



Sussex County Community College

Campus Master Plan



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Executive Summary

During the summer and fall of 2009, EE&K Architects undertook a Campus Master Plan for Sussex County Community College. Located on a beautiful 172 acre campus in Newton, New Jersey, SCCC is a vibrant, growing center of learning and personal development in an attractive, sustainable setting.

The Master Plan is intended to serve as a guide to the future physical development of the campus, reflecting its history, values, culture and priorities. The focus is on identifying a long term vision of the campus, reflective of the College's position as a community leader, while at the same time projecting immediate physical needs, establishing a long term campus renewal and replacement strategy, presenting comprehensive solutions for the best use of available land, and reflecting the unique qualities which set Sussex apart as a Community College.

EE&K developed a series of concepts for the Master Plan which are based on the unique character and potential of the Sussex campus, as well as identified programmatic and qualitative needs. They include:

- A new **"Campus Gate"** at the Mill Road entrance which establishes a clearer and more positive identity for arrival, orientation, and entry
- A new **"Campus Square"** where Campus Drive meets the north-south spine at the Performing Arts building, establishing arrival

at the "heart" of the campus, slowing traffic, enhancing pedestrian connections and including a new amphitheater for informal seating and events

- Establishing a new identity for the north south spine as **"The Main"**, a pedestrian-oriented connection to reinforce the heart of the campus and to make it more compact and walkable
- Creating a new focus, **"The Center"**, which includes a new Student/Faculty Center, new Fitness Center, and the Great Stair which links the buildings of the Upper Campus with the Lower Campus, with a new square in front of the Student/Faculty Center integrated with an overlook at the Library
- A new **"Hilltop Square"** which signals arrival at the hilltop

Each of the preliminary concepts was developed with more detail and character and integrated into an overall campus plan, which is illustrated on the following pages. Among the key features of the Final Master Plan are:

- A **First Phase** which includes (a) the renovation of the **Horton Mansion** for administrative space, releasing space for new classrooms; (b) A new **Student/Faculty Center** with associated classroom, faculty office and meeting space, integrated with the new Great Stair embracing the hill between Upper and Lower campus; (c) Renovation of the **Student Theater**, the space most in demand on campus; (d) Improvements to

the **Lakeland Bank Pavilion** on Connor Green and adjacent building; and (e) site improvements to create the **Campus Gate, Campus Square, The Main and The Center.**

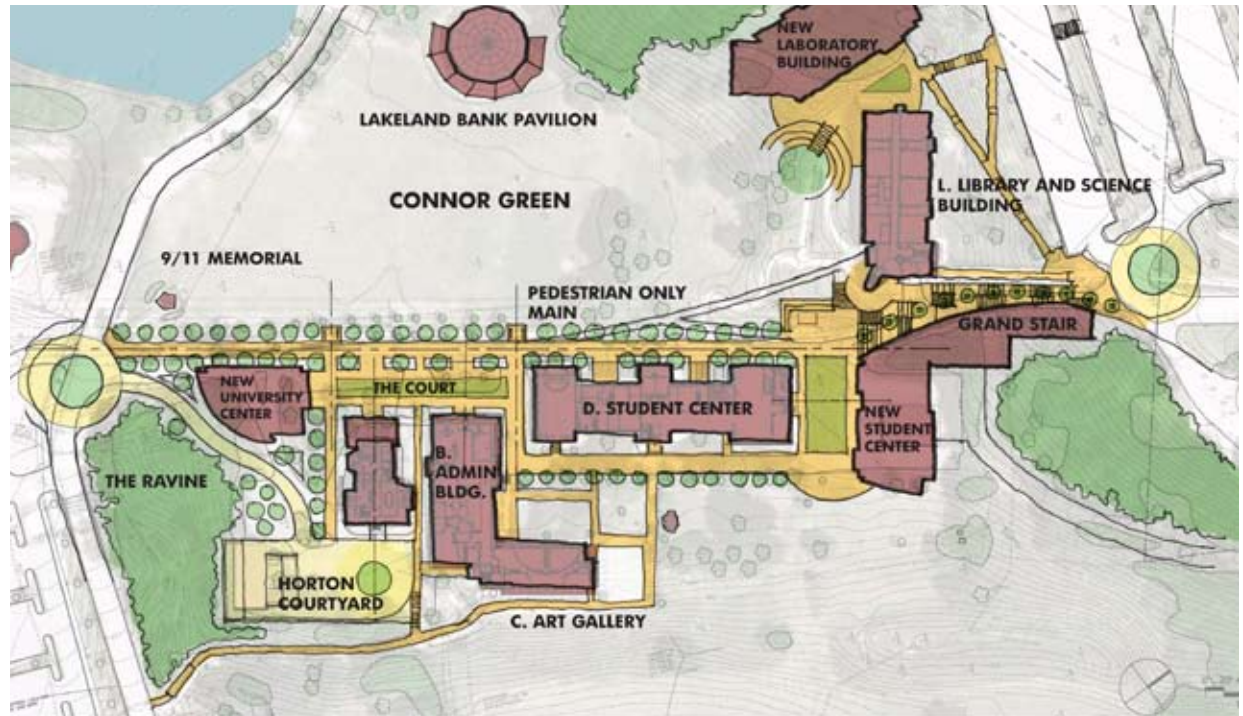
- A new **Fitness Center**, located at the Hilltop Square to help integrate upper and lower campuses, providing a key facility to integrate the physical with the intellectual aspects of life on campus;
- Renovations at the **Library** and at **Buildings BCDER**, to improve efficiency, energy use and environmental responsiveness, and to tailor spaces on an as-needed basis for academic programs;
- A new **University Center** building, to provide new lecture hall, classroom and faculty office space for both four-year programs on campus and general academic activities;
- Improvements in **Parking** to consolidate and enhance the appearance of this essential Community College element

