



STATE UNIVERSITY OF NEW YORK AT OSWEGO

SCALES & WATERBURY

RESIDENCE HALL REHABILITATION

FEASIBILITY STUDY

▪ February 15, 2012 ▪

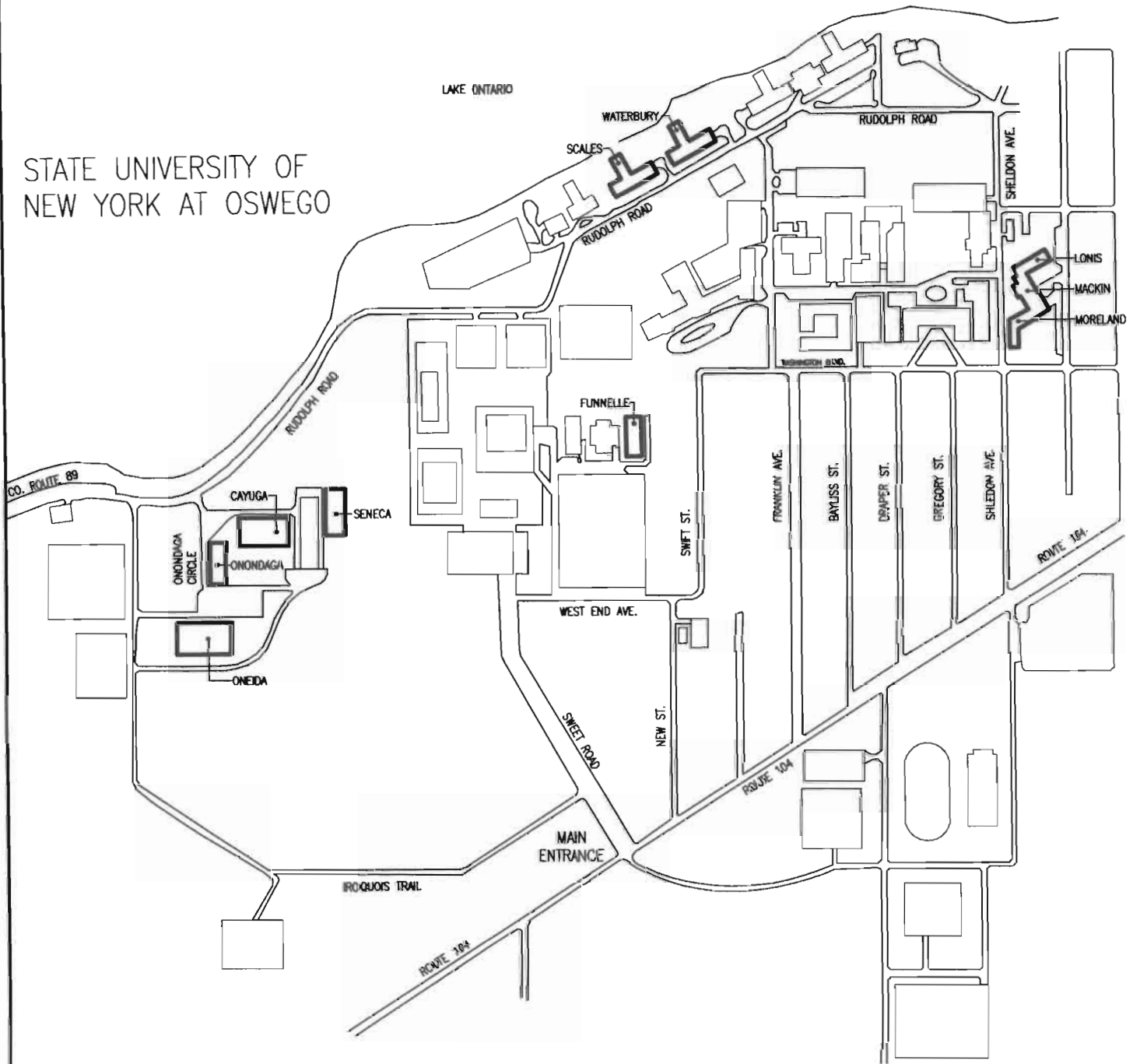


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Civil and Environmental

FEASIBILITY STUDY
FOR RESIDENCE HALLS BUILDING SHELL
& FIRE ALARM SYSTEM IMPROVEMENTS

ISSUE	DATE
FEASIBILITY STUDY - 06/04	03/20/04
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CAMPUS MAP

SUMMARY

The purpose of this study was to investigate the renovation scenarios for the Waterbury & Scales residence halls, encompassing the following design ideas & concepts:

- Removing all non-sleeping room activities from both buildings except the lobbies and creating a new structure to encompass these spaces (laundry, recreation room, lounges, vending snack area, and central mechanical/electrical rooms).
- Maximize the number of beds, possibly creating some one bedroom units.
- Redesign the toilet rooms on the resident floors.
- Investigate the possibility of creating an enclosed connector that would link Scales and Waterbury to Riggs Hall to make a continuous route to Lakeside Dining.
- Removal of large lounge spaces adjacent to the lobbies, or recommendation of possible reuse as appropriate.
- Handicapped accessibility upgrades throughout the complex.
- Recommendations for exterior wall modifications in keeping with other renovation work already finished in the other structures in the complex.

FINDINGS & RECOMMENDATIONS

The schemes for the rehabilitation of Waterbury and Scales have multiple features and concepts incorporated into their design. One of the primary considerations was the connection of both Scales and Waterbury Halls to the Lakeside Dining complex. This is a challenge due to Riggs Hall being in-between the Scales Waterbury complex and Lakeside Dining, and is further complicated by Riggs' recent renovation. Since sending all of the residents of Scales and Waterbury to Riggs Hall would be extremely disruptive to the residents of Riggs' basement level, we developed a concept which stays below the basement windows (See *Section @ Connector To Riggs Hall sketch.*) This strategy is also used in alternate Scheme 2 for the eastern wing of Waterbury.

The connector between Riggs and Waterbury stays low as the road and maintains the view to Lake Ontario from the campus above, while providing a glass wall view to the lake from the connector. We are advocating the removal of the trees blocking the view to the lake in this gateway area. We also present a conceptual framework for maintaining a pedestrian and accessible connection to the existing recreation area between Riggs and Waterbury and the rest of the campus. The connector in Waterbury is presented as two alternate schemes with advantages & disadvantages. Scheme 1 will cost less but provide fewer beds. Scheme 2 will require additional new construction but will provide more beds.

Bed counts in the existing portions of Waterbury and Scales have been increased overall by centralizing the common area functions for both Waterbury and Scales in new construction between the existing forms. This increase, which is summarized in the attached *Bed Count Tables*, occurs even through the introduction of the enlarged accessible bathrooms, which have reduced the bed count on the buildings' wings. Additionally, the ends of the wings closest to the lake have study lounges with glass walls and views to the lake. The connector dormitory between Scales and Waterbury becomes the location for the public space main lounges, recreation, and laundry; all with lake views, as well as a centralized main entry and security point. The dedicated path to the Lakeside Dining facility ends at the easternmost part of Scales Hall, where each floor of Scales is capable of accessing the connector by stair or elevator.

We have included a concept elevation of the new complex as seen from campus. The scheme takes its cue from Riggs Hall, but is a variation of the theme. The existing Scales

and Waterbury façades will have the windows replaced and a string course which divides the third floor from the base below. This string course will be hung from the adjacent window sills. The top story will be stained a darker color to match the color scheme established at Riggs. These simple changes will allow Scales and Waterbury to

act as extended wings to the central massing of the proposed new construction between the existing buildings. This area thrusts forward of the existing buildings to break up this very long façade. Varying heights of bays and the dropping of the roof will ensure that the overall look of the building will not overwhelm the site.

