



BUILDING DAEMEN'S FUTURE
CAMPUS FACILITIES MASTER PLAN
2020 - 2025

DAEMEN





INTRODUCTION AND EXECUTIVE SUMMARY

The 2020-2025 Daemen College Campus Facilities Master Plan builds upon the framework laid out by the 2015-2020 Master Plan with a view toward the next five years of priorities. The creation of this plan coincided with the development of the 2020-2025 strategic plan to ensure the cohesive articulation of the college's priorities. In both plans, the following guiding principles are embedded throughout:

Student Centricity: Daemen College is first and foremost an institution of higher learning. Our success depends on our ability to attract and retain students through the delivery of excellent and rigorous academic programs in a physical environment with technological enhancements supporting that role. Today's market for traditional students in Western New York is both competitive and declining with demographic trends. As a result, colleges must be innovative and cutting edge in order to adapt and survive.

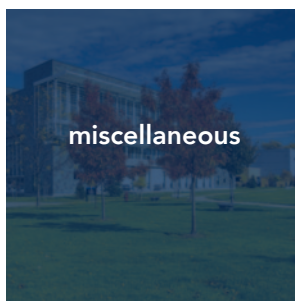
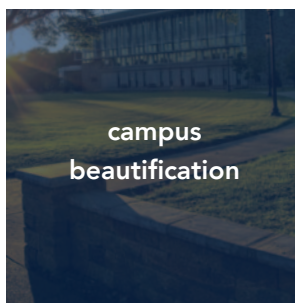
Inclusive Community: Our community encompasses an evolving and diverse population of students, faculty, staff, alumni, and neighbors. Our facilities must provide a welcoming and safe environment to suit the needs of all. Accordingly, facility plans must consider accessibility for these changing demographics.

Environmental Stewardship: Daemen recognizes its responsibility in leading by example on environmental stewardship. This investment in the green spaces on campus benefits the community for generations to come.



KEY ACCOMPLISHMENTS FROM THE PREVIOUS FACILITIES MASTER PLAN

The previous master plan included well over 100 recommendations, of which six are carried forward as level 1 priorities for our future plan. The most salient accomplishments from the previous master plan are highlighted below and fall into six categories: expansion of the physical footprint of the Amherst campus, campus beautification, student experience enhancements, campus safety, enhanced instructional space, and miscellaneous.





EXPANSION OF THE PHYSICAL FOOTPRINT OF AMHERST CAMPUS

Over the past five-plus years, Daemen has made substantial investments in expanding the physical footprint of the Amherst campus. During the previous master plan, we expanded the campus from 35.3 to 49 acres—a 39% expansion. This expansion has allowed the college to better align functional areas of campus to increase efficiencies and productivity. The college was able to eliminate the need for off-campus leases and thereby bring key programs back onto campus—a significant savings for the college.

One such effort to increase efficiencies included the acquisition and renovation of Alumni House and Honors House which now house all of Institutional Advancement. This acquisition and expansion presented the opportunity to open up a new section of campus. The college integrated the new and traditional parts of campus by constructing a 30-foot footbridge spanning the small culvert and leading from the Getzville section to behind Schenck Hall.

The campus footprint also extends to both the acquired property at 1 High Court as well as the construction of the Academic and Wellness Center (AWC) on the other side of Main Street. The AWC houses the college's state-of-the-art fitness facility as well as high-tech lab space for physical therapy, athletic training, and health promotions with enhanced technology throughout. This facility also helps to engage the neighboring community through community memberships. The AWC also serves as the hub for our Center for Allied and Unified Sport and Exercise (CAUSE) program that continues to earn grant funding due to its success and growth.

Community relations also came into play when the college embarked on numerous improvements to campus parking in an effort to address our neighbors' concerns regarding street parking. Expanding the physical footprint of the college allowed for increased parking for students, faculty, and staff. The college took down dilapidated Sara Hall and added a small parking lot in its place. The college also created an additional parking lot behind Alumni House, tucked away and surrounded by canopies of trees and vegetation in keeping with the campus beautification initiative. As the college added these parking lots, we also removed unnecessary and mismatched signage and provided uniform and welcoming signage across campus.