The plan was developed in close collaboration with a broad group of stakeholders, including the entire Board of Trustees, with whom EE&K met regularly; President Dr. Constance Mierendorf, Vice President of Academic Affairs Dr. Kate Douglas, Senior Vice President of Student Services Harold H. Damato, Vice President of Administration and Finance Kenneth J. Knieser, Executive Director of Facilities Charles Canny, and other academic and administrative members of the College community.

The College and Its Mission

Located on a beautiful 172 acre campus in Newton, New Jersey, SCCC is a vibrant, growing center of learning and personal development in an attractive, sustainable setting. As of Fall 2009, the College had 4,208 students, 2,461 of which were full time, and 1,747 part time, 68% traditional and 32% non-traditional; 49 full-time faculty, 250 adjunct faculty, 109 full-time staff, and 78 part-time staff. Degrees offered include Associate of Arts, Associate of Fine Arts, Associate of Science, and Associate of Applied Science, including 21 degree programs, 26 degree options, 8 professional certificates, 7 Health Sciences certificates, and many Continuing Education Certificates. The College is accredited by the Middle States Commission on Higher Education. Athletics activities include 6 intercollegiate men's and women's teams in Baseball, Basketball, Soccer, and Softball. There are 31 active student clubs on campus. The campus also serves as a park and community resource for Sussex County. Special events such as concerts, lectures, picnics and plays are held on campus nearly every week, often twice or more a week. The College is committed to sustainable practices in all aspects of campus life, and President Mierendorf is a signatory to the American College and University Presidents' Climate Commitment.

The College's Mission Statement declares its role in creating **“learning opportunities for self-improvement and transformation throughout life by providing accessible and affordable quality education and community enrichment**



Proposed Master Plan Layout

in a climate of caring and respect”. Its Mission Principles further clarify the college’s role as a student-centered and community-focused institution committed to:

- Proactively managing change.
- Being responsive and respectful to students, faculty, staff and community.
- Exhibiting clear, open and inclusive communication and collaboration.
- Honoring diversity in the recruitment and retention of faculty, staff and students.
- Transforming programs, curricula and learning experiences to reflect global and cultural awareness.
- Promoting success for students, faculty, staff and community.
- Encouraging the professional development of our staff and faculty.
- Valuing accountability and data-driven decisions.
- Appreciating and celebrating our accomplishments.
- Ensuring quality instruction and programmatic responsiveness to community needs.
- Providing a safe learning environment both intellectually and physically.

Master Plan Goals

A key early activity was the identification of the key issues to be addressed on the campus. Among the early goals identified were to serve as a guide to the future physical development of the campus, reflecting its history, values, culture and priorities. The focus is on identifying a long term vision of the campus, reflective of the College's position as a community leader, while at the same time projecting immediate physical needs, establishing a long term campus renewal and replacement strategy, presenting comprehensive solutions for the best use of available land, and reflecting the unique qualities which set Sussex apart as a Community College.

Further, the Master Plan is to:

- Build a long-range, comprehensive vision of the College's physical environment in relation to the Strategic Plan, mission, vision, program and enrollment of the College, focused on the next ten years;
- Reinforce the combined potential of architecture and landscape to create great indoor / outdoor learning environments, with opportunities for both formal and informal interaction throughout the campus;
- Enhance the ability to recruit and retain the highest quality of faculty, staff and students by creating a more attractive and livable environment;
- Accommodate planned growth while preserving and enhancing the positive qualities of the campus;
- Create a more walkable campus environment, in which arrival, orientation, campus circulation and the active use of spaces complement each other;
- Strengthen the symbiotic relationship between the campus and the natural landscape, addressing the multiple levels of the campus and its surroundings;
- Bring Horton House back as an active campus facility and enhance its historic presence within the campus community of buildings;
- Further the potential for sustainability, energy efficiency, and environmental responsiveness in the development of the campus, buildings and landscape design;
- Maintain and enhance the campus' role as a community resource, providing intellectual, cultural, and recreational enrichment to the area; and
- Build on the physical upgrades the College has undertaken to ensure that critical maintenance and operational needs are analyzed and coordinated with the larger vision of the campus as a whole.