The bed count of the new combined Waterbury/Scales dormitory for Scheme 1 will be 622, an increase of 170 beds from the existing bed count (452 beds). The bed count of the new combined bed count for Waterbury/Scales dormitory in Scheme 2 will be 632, an increase of 180 beds from the existing bed count.

The project can be phased such that it would be possible to add the connector dormitory before renovations to Scales and Waterbury, thus overall loss of dorm rooms during the construction could be minimized.

DRAFT

BED COUNT TABLE

		EXISTING	SCHEME 1 PROPOSED	SCHEME 2 PROPOSED
Basement	Scales	20	59	59
	Waterbury	20	47	57
	New Building	0	6	6
First Floor Plan	Scales	66	81	81
	Waterbury	66	65	65
	New Building	0	24	24
Second Floor Plan	Scales	70	66	66
	Waterbury	70	65	65
	New Building	0	42	42
Third Floor Plan	Scales	70	66	66
	Waterbury	70	65	65
	New Building	0	36	36
TOTAL		452	622	632
			(adds 170 beds)	(adds 180 beds)

SQUARE FOOTAGES TABLE

		SCALES	RIGGS	NEW CONSTRUCTION*	NEW CONNECTOR**
3 rd Floor	Total SF	11,643	11,710	6,790	
	Bathroom Renovation SF	1,204	1,204		
	Windows Replaced	41	39		
2 nd Floor	Total SF	11,643	11,710	8,011	
	Bathroom Renovation SF	1,204	1,204		
	Windows Replaced	41	40		
1 st Floor	Total SF	14,698	11,635	11,284	500
	Bathroom Renovation SF	1,204	1,204		
	Windows Replaced	45	38		
Basement	Total SF	14,698	11,635	11,159	4,490
	Bathroom Renovation SF	1,204	1,204		
	Windows Replaced	32	32		
TOTAL SF		52,682	46,690	37,244	4,990

*Includes Lounge/Study at North wings and new connector dormitory.

**Includes large amount of perimeter wall per square footage.

TOTAL SF Renovation: 99,372 **TOTAL New Construction: 42,234**

NOTES	1.	Renovation Total includes 9,632 SF of bathrooms.
	2.	Total Window Replacement = 159.
	3.	Area of new sloped roof on existing building is 23,353 SF.

MEETING MINUTES

29 October 2011

Scales/Waterbury FS Kick-Off Meeting

It was discussed that there should be a connector between all of the dorms (Scales/Waterbury/Riggs).

A new building would be constructed between the dorms containing common areas to be shared by all students (laundry, study lounges, pool table) plus shared mechanical space. The connector would pass through this new wing and link both dorms. Some new dorm rooms could also go in this wing.

Scales and Waterbury would then be renovated to become 100% forms with some study lounges.

The new dormitory spaces would be used to max out the bed count and it was noted that lake access needs to be maintained.

01 December 2011

Scales/Waterbury FS Preliminary Design Meeting

Attendees: Rick Morris & Ross Woolley (Woolley Morris Architects)
Tom LaMere & Tom Simmonds (SUNY Oswego)

WMA presented 2 design schemes as part of the Feasibility Study.

Scheme 1 Design

- Incorporates a double corridor at street level with smaller toilets.
- Depressed exterior corridor on Riggs Hall.
- RHD apartment could be reduced to 1 unit – but keep the 2nd unit for a guest apartment. Layout is acceptable.

Scheme 2 Design

- Incorporates a connector similar to Riggs Hall.

-
- A goal is to create 200 new beds in order to take the Lonis-Moreland-Mackin halls offline.

Comments

- Main Lounge to go on 1st floor – rooms in basement
- Existing lounge – on east, add single rooms
- Studios at tip of wings with water view
- Add singles at basement
- Add toilets at new main building
- Add 2 stories of rooms at main building
- Move recreation room under main lounge and add patio
- Laundry room across hall – visual connection
- Max out bed count --- 125 – 200

Of the 2 schemes presented – Scheme 1 is preferred.

Landscape Scope

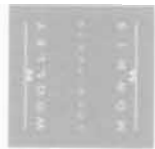
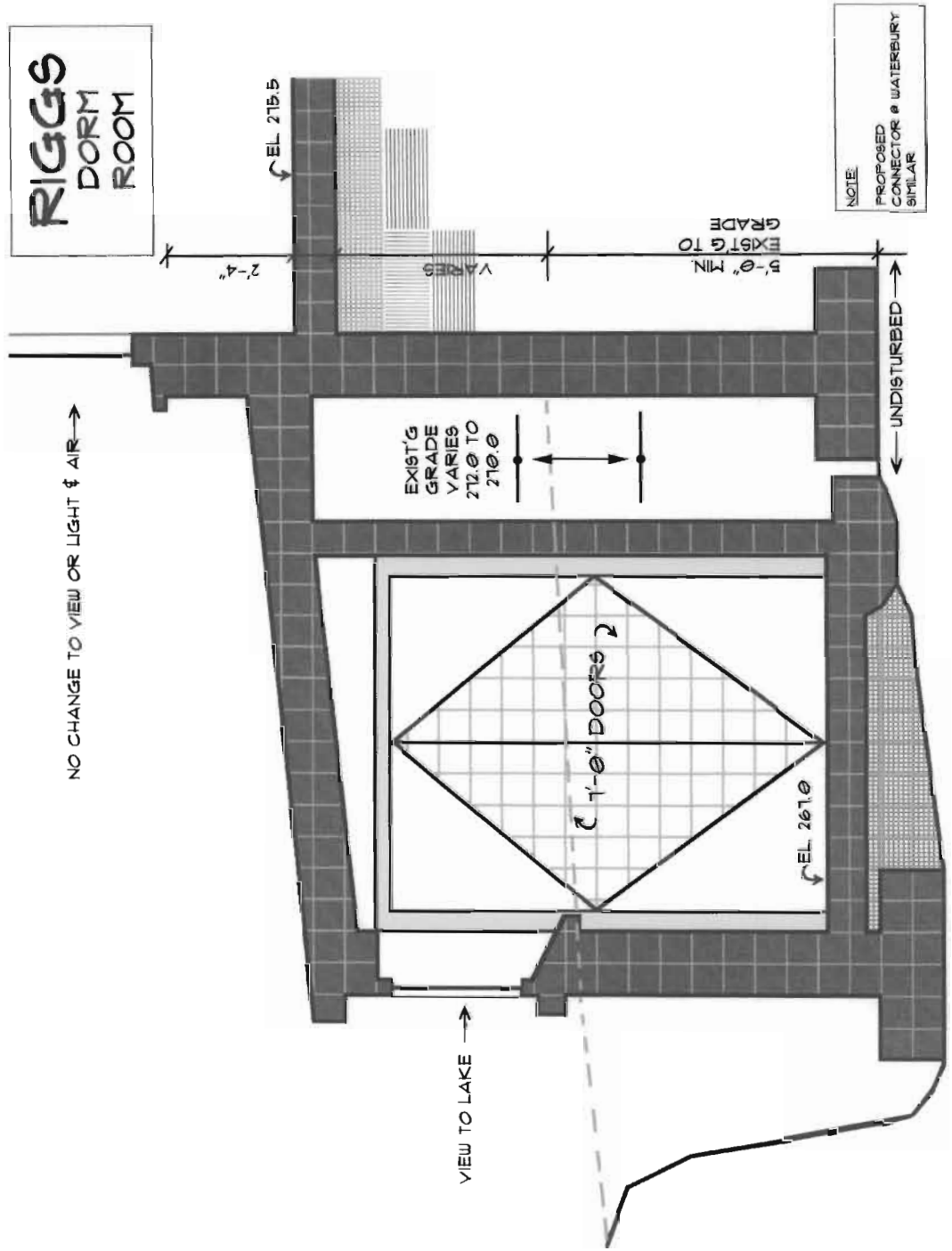
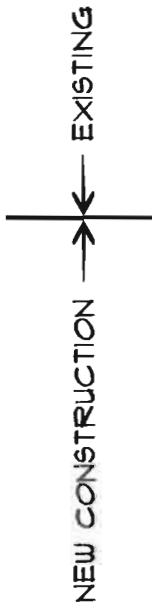
- Walkway at waters' edge – trail
- Tree removal
- Connection from vista to waters' walk
- Add other recreational outdoor functions (volleyball)
- Bonfire pit at west end