To allow for the successful upkeep and maintenance of these lots, the college introduced annual parking fees. The college also implemented a ticketing system to ensure the efficient and appropriate use of available spaces. Another effort to increase efficiency was the policy to require all first-year students to park off site and an investment in a shuttle system to alleviate some of the strain on available spots. Overall, the college had a net gain of about 260 spaces through these proactive measures which allows for future growth on the campus without an impact on surrounding communities.

Daemen's footprint also expanded in our presence downstate through the college's official designation by the New York State Department of Education as a multi-campus institution. The Brooklyn campus received branch campus designation in September of 2018, allowing us to grow our course offerings in this emerging market. We opened a small office on 13th Ave. in Brooklyn that offers technology needs, a conference room, and instructional space. This future master plan will outline our continued desire to grow our footprint in Brooklyn through acquiring a larger space for implementing additional programs.





CAMPUS BEAUTIFICATION

During this recent master plan, the college completed a five-year long campus beautification project that included numerous aesthetic enhancements to the Amherst campus grounds—all financed by donors who contributed funds specifically for the project. The college erected the decorative stone wall extending across the entire front of the campus along Main St. and down to the Getzville Road entrance near Curtis Hall that included matching stone signs at the campus' three main entrances. In an effort to complement the grey stone of the RIC, the exterior of our athletics facility was painted grey to offer a more cohesive frontage to campus.

A valuable addition to the campus beautification project was the donation of Founders Bell. Founders Bell has become an integral part of campus and a popular destination for student, family, and other visitor photos. The bell's decorative stone base matches the stone wall that graces the front of campus grounds and is designed to represent the college's strength and stability. The bell was previously located at St. Margaret's School in North Buffalo, and was a gift to the college from a local development company. The bell was first crafted in 1858 by the internationally acclaimed Meneely Bell Foundry, one of the greatest bell makers in American history. Meneely bells, known for their exceptional quality and rich tone, may be found at churches and other locales around the world. This unique gift to the college has helped launch an annual tradition for the college, our Founders Bell Ringing ceremony, a tradition to commemorate the college's rich history and origins. Another important component of the beautification project was the investment in the planting of nearly 250 trees across campus and significantly upgrading the landscaping. This included placing stone benches throughout campus and creating two gardens: one as a reflective memorial space and the other a reading garden. These enhancements add to the campus being a park-like setting for the Daemen community and our neighbors. This is a point of pride for the college and something worthy of continued investment.

The Town of Amherst also values investments in green space. In a recent partnership with the college, the town debuted their "Million Tree Challenge" via a press conference on the front lawn of campus. The first 22 trees of this challenge were planted on Daemen's campus with Supervisor Kulpa purchasing the first one.

The last five years have boasted numerous improvements to the campus grounds through this extensive beautification project.





STUDENT EXPERIENCE ENHANCEMENTS

Along with enhancing the physical appearance of campus, the college also invested in numerous improvements to the student experience. The expanding footprint of the college presented many opportunities to increase efficiency. One major improvement was the refurbishing and reworking of the administrative offices servicing students on the first floor of Duns Scotus. We created a one-stop shopping area called The SPOT for student's convenience by having the registrar, bursar, financial aid, and student accounts all in the same location. We also created the first-ever center for diversity and inclusion, led by our newly appointed Chief Diversity Officer. This center is also conveniently located in the middle of The SPOT.

The college also created a centralized home to all of the college's health and wellness services (the "CHIP Center") to provide a one-stop shop for students in terms of health and wellness. This center is conveniently located in the Wick in close proximity to student life and services, but also with a private exit to help ensure confidentiality. The student dining options also received some necessary updates with a complete renovation of the Cyber Café on the first floor of Wick to create a thoroughly modern multipurpose facility called the Wildcat Den, featuring twice as many seats in a renovated recreation space. The full dining hall on the second floor of Wick started the first of several phases of updates with new furniture, an improved serving area, and audio-visual enhancements for special events.

The Wick previously housed the executive dining room for the college. In an effort to elevate the elegance of the space and to open up an additional conference room for student affairs, the dining room was relocated to Rosary Hall. This space is a more appropriate venue for courting high-level donors. The executive board room also received a complete transformation with custom cabinetry and updated technology. Both venues provide elegant and professional spaces for trustee, donor or other executive-level meetings.