Creative Analysis

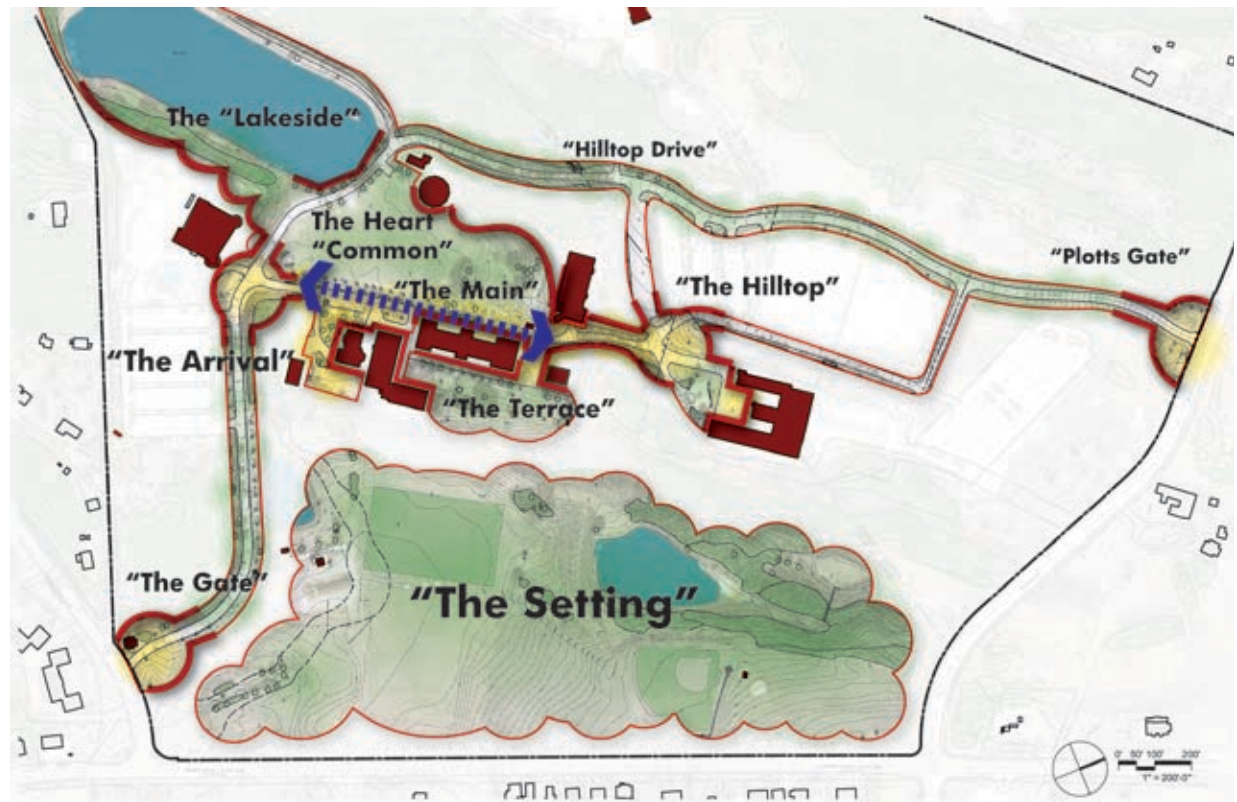
Based on a detailed analysis of the physical characteristics of the campus, and in discussion with the Board, Administration and stakeholders, EE&K developed a number of insights into the potential and constraints for the Master Plan. They include:

- The campus is located in three townships – Newton, Hampton and Fredon - with varying requirements for approvals
- The campus developed from the grounds of the Horton Mansion and the Don Bosco school, a Jesuit Seminary – these early buildings are complemented by modern buildings built within the past few years
- The campus has a collection of “places” with strong identity – a key asset in developing its long-term potential.
- The campus as a whole is larger than the Boston Common, and similar in size to Princeton University’s campus – very large relative to its population. The challenge is make the campus feel smaller
- The key central portion of the campus is relatively compact and walkable
- The best features of the campus are located at its “Heart”, while the rest of the campus can be seen as surrounded by Nature
- The College is land-rich – and may be able to make portions of its campus available for Joint Venture or other development, including frontage along Mill Street and Plotts Road
- The campus entrance does not currently provide a positive first impression, due to

- confusing roadways, signs and utility poles
- While most automobile access and parking is well positioned at the edges of the campus, there is confusion and conflict between cars and pedestrians along the central north-south “spine”
- There is a discontinuity between the Upper Campus and Lower Campus

- Reinforce the “heart” of the campus
- Increase and enhance the natural setting
- Create a small scale rural village character
- Improve the first impression of the campus
- Develop a series of small scaled places within the campus which promote informal outdoor gathering and teaching
- Concentrate new and existing buildings
- Make the campus feel more intimate and convenient

The diagram below reflects these key insights, which in turn led to a series of Summary Principles to guide the next phase of work:



Master Plan Concepts

EE&K developed a series of concepts for the Master Plan which are based on the unique character and potential of the Sussex campus, as well as identified programmatic and qualitative needs. They include:

- A new **“Campus Gate”** at the Mill Road entrance which establishes a clearer and more positive identity for arrival, orientation, and entry
- A new **“Campus Square”** where Campus Drive meets the north-south spine at the Performing Arts building, establishing arrival at the “heart” of the campus, slowing traffic, enhancing pedestrian connections, and including a new amphitheater for informal seating and events
- Establishing a new identity for the north south spine as **“The Main”**, a pedestrian-oriented connection to reinforce the heart of the campus and to make it more compact and walkable
- Creating a new focus, **“The Center”**, which includes a new Student/Faculty Center, new Fitness Center, and the Great Stair which links the buildings of the Upper Campus with the Lower Campus with a new square in front of



the Student/Faculty Center integrated with an overlook at the Library

- A new **“Hilltop Square”** which signals arrival at the hilltop

Developed Concepts and Final Master Plan

Each of the preliminary concepts was developed with more detail and character and integrated into an overall campus plan, which is illustrated on the following pages. Among the key features of the Final Master Plan are:

- A **First Phase** which includes (a) the renovation of the **Horton Mansion** for administrative space, releasing space for new classrooms; (b) A new **Student/Faculty Center** with associated classroom, faculty office and meeting space, integrated with a new open stairway embracing the hill between Upper and Lower campus; (c) Renovation of the **Student Theater**, the space most in demand on campus; (d) Improvements to the **Lakeland Bank Pavilion** on Connor Green and adjacent building; and (e) site improvements to create



the Campus Gate, Campus Square and The Main.

- A new **Fitness Center**, located at the Hilltop Square to help integrate upper and lower campuses, providing a key facility to integrate the physical with the intellectual aspects of life on campus;
- Renovations at the **Library** and at **Buildings BCDER**, to improve efficiency, energy use and environmental responsiveness, and to tailor spaces on an as-needed basis for academic programs;
- A new **University Center** building, to provide new lecture hall, classroom and faculty office space for both four-year programs on campus and general academic activities;
- Improvements in **Parking** to consolidate and enhance the appearance of this essential Community College element

These concepts are described in more detail on the following pages.





Analysis of Space Needs

For the purpose of calculating overall growth on campus, an assumption of 3% annual growth was identified by the College. For the time period 2010-2020, this results in an overall increase of 34.38%. The campus currently has 211,500 gsf building area; a corresponding space growth results in 72,713 gsf of new facilities. This Master Plan proposes a net growth of new facilities area of 72,000 gsf.

In order to establish the specifics for future space needs for the College, a survey was made of all of the needs and proposed projects mentioned in meetings, interviews, and reports. From this survey, a comprehensive list was assembled and evaluated in collaboration with both the College Administration and Board of Trustees, in light of several sets of criteria.

The conclusions regarding space needs can be summarized as follows:

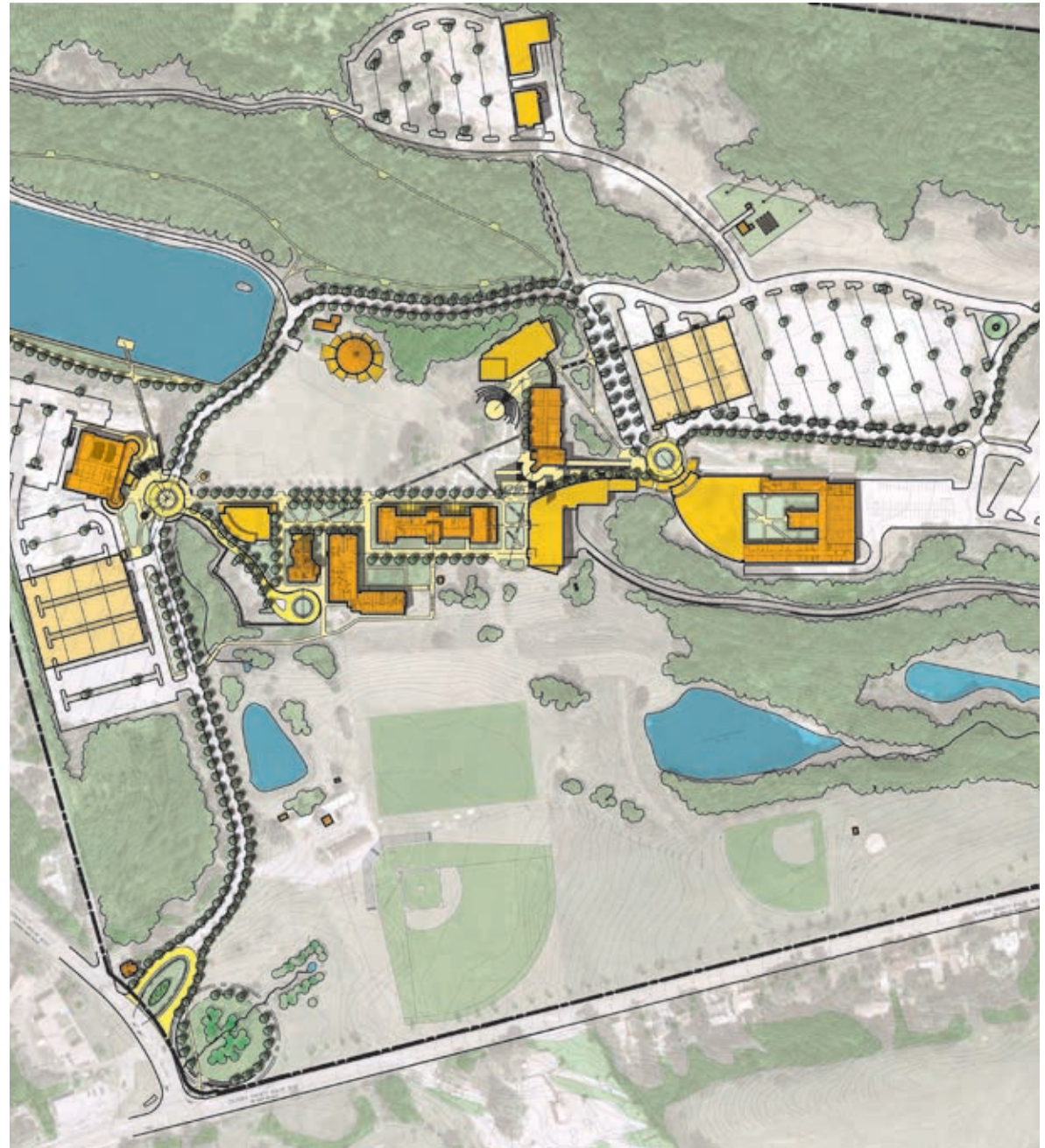
- As for most Community Colleges, Sussex must remain flexible to provide the quantity, quality and character in academic programming required on an as-needed basis for the community. SCCC currently has 38 classrooms, 8 Health Science classrooms and labs, 14 computer labs, 5 science labs, 4 art studios, dark room; graphics lab; Performing Arts Center, Student Center Theater, Business Learning Center, broadcasting studio, an Entrepreneurial Center, gymnasium. SCCC's needs for further academic space are expected to require