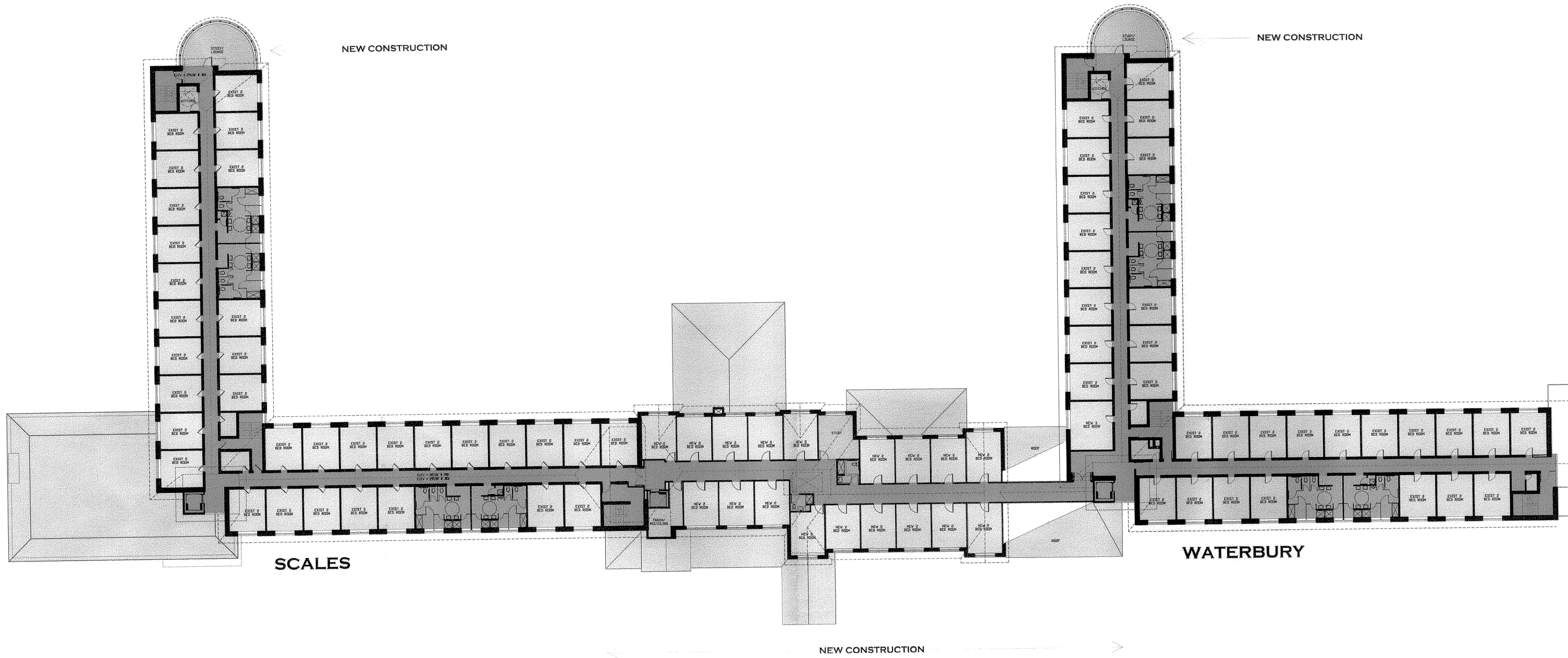
Next Steps

- WMA to revise plans
- Meeting with Facilities & Residential Life
- Landscape scope to be addressed at a later time.

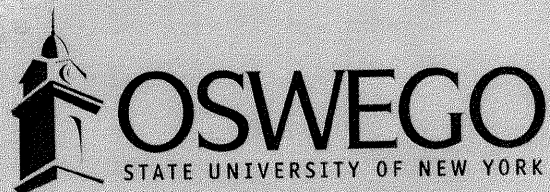
DRAWINGS

SECTION @ CONNECTOR TO RIGGS HALL



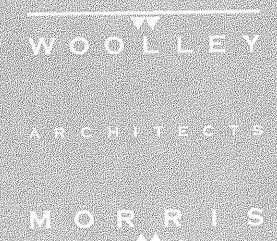


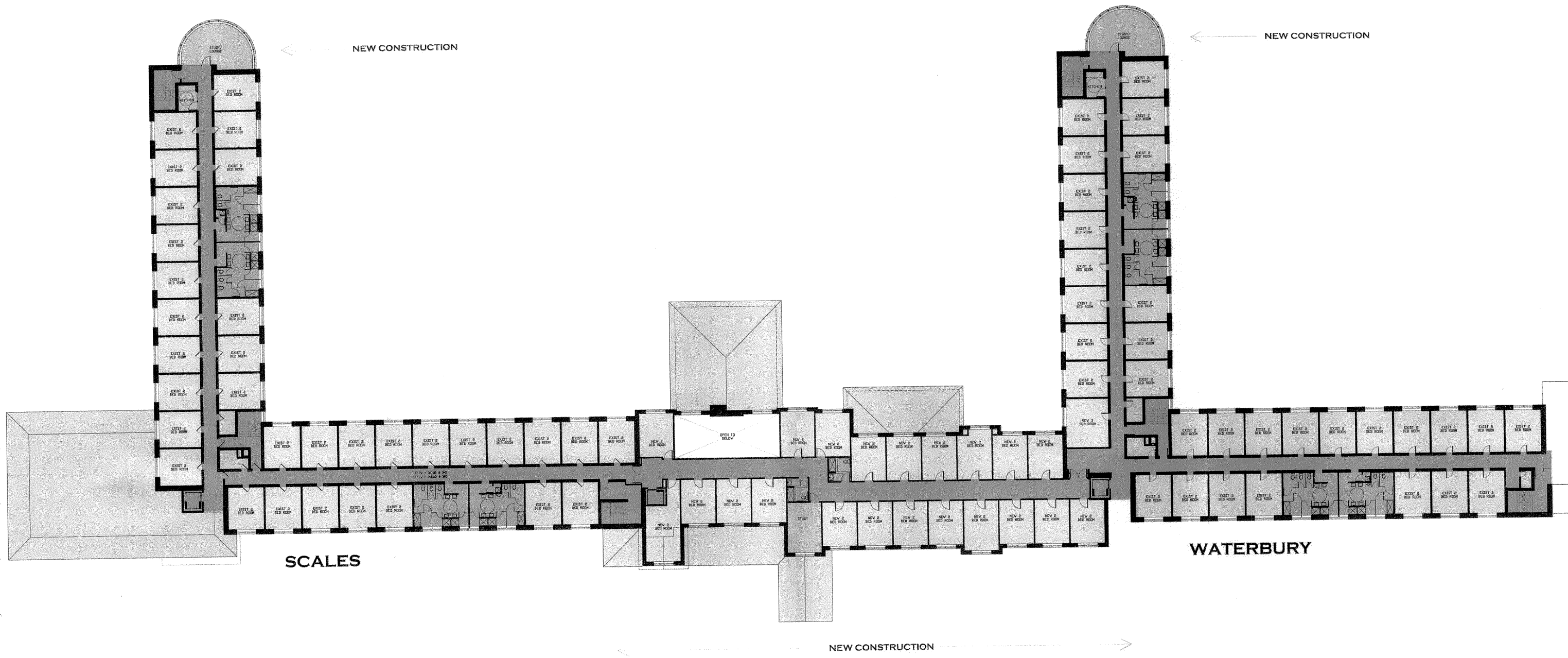
THIRD FLOOR PLAN WEST
 SCALE= 1'-0" = 1/16"



