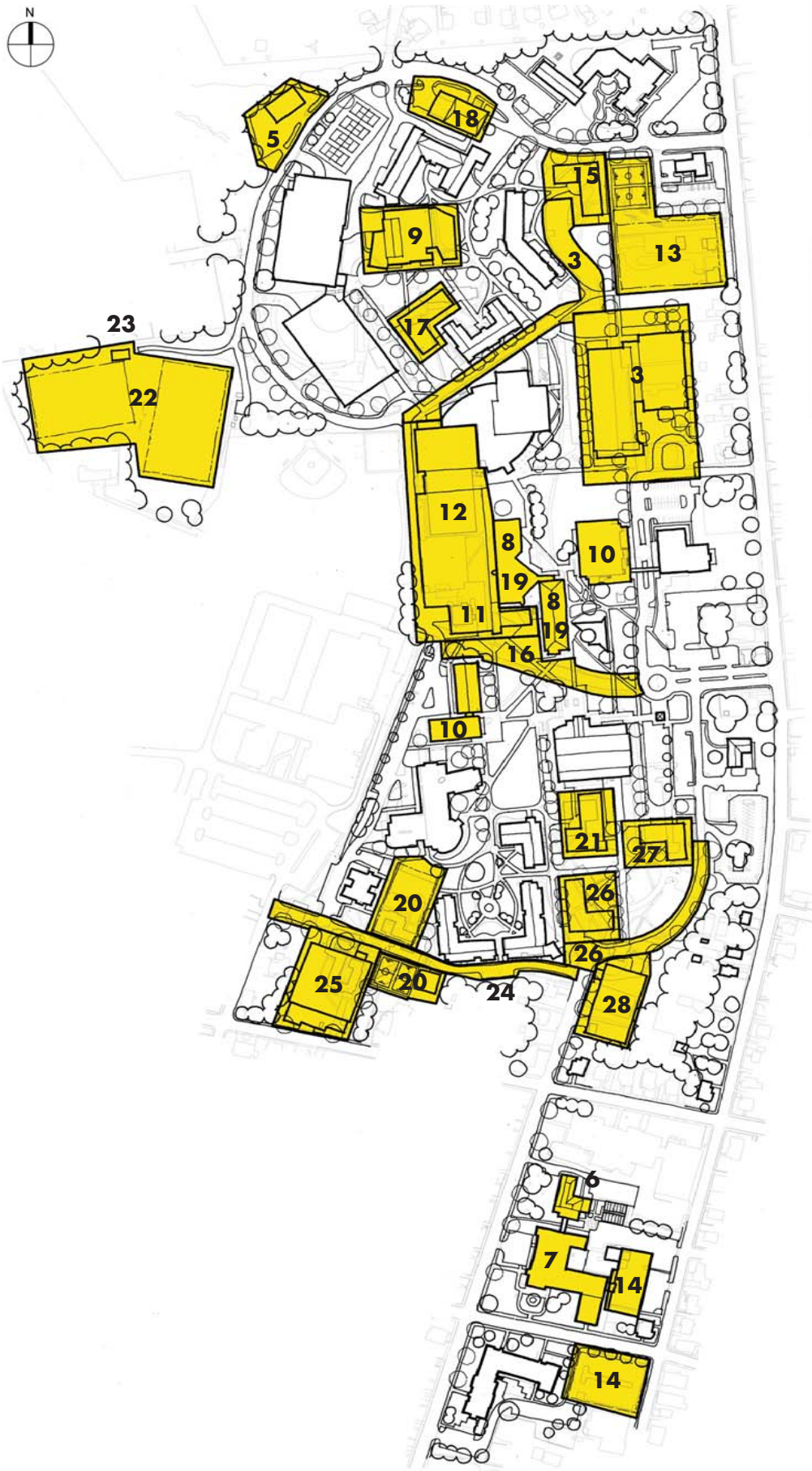
\* Includes funds for minor capital projects.