moderate growth over the next ten years, which is addressed by the facilities proposed below, which also address specific facilities which Sussex currently does not provide or which are inadequate.

- The **Horton Mansion** is an attractive historic building which is currently vacant. With four stories including a full basement, it has space of appropriate scale and character to act as an Administrative center for the campus, including offices for the President and other key administrative staff. Its central location at the heart of the campus makes it ideal as a Welcome Center and gathering place. The renovation of the building provides new administrative space without adding new buildings, and it also makes possible the creation of four new classrooms in Buildings B/D vacated by administrative space.
- The campus lacks a **Student/Faculty Center** which can bring members of the campus community together for events and informal contact. The current dining facility is a converted gymnasium which is inadequate in size, relatively dark due to minimal windows, not integrated into other spaces on campus, and inflexible for future growth and/or change. Therefore, a new Student/Faculty Center is proposed, as part of The Center, and including The Great Stair. Its programming is based on dining facilities to serve an average campus population of 4,000 (600 seats), plus a bookstore, student lounge, faculty offices and meeting space, four classrooms and four seminar rooms, for a total of 36,000 gsf. The implementation of this project entails the demolition of the existing bookstore.
- Although the campus has a gymnasium, it lacks an up-to-date **Fitness Center** which caters to the broader and more varied needs of the campus community, complementing sports activities yet speaking to a deeper understanding of human health and wellness. A 25,000 gsf program is planned, to provide the flexibility for a variety of fitness activities including equipment and workout rooms, dance facilities, locker and support facilities, etc. to support a campus community of this size.
- The **Library** building, constructed within the past ten years, has generally performed well. Its unique combination of science laboratories and library space has been workable for the College, however, it has been noted that certain areas, e. g. the upper library floor, are quite underutilized whereas other areas, e. g. the science laboratories, are much in demand. Renovation of this facility to provide space more in line with current needs is therefore recommended. This is not expected to result in a net increase in space.
- The current **University Center** is located in a small, shed-like building which provides classroom space for four-year academic institutions to provide courses on the Sussex campus. This building is outdated and extremely limited in its capacity. A new building is proposed to provide new lecture halls, classrooms and a small administrative

center with faculty offices. The total new area proposed is 16,000 gsf. The implementation of this project entails the demolition of the existing University Center.

As noted above, renovations in Buildings B, C, D, E and R are also recommended, primarily for energy efficiency and environmental responsiveness. Following the completion of the Student/Faculty Center, the space currently occupied by the dining hall can be converted to academic space such as a lecture hall and classrooms. This is not expected to result in a net increase in space





Recommendations for Locations for Additions and Future Buildings

The Master Plan calls for a combination of new buildings, renovated buildings, and site improvements. The proposed new buildings and renovated buildings are as follows:

The stone-clad **Horton Mansion**, built in 1858, “exemplifies the development of the Picturesque movement in American suburban architecture before the Civil War” (Kevin W. Wright, 2000). Its Gothic style is consistent throughout, including major spaces on the First Floor. The College has undertaken preliminary plans to convert the building to an Administrative center for the campus, including offices for the President and other key administrative staff. Its central location at the heart of the campus makes it ideal as a Welcome Center and gathering place. The conversion of the full building, including basement and third floor, with elevator access to all levels, is recommended.