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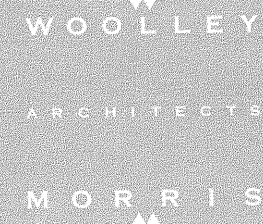
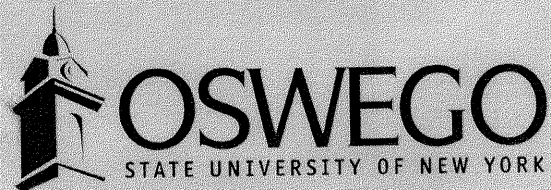


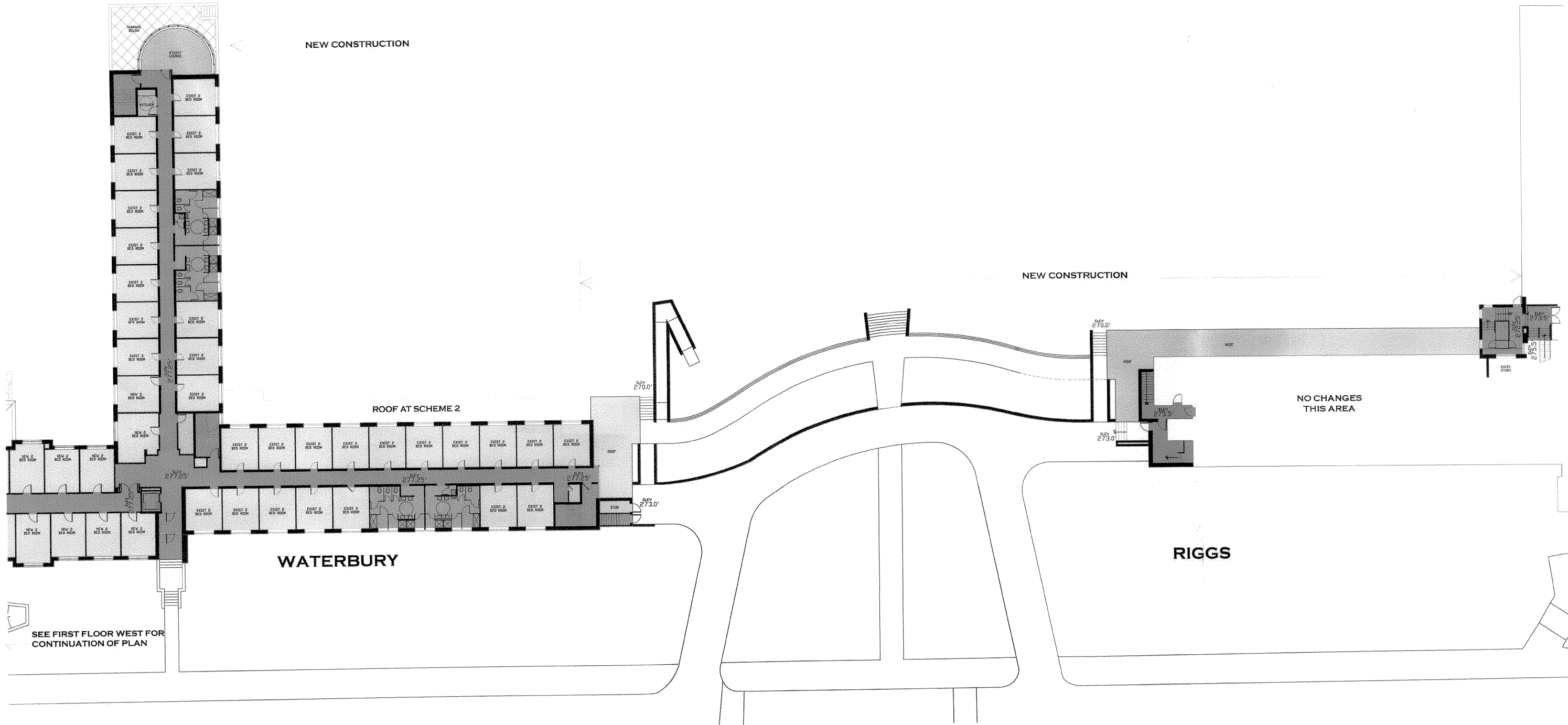


SECOND FLOOR PLAN WEST
 SCALE= 1'-0" = 1/16"

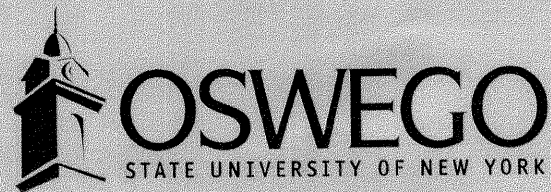
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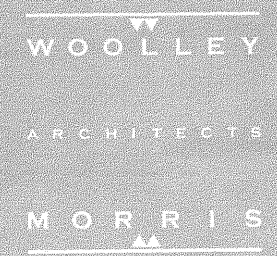


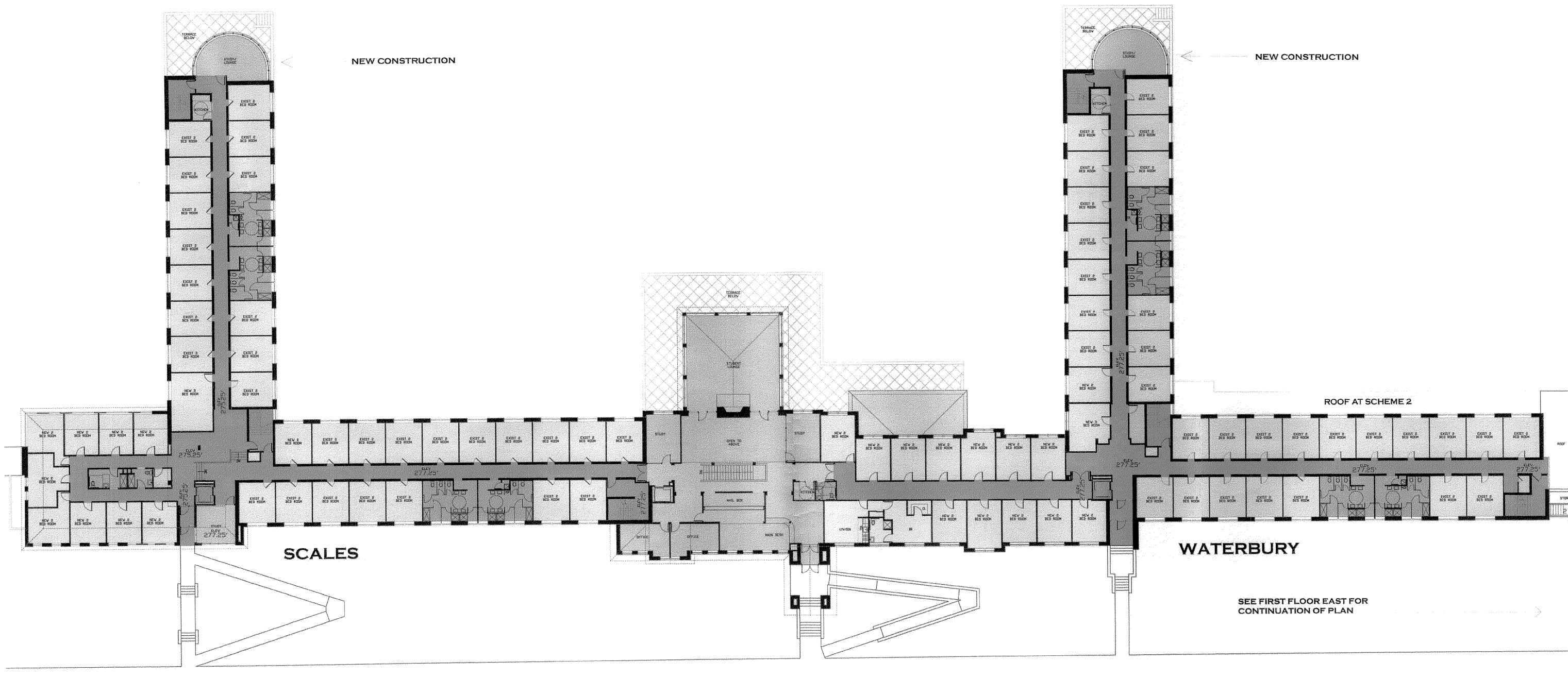
FIRST FLOOR PLAN EAST (SCHEME 1)
 SCALE= 1'-0" = 1/16" (SCHEME 2 SIMILAR)