**Phase III - Fiscal Years 2015, 2016, 2017 and 2018**

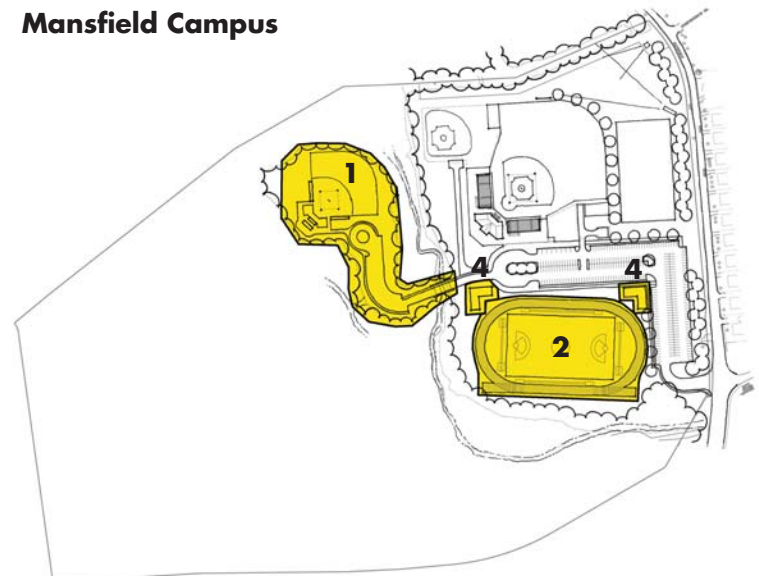
	TOTAL Phase III
Code Compliance/Infrastructure Projects *	\$ 5,000,000
Fine Arts Instructional Center (equipment)	4,115,000
Goddard Hall Renovation (equipment)	1,095,000
Sports Center Addition and Renovation (design)	11,048,000
<b>TOTALS</b>	<b>\$ 21,258,000</b>

\* Includes funds for minor capital projects.

**Project Location Diagram**



**Mansfield Campus**





## PHYSICAL DEVELOPMENT PROGRAM BUDGET

The Master Plan is a ten-year comprehensive physical development plan to enhance the academic, residential, and community life of the campus. It identifies new building and renovation projects that ideally should be made by the target year 2017, but understanding that not all projects can be accomplished over this ten-year period. However, the Master Plan should not be confused with the capital improvement plan or budget. Projects listed herein are in a sequence considered to be most advantageous to the University's future over the next decade and beyond. At the same time, the Master Plan's advantage is that it provides the University flexibility to make shifts in the priorities of the projects or their related sequence of construction if unexpected fluctuations in state bond funding and CHEFA financing occur or if new public, grant, or private funding sources for specific projects were to be secured in the future.