For potential students, the college made numerous investments in its first impression. We installed the college's first official welcome center inside the main campus entrance where visitors can stop, get directions, a college map, and a temporary parking permit. The main building for receiving potential students, Rosary Hall, was updated to provide a seamless and welcoming first stop for

these important visitors. The parlor and sunroom were refurbished to its former elegance and the upstairs admissions office was modernized with refreshed branding on the walls.

Just outside of Rosary, a newly renovated north lawn boasts an improved recreational area for students including a basketball court, sand volleyball court, fire pit, and outdoor seating. This lawn is surrounded by and highlighted with substantial landscaping, tying in with the campus beautification initiative. This project was funded exclusively by grants and donor support.

Another addition to the college's recreational spaces was the development of the first-ever home athletics field through a partnership with Park School. This field is maintained by the college and is used by our men's and women's soccer teams. Another team to receive a new competition venue was our newly created esports team. They have a state-of-the-art lounge on the first floor of Wick complete with new docking stations and monitors.

For our graduate students the college created a Graduate Studies Technology Center, funded by a \$480,000 grant obtained for the college by Daemen Community Advisory Board member State Senator Michael Ranzenhofer. The grant also funded key improvements to other facilities central to graduate education, such as renovation of a graduate distance learning lab/classroom, and reconstruction of the college's main server to enhance technology resources for graduate programs across campus.

These are just a few highlights from the many improvements made to enhancing the student experience over the last five-year master plan.





CAMPUS SAFETY

The safety of our students, faculty and staff is of the utmost importance to the college. This is an area where continued investments are critical. Over the last five years the college has made substantial improvements in the area of campus safety. The college installed blue light emergency phones on campus, with plans to install additional units over time, and upgraded outdoor lighting to be brighter, thereby improving night-time security. We installed card access to many of the buildings on campus and installed numerous new security cameras across campus. We also switched all card access and camera systems to a new partner which has created mapping for all equipment and improved stability of the system. Thanks to the support of the New York State Higher Education Capitalization program (HECap), Daemen was also able to install a natural gas generator on the Wick Student Center which will allow for continued operation of services in the event of a power outage.

The college created a comprehensive crisis management plan for the campus and supplemented campus-wide emergency notification system with a system called Alertus that enables the college to send emergency alerts via text to all computers on campus, including announcements screens and video walls. This also includes a mobile app allowing Daemen community members to access the system via their smart phone to receive alerts and report if they need assistance.



ENHANCED INSTRUCTIONAL SPACE

Daemen values innovation and ingenuity and strives to stay cutting-edge and forward thinking. This value is highlighted in the continual improvements made to our instructional spaces. Over the last five years the college has completed numerous renovations and modernizations of various classrooms and labs. A major fundraising priority was the modernization of the college's science facilities. This was completed in the fall of 2019 and included the renovation and update to many of its natural sciences labs, faculty offices, and other science-related spaces to be utilized by students across many programs.

Similar renovations were completed in Schenck Hall, which included a new chiller, an essential upgrade for a building housing a cadaver lab. The college also completed the renovation of one of the college's two officially designated historic buildings: Curtis Hall. The extensive updates included ADA accessibility, climate control throughout, and renovated offices and conference spaces for physician assistant, psychology, and social work.