The Center, embracing a new **Student/Faculty Center** to upgrade existing dining and meeting space, and to bring members of the campus community together for events and informal contact, is proposed to be located on the site of the existing bookstore, ascending the hill to the Upper Campus. It is fully integrated with **The Great Stair** which will create an exciting new connection between Upper and Lower Campus. The 36,000 gsf building is envisioned on three levels, a lower level which will include the main dining facility, kitchen and loading dock, and a lounge overlooking the view to

the east; a second floor with Faculty Dining, four classrooms, four seminar rooms, faculty offices and club rooms; and a third floor, at the northernmost level ascending the hill, with a new Café. Green roofs which provide accessible roof terraces at upper levels are planned; the building is envisioned as sustainably merging with the natural green of the hill between Upper and Lower campuses, preserving key existing trees and sympathetically placed into the existing topography. The transparent facade opening onto the exterior will reveal a parallel interior stair integrated with the exterior terraced steps.

A new **Fitness Center** catering to the broad and varied needs of the campus community, complementing sports activities yet speaking to a deeper understanding of human health and wellness, is planned in the key position at the top of the hill linking the Upper campus and Lower Campus, close to the new Student/Faculty center. The 25,000 gsf building will provide flexibility for a variety of fitness activities including equipment and workout rooms, dance facilities, locker and support facilities, etc. to support a campus community of this size. Envisioned as two stories, the building will have large exercise spaces and locker rooms at the First Floor and smaller more specialized spaces on the upper floor.

The **Library** building is proposed to have selective renovation to provide space more in line with current needs. The upper floor, which

is considered to be quite underutilized, should be replanned to be more effective and support a forward-looking library program. Since the science laboratories are much in demand, the potential for expanding this use in the building, which is the only building on campus equipped with wet bench laboratories, should be investigated.

A new **University Center** is proposed to provide new lecture halls, classrooms and a small administrative center with faculty offices, is proposed along “The Main” at two stories for a total of 16,000 gsf. The First Floor is envisioned as a single-loaded corridor with large lecture hall spaces; the upper floor, a double-loaded corridor with classrooms and faculty offices. The First Floor is envisioned as having an interior walk which parallels the exterior walk of “The Main” and provides an attractive interior alternative to the exterior walk in inclement weather.

As noted above, renovations in Buildings B, C, D, E and R are also recommended, primarily for energy efficiency and environmental responsiveness



Strategy for Land Use and Mixed-Use Plan

The EE&K Architects Master Plan is a mixed-use plan; in today's campuses, there is a strong demand for indoor and outdoor dining, lounge, fitness and study spaces to be immediately adjacent to and integrated with academic, performance and exhibition spaces. By establishing a series of existing and new buildings and spaces linked with each other along "The Main", the plan consolidates the

campus into a compact, walkable sequence with a strong sense of place.

Each new element on the campus provides a new "place" which contributes to the overall character, identity and completeness of the campus as a whole. New buildings are therefore proposed as "infill" between existing buildings:

the new Student/Faculty Center and Fitness Center buildings between the existing buildings D and E; the new University center between building A and the Horton Mansion. This makes more effective use of space on campus, and preserves existing green space not built upon, and has the advantage of making the campus more active and dynamic.



Creative Development Concepts to Enhance the Quality of Life for Students

The plan includes a number of concepts to enhance the quality of life for students (and faculty and staff) on campus:

- Establishing a new identity for the north south spine as **“The Main”**, and locating new buildings, including a new Student/Faculty Center, new Fitness Center, new University Center, and site development along the Main to reinforce the heart of the campus and to make it more compact and walkable. This new space is proposed to be closed to traffic, except for emergency vehicles, making the heart of the campus a pedestrian-oriented zone. This provides a safer, more relaxed environment and ambience, and promotes personal interaction and students, faculty and staff pass each other on a daily basis. The scale of The Main is smaller than the existing roadway, defined by trees and high quality pedestrian-oriented paving, and views to key campus landmarks such as the Performing Arts center and the hill linking Upper and Lower campuses. New trees and the densification of buildings along the Main will protect against wind, making the space more comfortable to walk in cold weather. The design also envisions a “covered porch”, inspired by the colonnade designed by Thomas Jefferson for the University of Virginia at the edge of new and existing buildings, providing protection from rain and snow as well as wind.
- **“The Center”** includes the proposed new Student/Faculty Center, Fitness Center, The Great Stair, and a new open square which links with Student/Faculty Center with the internal

quadrangle formed by buildings B, C and D. It also links to the Library across The Main, bringing energy and better access to this existing facility. The Center will be the new center of campus, the place where everyone will meet, whether students and students, students and faculty, faculty and faculty, staff and staff, etc. As a combination of indoor and outdoor spaces, it will change with the seasons and provide a great variety of spaces for events and encounters: open plaza, sheltered arcades, steps to sit on, generous dining hall space open to the quadrangle, cozy nooks to meet a friend for coffee, green roof terraces, high quality conference space, offices for student clubs, rooftop café.