### Physical Development Program for Eastern Connecticut State University

PROJECT PRIORITY						
Priority	Category	Project Type	Project	ASF	GSF	Campus
1	New	AT	Softball Facility Relocation		10 acres	Mansfield
	Demo	I	Demolition - Police Building\ 264 High Street		3,577	Main
	Demo	I	Demolition - 372 High Street		3,131	Main
2	New	AT	400 Meter Track			Mansfield
3	New <sup>2</sup>	AC	Fine Arts Instructional Center		134,000	Main
	Demo	I	Remove Charter Oak Road and Landscape Improvements			Main
4	New	AT	Athletic Support Building	10,000	17,000	Mansfield
5	New	AD	Facilities Warehouse	10,000	17,000	Main
6	Reno	S	Burr Hall Renovation	23,674	37,085	South
7	Reno	S	Shafer Hall Renovation	43,598	68,282	South
8	Reno <sup>3</sup>	AC	Goddard Hall and Media Hall Renovations- Phase I	46,398	80,310	Main
9	Add/Reno <sup>4</sup>	S/AD	Hurley Hall and Conference/ Events Expansion	38,281	65,078	Main
10	Reno	S	Wood Support Services Center Renovations	2,364	4,019	Main
	Reno	AC	Webb Hall Renovations	1,267	2,154	Main
11	Add/Reno	I	North Heating Plant Expansion	1,526	11,340	Main
12	Add/Reno <sup>4</sup>	AT	Sports Center Renovation and Expansion	104,500	177,650	Main
13	New	S	Recreation Field/ Recreation (next to Occum Hall)		6 acres	Main
14	New	I	South Campus Parking Deck		105,000	South
	New	S	Recreation Field/ Recreation (replaces Noble Parking Lot)		6 acres	South
15	New	S	New Residence Hall I (next to Occum Hall)	46,875	79,688	Main
	New	I	Site Related Modifications			Main
16	Demo	I	Remove Eastern Road and Reconstruct Surface Parking Lots			Main
17	New	S	New Residence Hall II (replaces Burnap & Crandall)	46,875	79,688	Main
	Demo	I	Demolition - Low Rise Apartments	50,029	63,498	Main
	Demo	I	Demolition - Existing Health Services building	2,934	5,600	Main
	Demo	I	Demolition - Burnap & Crandall	26,604	43,684	Main
18	New	AD	Facilities Building Expansion	5,300	9,010	Main
19	Reno <sup>3</sup>	AC	Goddard Hall and Media Hall Renovations- Phase II	46,398	80,310	Main
20	New	S	Student Wellness Center	8,434	14,338	Main
	New	I	Site Related Modifications			Main
	New	S	Recreation Field/ Basketball Courts (at Low Rise site)			Main
21	New	AD	Academic Technology Building	33,322	56,647	Main
	Demo	I	Demolition- Eastern Hall	5,424	8,487	Main
22	Reno	AT	Soccer Field Upgrades			Main
23	New	AD	Storage Building at Soccer Fields		1,500	Main
24	New	I	Realignment of Windham Street Extension to Birch Road			Main
25	New <sup>7</sup>	I	West Garage (at Low Rise site)		105,000	Main
26	New	S	New Residence Hall III (at Clock Tower Road Quad)	46,875	79,688	Main
	Demo	I	Demolition - Winthrop Hall	14,373	23,547	Main
	Demo	I	Demolition - Knight House	2,403	5,316	Main
	Reno	I	Realign and Extend Clock Tower Road and Reconstruct Surface Parking Lots			Main
27	New <sup>7</sup>	AC	Academic Building	25,310	43,027	Main
28	New	I	Knight House Parking Deck		70,000	Main
<b>Total Projects</b>				642,764	1,494,654	

- Note:**
1. Estimated Construction GSF Cost 06-2008 adapted from Connecticut DPW Budget Projections, 5% added for LEED.
  2. GSF Cost for New<sup>2</sup> is calculated by blending new construction costs proportionately to the scope of work by building type.
  3. GSF Cost for Reno<sup>3</sup> is calculated by blending renovation construction costs proportionately to the scope of work by building type.
  4. GSF Cost for Add/Reno<sup>4</sup> is calculated by blending new construction and renovation construction costs proportionately to the scope of work.
  5. TPC for CSUS 2020 ECSU Projects have been included.
  6. Established Estimate costs compiled by SMMA.
  7. Coordinate with future traffic study and the State Historic Preservation Office at the Knight House site.

**Division Key:**  
 AC = Academic, AD = Administration,  
 S=Student Life, AT = Athletics,  
 I = Infrastructure/Campus Amenities