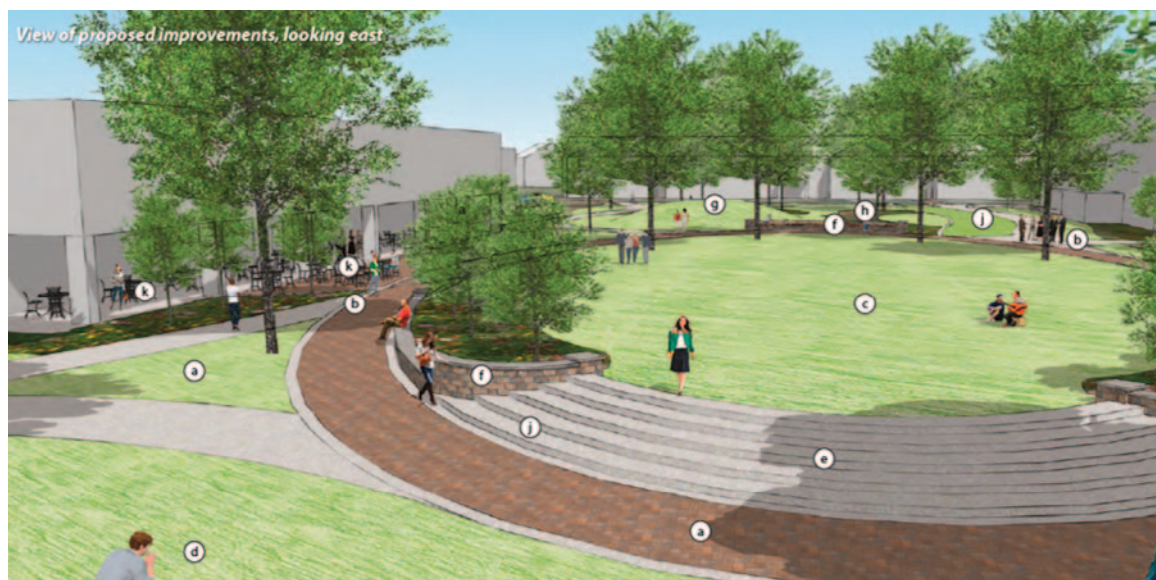
The RIC also houses two new state-of-the-art facilities completed in the last five years, a new surround sound, 3-D theater on the first floor, and a new simulation center on the second floor. The simulation center, officially named the Center for Interprofessional Learning and Simulation (CILS), is a complete replica of a modern health center designed to educate students using real-life clinical experiences and to serve as a regional resource for professional development in the community. The CILS houses eight modern examination rooms, a counseling room, and a space for telehealth, telecounseling, and face-to-face interprofessional learning experiences. At the center, students are immersed in simulated patient scenarios that mimic real life.

Overall, from 2015 to 2020, the college added over \$18 million in improvements and property acquisition demonstrating tremendous momentum in its efforts to elevate Daemen as a college of national distinction.



2020-2025 MASTER PLAN PRIORITIES

The aforementioned highlights from the 2015-2020 master plan illustrate the momentum the college is experiencing. Strategic investments in the physical plant and capital projects at the college are essential drivers of this momentum. As we turn our sights to the next five years, the following items have emerged as high priority for the next phase of capital implementation:



I. *The Daemen Public Square*

The vision of this project is to completely transform the look and feel of the campus by eliminating the large parking lot between Wick Student Center and Duns Scotus, and replacing that aesthetic blemish—and safety hazard—with a traditional campus quad. The parking would be relocated to our Getzville section of campus similar to the lot constructed behind Alumni House that is strategically hidden amongst trees and vegetation.

The Town of Amherst is partnering with the college on this important project. They have already enlisted the assistance of their town architect—at no cost to the college—who has drafted initial plans for the quad. The college will also be working directly with the town's engineering and planning teams as well as their grant writer to secure a Green Innovation Grant through the state which could cover up to 75% of the cost of the project due to the investments in improving water quality and implementing green storm water infrastructure.

The college has made important progress with this project by completing the acquisition of all Getzville Road properties within the footprint of the main campus (East of Getzville road and north of Main Street). This allows for the relocating of parking spaces to the periphery of the campus, creating a more pedestrian friendly and visually pleasing campus center.

This project, when complete, will greatly enhance the attractiveness of Daemen to prospective students, as well as provide a beautiful, multipurpose greenspace for our current campus and local community to enjoy. The “great lawn” proposed for the center of this quad will allow for outdoor events such as concerts or other gatherings, and, in front of Wick, there will be a flexible plaza space with tables and chairs for versatile use. In addition, this project will address safety concerns involving the heavy foot traffic between Duns Scotus and the Wick Campus Center flowing through a sea of vehicular traffic.



II. Update of Schenck Hall Anatomy Lab

The importance of a state-of-the-art anatomy lab is borne out by the heavy concentration of students in the health science professions. Students in the physician assistant, physical therapy and nursing programs comprise over two thirds of our Daemen enrollment on the main campus (excluding TTI).

As a regional, and often national, leader in these programs, the college continues to face competitive pressure from local colleges in Western New York and regional programs. In order to continue to solidify our role as WNY’s premier health sciences educator, updates to these facilities are crucial to attracting and retaining these students and faculty.

The college is also close to finalizing the addition of a new dental program that will create greater demand for this facility as well.