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FIRST FLOOR PLAN WEST (SCHEME 1)

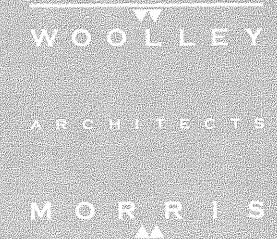
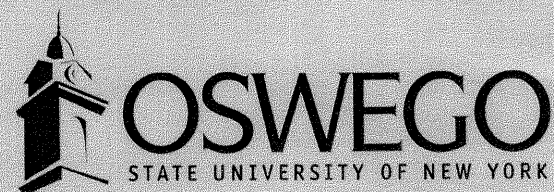
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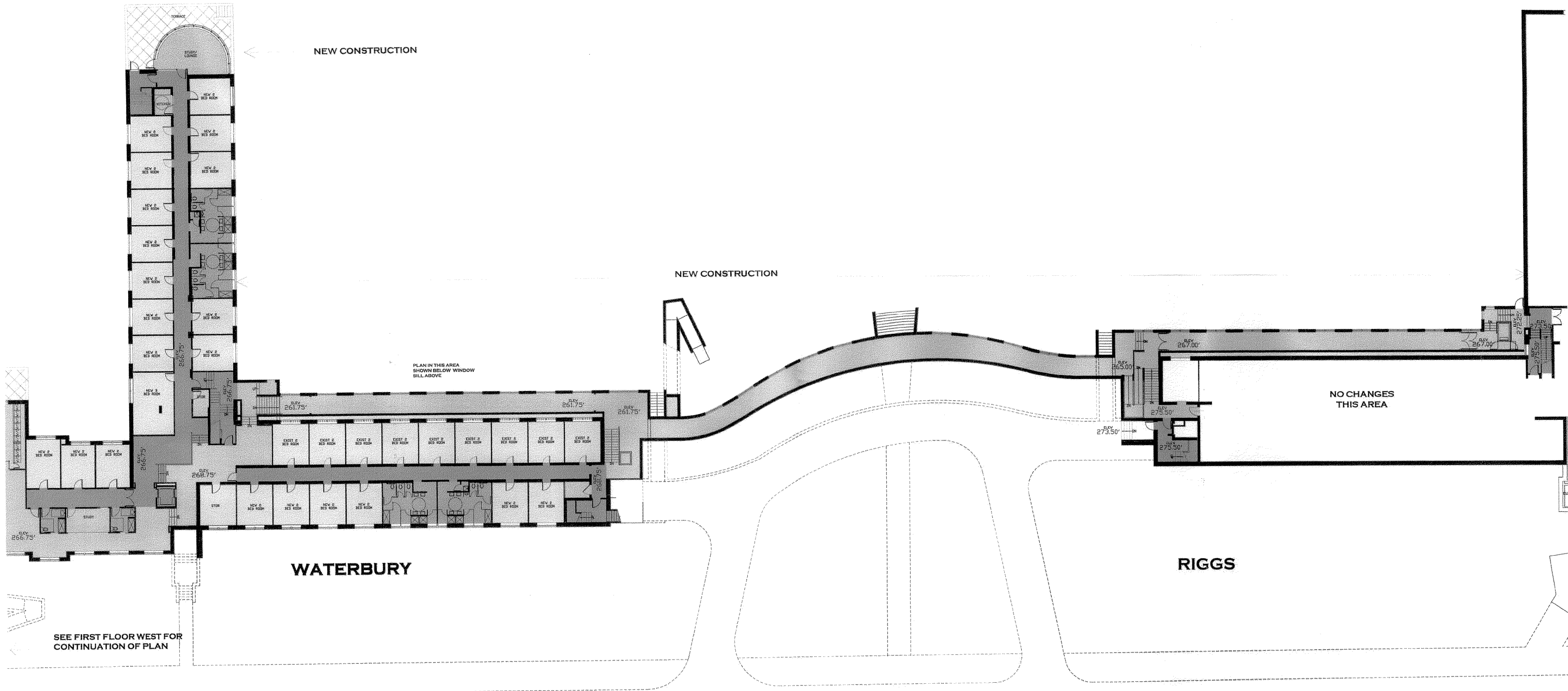
(SCHEME 2 SIMILAR)

- RESIDENCE CIRCULATION
- LOBBY AND PASSAGWAY TO LAKESIDE DINING

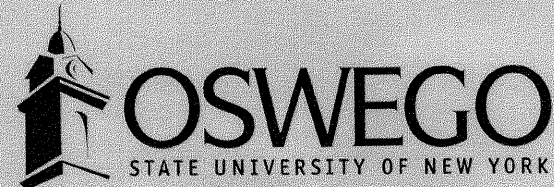
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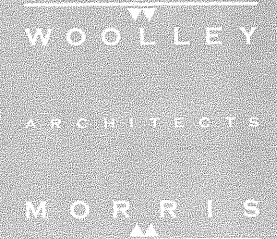