- The new **Campus Square**, which helps link the Allied Health and Performing Arts building with The Main, will provide a much safer and better circulation path for students across Campus Drive, as well as a much stronger sense of place. The new amphitheater will make an improved transition from the Campus Square to the upper level of the Allied Health and Performing Arts Center and to Horton Lake as well as a great place to socialize.
- The renovation of the **Horton Mansion** will also enhance the quality of life for students by providing a new facilities relating to administration such as Admissions, Registrar, Financial Aid, etc. By locating these facilities on the Ground Floor of the renovated mansion, directly accessible from The Main, the new campus layout will makes

the College Administration more friendly and more accessible to students.

- The new **Renewable Energy Site** and **Parcourse/Fitness Trail**, which are currently being implemented, will be of great benefit to students in giving them access to the benefits of outdoor events and natural settings for both academic benefit and recreation.
- Last but not least, the Master Plan exemplifies a **Sustainable Approach** to the campus. By grouping buildings together, making paved areas more compact, and increasing green features such as native plantings and green roofs, the plan helps celebrate and put into practice green ideas which will add to students’ understanding, appreciation and commitment towards one of the most critical issues of the 21st century. Further development of building concepts can carry these ideas to the next stage.



Strategy & Design Concepts for Landscape, Parking & Pedestrian/Vehicle Upgrades

Concepts for open spaces on campus have been developed not only to improve the appearance of the campus, but also to make it function better. Among them are:

- A new **“Campus Gate”** at the Mill Road entrance which establishes a clearer and more positive identity for arrival, orientation, and entry. The Campus Gate concept includes a new structure which integrates signage with an electronic graphic information board and organizes the space of the entry. The circular masonry wall establishes a solid, substantial, high quality image consistent with the campus buildings. Its location calls attention to the wetlands which relate the campus system of lakes and streams.
- A new **“Campus Square”** where Campus Drive meets the north-south spine at the Performing Arts building, establishing arrival at the “heart” of the campus, slowing traffic, and enhancing pedestrian connections. The campus square provides a “roundabout”

which replaces the existing Performing Arts drop-off with a more compact, efficient roadway, with safer, clearly delineated pedestrian crossings.

- A new **“Hilltop Square”** which reorganizes vehicle circulation at the Upper Campus, for a better defined roadway layout with improved drop-off areas, and less paving for a more sustainable approach.
- **Parking** improvements, which include single level decks to double the parking capacity in two locations. As the College grows, it may not be desirable to give more and more land over to the storage of automobiles. The single level decks are proposed in two locations – adjacent to the Performing Arts Center and to Hilltop Square – where the land is sloped sufficiently so that no parking ramp is required – the deck, and the parking slab below, can both be accessed from grade. In these locations and also where surface parking remains, permeable paving and swales to gather stormwater are proposed,

for a more natural, sustainable approach to stormwater management.

- **Landscape** improvements are proposed throughout the campus, with new trees, grasses, wetland planting to help sustain the green natural character of the campus and provide definition of open spaces, wind protection identity and character.



Strategy & Design Concepts for Dining Services & Athletic Department Facilities, including Fitness Facilities

Dining and Athletics have been rightly identified by the College as two major areas in need of improvement.

Dining facilities fulfill a major role in bringing the College community together – allowing students who do not meet each other in class to meet informally, allowing students and faculty to have informal contact with each other outside of the classroom, and providing a meeting space for students, faculty and staff. The current dining facility, in the former gymnasium in Building D, is inadequate in size, relatively dark due to minimal windows, not integrated into other spaces on campus, and inflexible for future growth and/or change. However, it is

operated by a family business which provides a good quality of food, albeit with somewhat slow service due to a small kitchen and minimal staff. Based on analysis of future need and the larger aspirations described above, the plan provides for a new building with several dining venues – a main dining hall at the Ground Floor adjacent to “The Main”, and a rooftop café located on the third level as the new Student/Faculty Center ascends the hill. Both will provide indoor/outdoor space for dining and meeting. A new kitchen and loading dock accessed from the north via a new service road will improve the efficiency and quality of service. The kitchen can also serve as a catering center to serve food in the meeting rooms proposed in the new Student/Faculty center and elsewhere on campus.

New Athletic Facilities include a new Fitness Center building, proposed at Hilltop Square with facilities to broaden the athletic offering of the College beyond the existing gymnasium and athletic fields to include dance, yoga, weight rooms, exercise machines, etc. The new Fitness Center has the potential to integrate the physical with the intellectual aspects of life on campus, and to allow students, faculty and staff to develop personally and socially beyond the traditional classroom. The master Plan also includes the College’s planned Running Trail and a new Softball Diamond (the former softball diamond was the site of the Performing Arts/Allied Health building).