Project description	Est. Constr. GSF Cost 06-2008 <sup>1</sup>	Construction Cost	Est. Owner's GSF Cost	Total Project Cost (TPC)	Funding Source
Established Estimate		\$3,000,000		\$4,350,000	General Obligation
	\$65	\$232,505	\$72	\$255,756	General Obligation
	\$65	\$203,515	\$72	\$223,867	General Obligation
Established Estimate		N/A		\$1,816,000	General Obligation <sup>5</sup>
New Building with consolidated School of Visual and Performing Arts	N/A	\$71,566,000	N/A	\$87,671,000	General Obligation <sup>5</sup>
Established Estimate		\$250,000		\$362,500	General Obligation
	N/A	N/A	N/A	\$1,921,000	General Obligation <sup>5</sup>
New construction	N/A	N/A	N/A	\$2,269,000	General Obligation <sup>5</sup>
	N/A	N/A	N/A	\$20,584,000	CHEFA
Renovate to Housing	\$192	\$13,110,144	\$278	\$19,009,709	CHEFA
Renovations for Interim Use	N/A	N/A	N/A	\$20,334,000	General Obligation
Renovation of reprogrammed space	N/A	N/A	N/A	\$19,693,000	CHEFA
Minor program changes	\$174	\$699,306	\$252	\$1,013,994	General Obligation
Minor program changes	\$174	\$374,796	\$252	\$543,454	General Obligation
Established Estimate- Fuss and O'Neill, Inc., December 3, 2007	\$397	\$4,500,500	\$576	\$5,661,575	General Obligation
Renovation and Upgrades, established estimate for design \$11,048,000 (included in TPC)	N/A	N/A	N/A	\$69,701,000	General Obligation
Established Estimate		\$800,000		\$1,160,000	General Obligation
300 cars @ 350 GSF/space	\$70	\$7,350,000	\$102	\$10,657,500	CHEFA
Established Estimate		\$800,000		\$1,160,000	General Obligation
120 beds @ 375 ASF/bed	\$291	\$23,189,208	\$422	\$33,624,352	CHEFA
Established Estimate		\$1,200,000		\$1,740,000	CHEFA
Established Estimate		\$750,000		\$1,087,500	General Obligation
120 beds @ 375 ASF/bed	\$291	\$23,189,208	\$422	\$33,624,352	CHEFA
	\$65	\$4,127,370	\$88	\$5,613,223	General Obligation
	\$65	\$364,000	\$72	\$400,400	General Obligation
	\$65	\$2,839,460	\$88	\$3,861,666	General Obligation
New Addition to existing building	\$225	\$2,027,250	\$326	\$2,939,513	General Obligation
Renovations for Phase II Use	N/A	N/A	N/A	\$17,977,000	General Obligation
	\$337	\$4,831,839	\$489	\$7,006,166	General Obligation
Established Estimate		\$250,000		\$3,625,000	General Obligation
Established Estimate		\$1,500,000		\$2,175,000	General Obligation
Includes 14,000 for Data Center + 19,322 for IT	N/A	N/A	N/A	\$32,880,000	General Obligation
	\$65	\$551,655	\$72	\$606,821	General Obligation
Established Estimate \$1,250,000		\$1,250,000		\$1,812,500	General Obligation
New building for storage at soccer fields	\$65	\$97,500	\$94	\$141,375	General Obligation
Established Estimate \$500,000		\$500,000		\$725,000	General Obligation
300 cars @ 350 GSF/space	\$70	\$7,350,000	\$102	\$10,657,500	CHEFA
120 beds @ 375 ASF/bed	\$291	\$23,189,208	\$422	\$33,624,352	CHEFA
	\$100	\$2,354,700	\$136	\$3,202,392	General Obligation
	\$65	\$345,540	\$72	\$380,094	General Obligation
Established Estimate		\$1,750,000		\$2,537,500	CHEFA
Includes 12,914 General classroom space + 12,396 Academic space	\$338	\$14,543,126	\$490	\$21,087,533	General Obligation
200 cars @ 350 GSF/space	\$70	\$4,900,000	\$102	\$7,105,000	CHEFA

**\$496,821,590**

Master Plan Funding	
Master Plan Total Projects	\$496,821,590
2020 Plan- Phases 1, 2 and 3 (debit)	-\$144,139,113
Previously funded G.O. (debit)	-\$4,829,623
CHEFA Projects (debit)	-\$192,867,265
Additional General Obligation Funds to complete unfunded and non-CHEFA Master Plan Requests	<b>\$154,985,589</b>