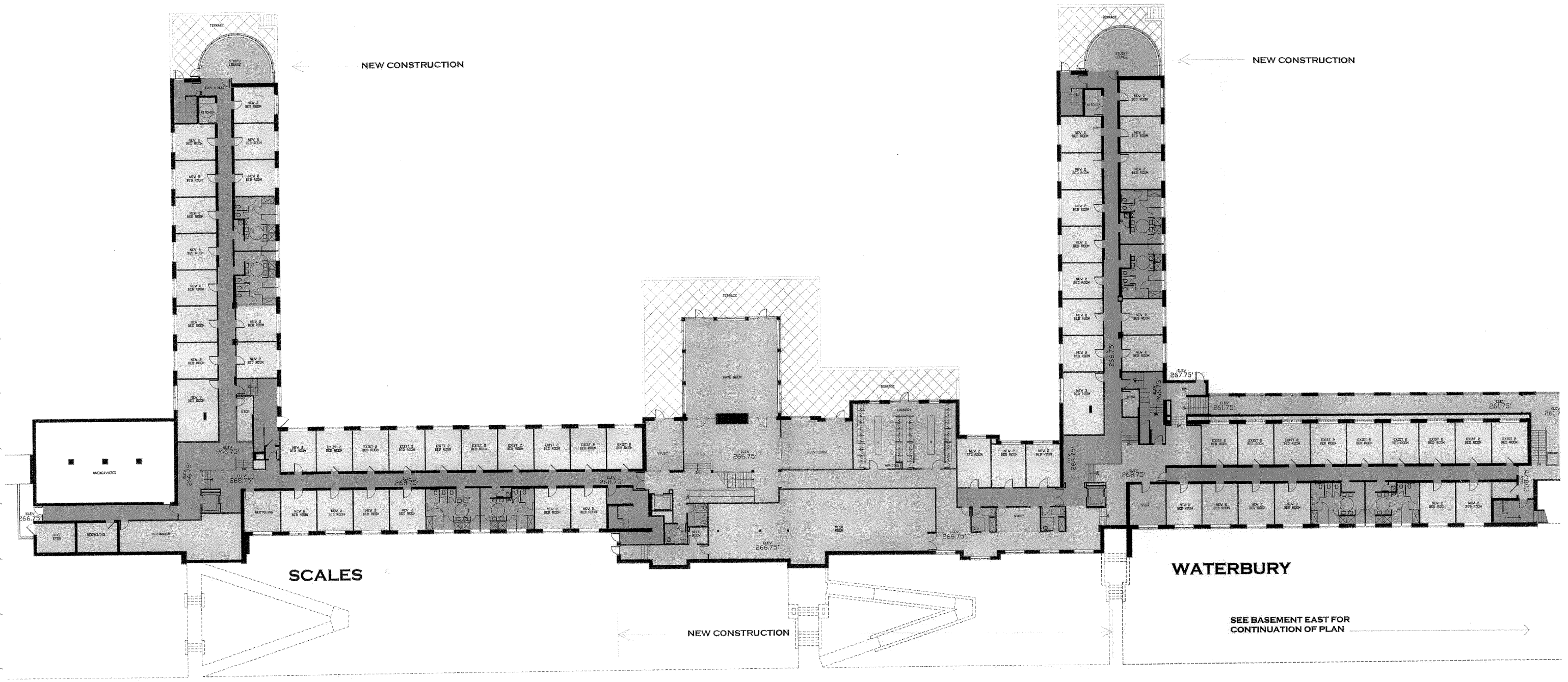
BASEMENT PLAN EAST (SCHEME 2)
 SCALE= 1/4" = 1/16"



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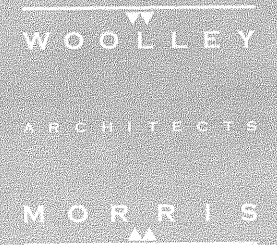
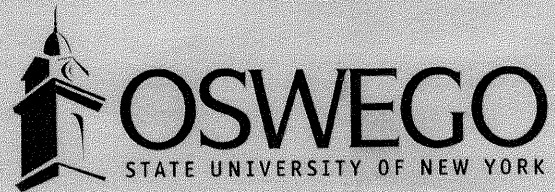


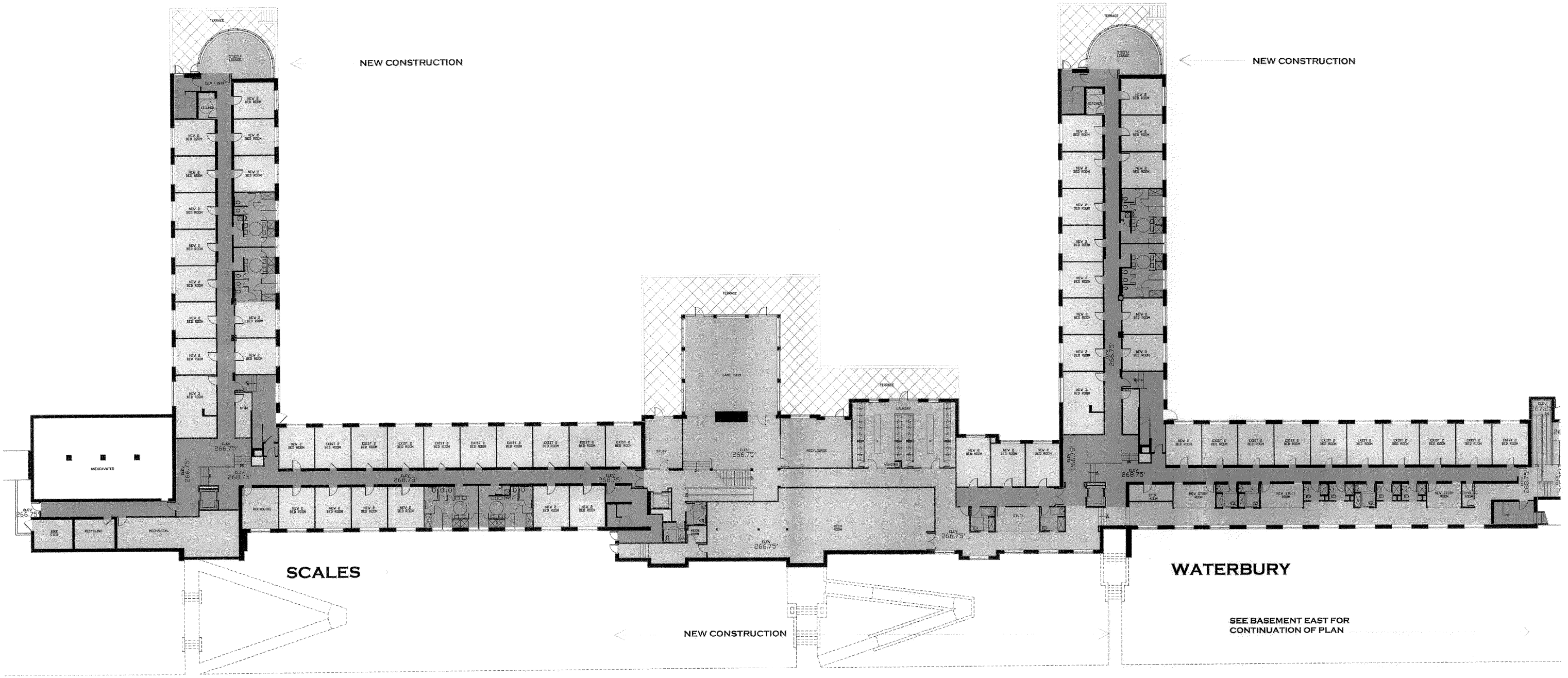
BASEMENT PLAN WEST (SCHEME 2)

SCALE= 1'-0" = 1/16"

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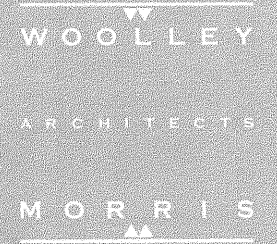
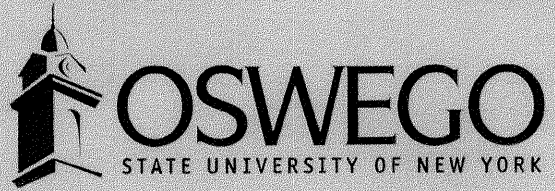
BASEMENT PLAN WEST (SCHEME 1)

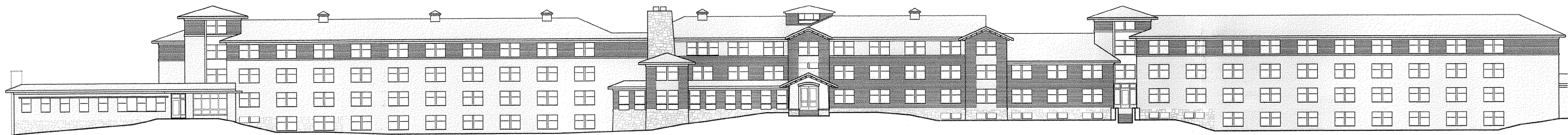
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- RESIDENCE CIRCULATION
- PASSAGEWAY TO LAKESIDE DINING