College, Community and Neighborhood Interface

Sussex Community College is highly attuned to the needs of its community and neighborhood. Programs and course offerings are tailored to local demand, performances and events are held in the Performing Arts buildings and on Connor Green, and the grounds and Horton Lake provide recreation space – these are just some of the many ways that Sussex County Community College serves Sussex County and its neighborhood and surroundings.

The improvements proposed in the Master Plan are intended to support and improve SCCC’s effectiveness in this vital role. The new Campus Gateway, Campus Square, and parking improvements will make the campus easier and more pleasant to locate and navigate for visitors as well as students, faculty and staff. Making

the campus more compact and walkable by creating The Main will allow visitors to relax and enjoy the campus ambience on foot. New dining facilities in the Student/Faculty Center can provide amenities before, during and after events and performances. An improved edge at Horton Lake will make this beautiful body of water even more inviting.

In addition to improvements in campus appearance, the Master Plan envisions a stronger role for SCCC in reaching out to other members of the community to collaborate on shared ventures, and to make it easier for other members of the community to reach SCCC. One or more of the new facilities proposed in the Master Plan may well be undertaken by a Joint Venture of SCCC and another community

organization. The Fitness Center may well serve the larger community as well as students, faculty and staff on the campus. The University Center may be funded in part by four-year institutions desiring space on SCCC’s campus. Improvements in the Library may be funded more easily if facilities and access for the larger community could be improved as part of the renovation. Finally, collaboration with surrounding industry and other employers can provide a “win-win” relationship for SCCC in developing training and placement programs.

To this end, it is recommended that meetings be held with interested parties to publicize the Master Plan and invite expressions of interest in participation to help achieve its goals.



Detailed Analysis of Cost

The following are the cost estimates which have been prepared for each of the phases as described above:

1a.	Horton Mansion renovation	\$2.0 – 3.0 million
1b.	Student and Faculty Center	\$14.4 - 17.6 million
1c.	Theater renovation	\$0.7 - 1.0 million
1d.	Pavilion wings and pool bldg reno	\$1 million
1e.	<u>Entry, Arrival ,The Main, The Center</u>	<u>\$3.1 – 3.8 million</u>
	Total Phase 1	\$20.2 – 26.4 million
2.	Fitness Center	\$10.0 - 12.3 million
3.	Renovation @ Library	\$1.0 million
4.	Renovations BCDER (energy providers)	
5.	University Center	\$6.4 - 7.8 million
6.	Surface parking at hilltop	\$1.0 million
7.	Camp area buildings/parking	\$4.5 – 5.7 million
8.	Parking south deck	\$4.5 - 6.0 million
9.	<u>Parking north deck</u>	<u>\$3.6 – 4.8 million</u>
	Total Phases 2-8	\$31.0 – 38.6 million
		Post 2020
10.	New Academic Building	\$11.7 – 14.2 million

These estimates represent current construction costs as of October 2009. They include hard costs (building construction) plus soft costs (design, furniture, etc). They were developed by comparing construction costs for recent buildings on the campus (Allied Health and Performing Arts building) with current costs for academic buildings on other campuses in the northeast as follows:

Allied Health & Performing Arts Building
30,000 gsf
October 31, 2007 costs:
\$10,232,122 hard costs = \$341/gsf
\$1,963,800 soft costs = \$65/gsf
Total \$12,196,222 hard and soft costs = \$406/sf

October 2009 projected costs
similar types of construction:
multistory steel/concrete, brick facing, some specialty elements
\$350 - \$390/gsf hard costs
\$50 - \$100/gsf soft costs
\$390 - \$490/gsf hard and soft costs
(96% - 121% of 2007 costs)

Fundraising and Capital Campaigns

The Master Plan is expected to be of assistance to the College in helping to illustrate to potential donors and fundraising professionals what the College's needs are and how they can be met.

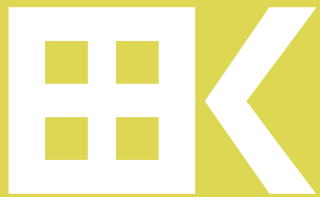
Sussex County Community College has many assets – dynamic and exciting academic programs, a strong role as cultural center for the community, and a beautiful campus with significant potential for growth and development. The Master Plan ideas contained in this report should help to illustrate these many assets and great potential to the larger community.

The cost of the proposed new buildings and improvements are of a manageable scale for a campus of this size. The Capital Program for the First Phase requires \$20 to \$26 million in 2009 dollars, including both hard and soft costs. The Capital program for later phases is \$31 to \$39 million in 2009 dollars. In each case, detailed design of the new buildings and improvements can begin as soon as a portion of the soft costs have been raised, through county funding, state or federal grants, or private/foundation donors, thus minimizing the amount of time needed to complete the projects and minimizing the increase in costs due to escalation.

Sussex County Community College has achieved much in recent years, yet continues to show great promise, and every chance of being able to achieve its goals through hard work and its demonstrated commitment to excellence.







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Sussex County Community College

Campus Master Plan –
Final Report

EHRENKRANTZ ECKSTUT & KUHN ARCHITECTS

