



# WILLIAM PATERSON UNIVERSITY

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## Facility Advisory Committee Meeting Summary:

March 7, 2011

### **Committee Members in Attendance:**

Richard Stomber, Administration  
Lance Risley, College of Science and Health  
Janis Strasser, College of Education  
Martin Gritsch, College of Business  
Lou Poandl, Physical Plant Operations  
Nick Dimini, Campus and Residence Life  
Danielle Liautaud, Academic Affairs  
Steve Bolyai, Administration and Finance

### **Guests in Attendance (Parking Subcommittee):**

Tim Tracy, Desman Associates  
John Urinyi, Capital Planning, Design and Construction  
Bob Fulleman, Public Safety and Police  
Rosemarie Genco, Administration and Finance

### **Distribution:**

Andy Barnes, College of Humanities and Social Sciences

The summary of our meeting on January 14<sup>th</sup> is below. The summary is intended to include all major points of discussion. If applicable, please recommend any additions or modifications. The next meeting is scheduled for February 11<sup>th</sup> at 10am in College Hall 312.

### **Parking Garage:**

1. The Student Development division will be consulted on providing a representative for the Facility Advisory Committee and Parking Subcommittee. The previously designated student has not responded to invitations or attended meetings. In regard to a new parking facility, Steve will try to make arrangements for a presentation to student representatives.
2. Steve Bolyai reviewed Master Plan concepts from 1990, 1999, and 2003 as they related to

campus parking structures. Parking desks have been indicated in Lots 1, 2, and 5 in past Master Plans. The Committee was advised that they will play an active role in the development of the next facility master plan, which will likely commence in 2012.

3. Tim Tracy reviewed the findings of the updated demand study, which indicates the need for an 850 space garage to meet anticipated demand through 2013. Parking spaces in the Veritans Lot were not considered in the analysis since they are only used as a last resort by students and the University does not control or own the facility. The construction schedule is about 15 months and cost numbers presented are only for construction costs, not soft costs.

4. Tim Tracy reviewed the site evaluation process to date and floorplans, site plans, and cost data for three concepts in Lots 1, 2, and 5. Comments from Committee members are recorded for each of the three schemes. Additional comments should be emailed to Steve or Rick prior to the February 8<sup>th</sup> Finance, Audit, and Institutional Advancement Committee. It is anticipated that a single site will be developed for review at the March Board Meeting.

- a. A deck in lot 5 will affect the view from the adjacent residence halls.
- b. Driving force for site selection is access and best utilization, not cost.
- c. Pedestrian bridges would be required to make the deck in Lot 2 desirable. Estimated cost is \$5,000 per linear foot (uncovered and unconditioned).
- d. It is anticipated that users of the facility will need to pay for parking.
- e. Operation and maintenance costs need to be determined.
- f. Construction cost can be converted to project cost by adding a premium of 10 to 20%.
- g. Traffic access from the area road network to the new facility may require further study. Pedestrian safety and "friendliness" are also important design considerations.
- h. Additional parking may need to be eliminated to accommodate construction staging. Staging areas should be defined prior to final decision.
- i. Lot 5 appears to serve handicapped population best.
- j. If spaces are eliminated during construction, the shuttle services to the Veritans Lot will need to be increased.

5. While the perception is that garages are less secure than surface facilities, Desman advises otherwise because of controlled access, more density, better lighting, don't have to walk as far, and staff presence.

#### **List of Current Projects:**

1. A list of currently funded projects with schedules was distributed. There was not sufficient time to make a presentation for Morrison/Raubinger.

2. A list of vacancies created by the Morrison/Raubinger renovation and relocation was distributed. Coach House (4100 sf), College Hall (3200 sf), Admissions Hall (5800 sf) and Hunziker Wing (2412 sf) will all have space available after 1/1/2012.

3. While it was part of the 2003 Master Plan, the relocation of the Child Development Center to Admissions Hall is not currently funded and may be revisited with the next strategic planning cycle.

**X25 Classroom Distribution:**

Nina reviewed a graph of fall semester class distribution by college and building from X25, an upgraded software package with greater data analysis and graphical capabilities than its predecessor, R25. It was requested for data at the next meeting to represent % of occupancy (classroom seat utilization), and the number/size of classrooms in each building.