WATERBURY - SCALES FEASIBILITY STUDY

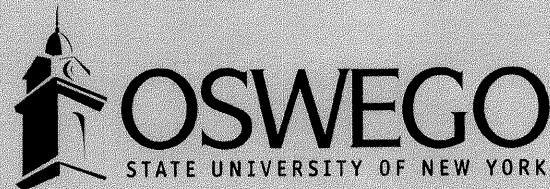
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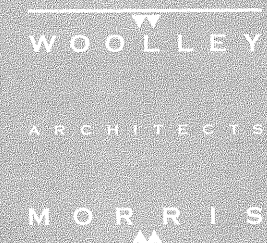
SOUTH ELEVATION

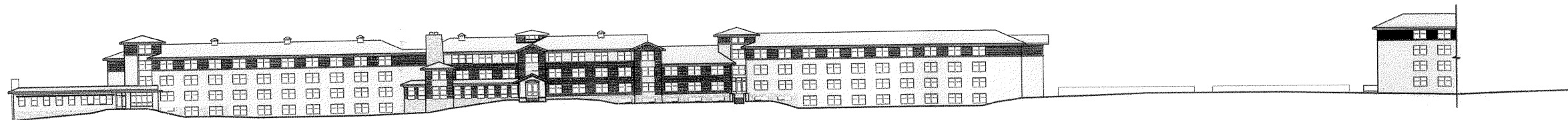
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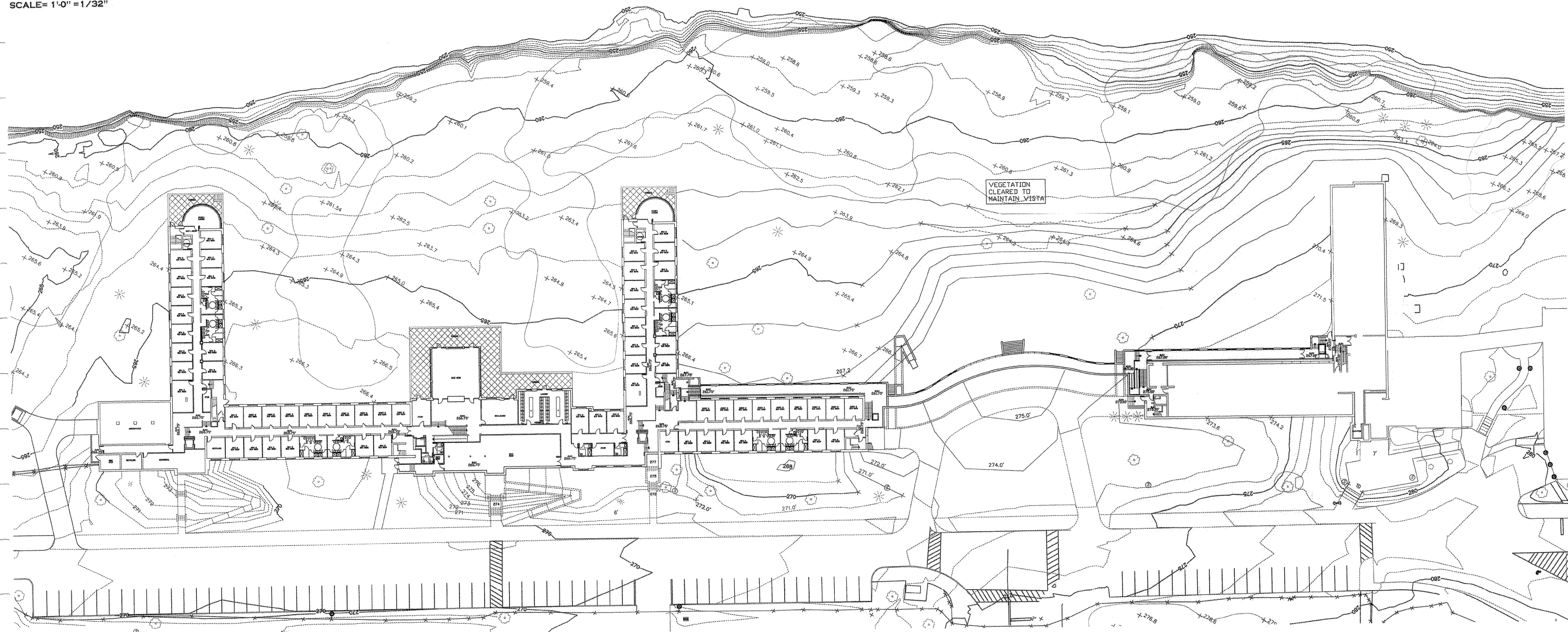
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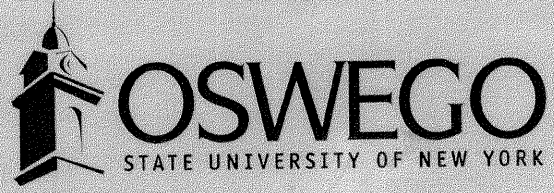
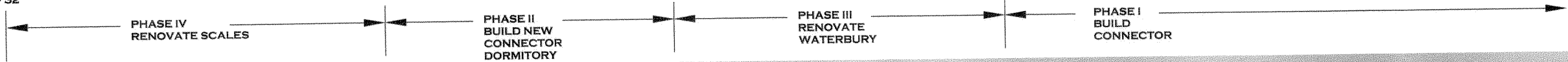
SOUTH ELEVATION

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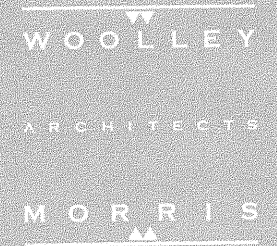
SITE PLAN - BASEMENT (SCHEME 2)

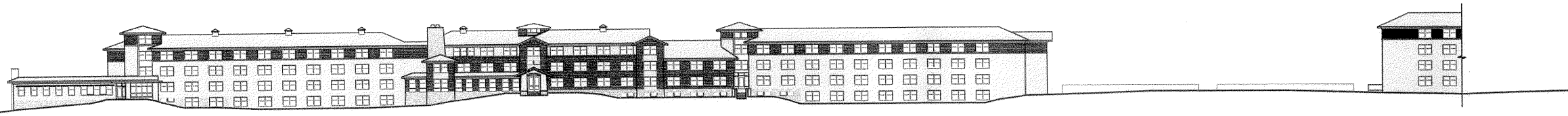
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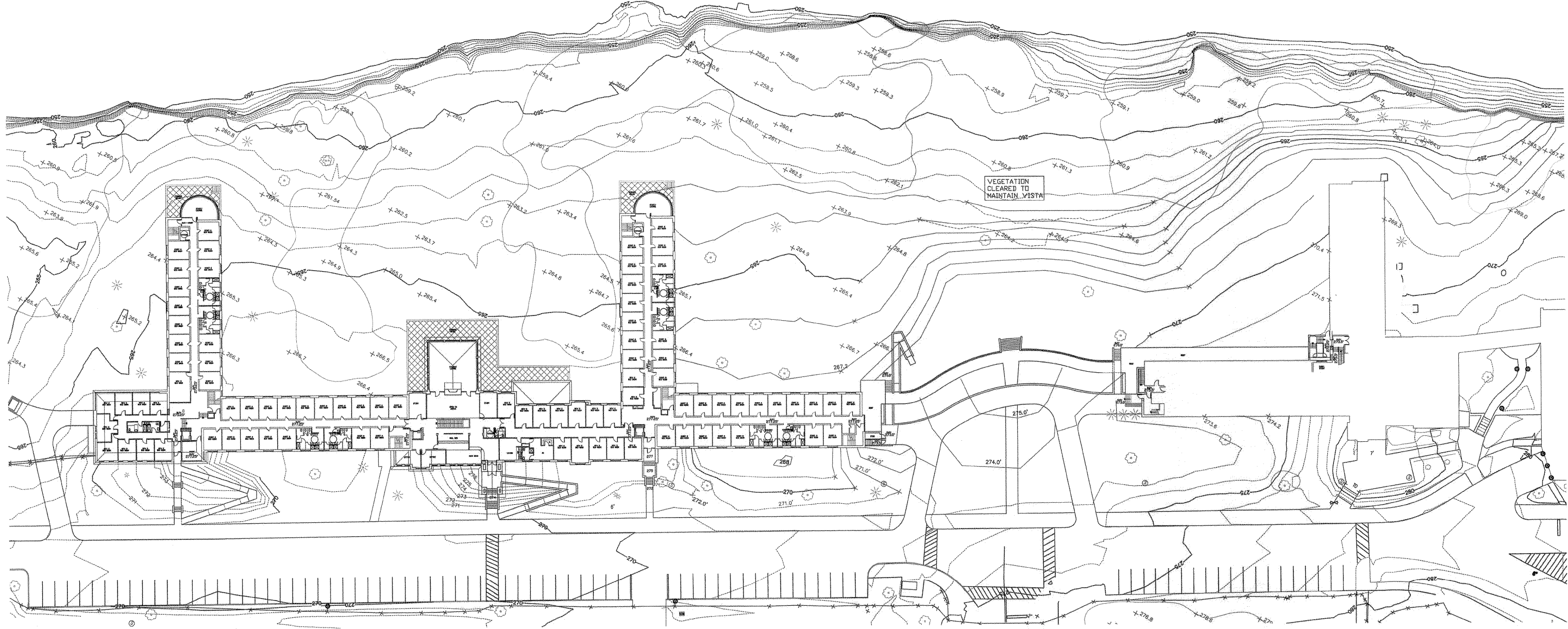
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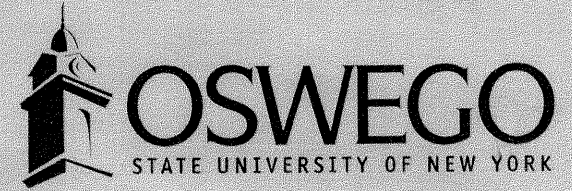




SOUTH ELEVATION
SCALE= 1'-0" = 1/32"

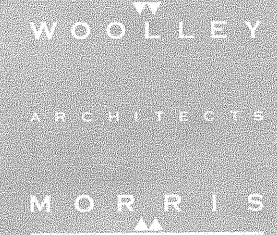


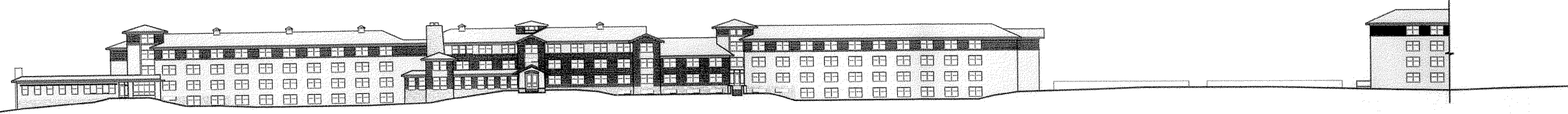
SITE PLAN - FIRST FLOOR (SCHEME 1)
SCALE= 1'-0" = 1/32"



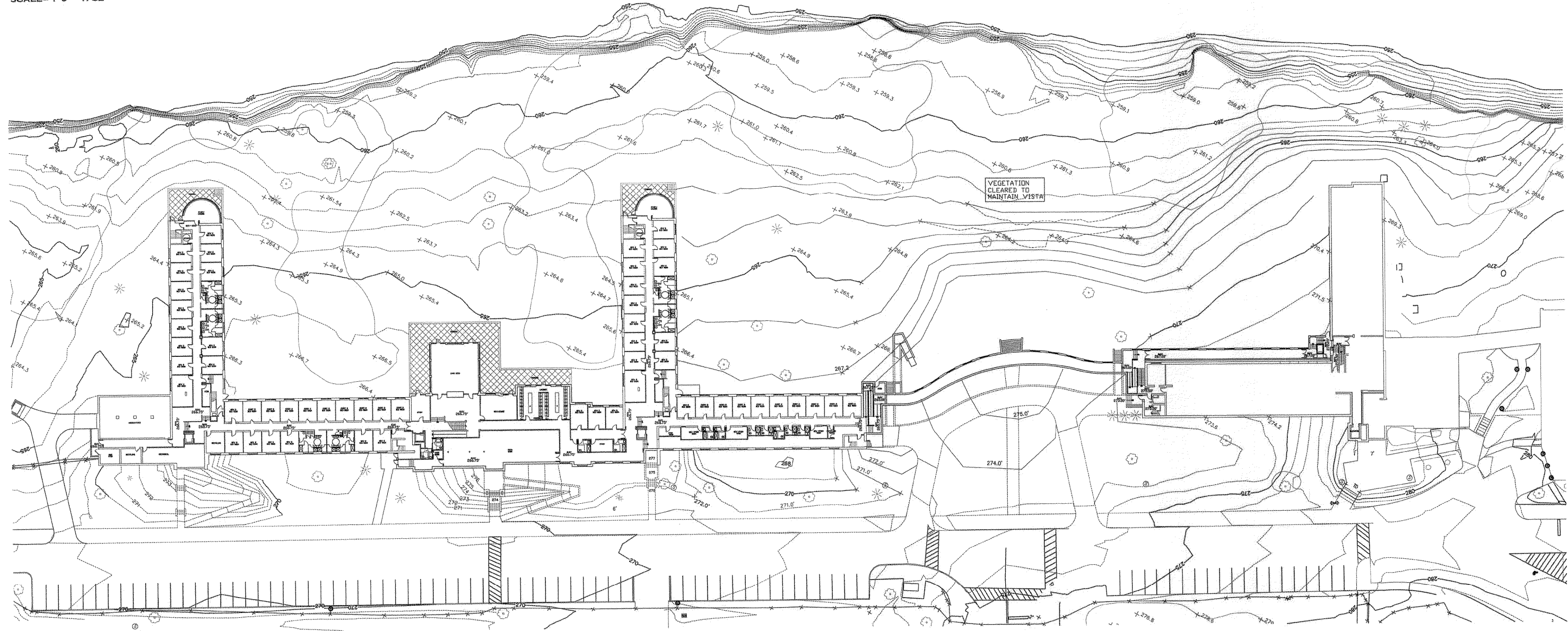
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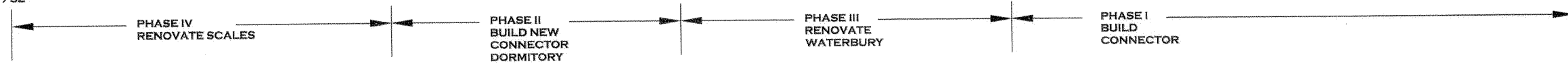




SOUTH ELEVATION
SCALE= 1'-0" = 1/32"



SITE PLAN - BASEMENT (SCHEME 1)
SCALE= 1'-0" = 1/32"



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