Areas of focus include a renovation of the anatomy lab, energy-efficient lighting, and repairs to flooring. Another necessary upgrade is accessible outlets (*vis-à-vis*, “charging stations”) for the students. Quite often these lecture halls house students for three or more hours depending on their class schedule. It is important to provide outlets for students to charge their devices, as the devices assist with their learning.

Renovations are also needed on the second floor laboratories and classrooms to appropriately accommodate the current increase in student enrollment within the professional phase of the physical therapy curriculum. Considerations include but are not limited to expanding SH 201 laboratory into SH 207 similar to what was done with SH 208 and 210, which were converted to dedicated research laboratory space for the physical therapy department and other health related programs. The renovation consisted of taking the two classrooms and converting the space into a single research center by the removal of the wall dividing the two spaces. The doorway was widened to allow for equipment transport, and we added new power and reconfigured the lighting. This newly renovated space ultimately enhances efforts for recruitment of participants/subjects and allows faculty to create stronger scholarly products; it also provides an additional benefit associated with potential influence recruiting and retaining qualified faculty within the health related departments.





III. Daemen Hall

Thanks to the collaborative relationship with the Town of Amherst, the college was successful in finding a more suitable home for MusicalFare, which will vacate the campus in 2023. The departure of MusicalFare will allow the college to reclaim its original theater building: Daemen Hall. Daemen will again have unfettered access to Daemen Hall for both classrooms, offices, donor and/or alumni event space, and student life purposes.

Ideally this space would be a mixed-use performance venue serving conferences and events, admissions, visual and performing arts, theater and animation, and student activities. This facility can also be an income generator for visiting and local cultural events as well as summer camps.

The building, depending on ultimate use, will require modest renovations. Immediate needs are relative to accessibility to the second floor. This space could also provide for reclamation of Wick 113 and 115 for student activity and campus organization space, supporting student retention and recruitment initiatives.





IV. 39 Getzville Road property

This home was the final piece to the property puzzle along Getzville Road that was located within the contiguous campus footprint and was acquired in early 2020. The building is located between the facilities office and the southernmost Getzville Road entrance across from High Court. This purchase allowed for the construction of an access road behind the property to provide the college with a better ingress/egress flow of traffic from various parts of campus. There are several possible uses under consideration for the site:

- a. Housing for the Sisters of St. Francis to allow them to vacate their current houses on Getzville Road to allow for the relocation of parking when the Daemen Public Square project gets underway OR;
- b. Relocation of the Employee Engagement office within Duns Scotus to allow for the expansion of The SPOT one-stop student services area coupled with;
- c. Rental space for a nonprofit special education services organization, Opportunities Collaborative, which is complementary to our educational and applied behavior analysis programs. The Collaborative is also being considered for space within the Thomas Reynolds Center for Special Education and after school programs should 39 Getzville not be feasible.



V. Lumsden Gymnasium

Competitive Athletics help create a vibrant campus experience for our students and community as a whole. Daemen is Western New York's Premier NCAA Division II college, and our 250 student athletes add spirit, academic excellence, and community engagement to our campus community. Our student athletes also comprise 25% of our residential students.

Daemen's main athletic facility lacks central air conditioning, which limits the gym's availability, comfort, and safety during the summer months. It also contributes to conditions that accelerate the deterioration of equipment and other facilities affected by high humidity. This upgrade is a high priority for the functionality and longevity of this facility.

The college has also identified the addition of at least 800 seats as a crucial facility upgrade. This would create greater opportunities to host regional competitions and generate both revenue and interest in the campus through these competitions as well as athletics camps.

In addition to the upgrades needed for Lumsden Gym, the athletics department has also identified needs for additional office space, improved locker rooms befitting a DII program, and supplementary storage space for equipment.



VI. *Card Access completion*

The college continues to invest in the safety of the campus through updating the access points to all buildings. Key card access has been installed in numerous buildings across campus, which has not only improved safety, but has also minimized the need to produce new keys when they are lost. Lost keys are a costly expense to the college and the students. Key card access improves a customer service aspect to residential life for our students. Areas on campus that still need key card access added are the campus apartments and the team locker rooms in Lumsden Gym. The remainder of buildings in need of card access will be added in phases as funding allows.

The six projects outlined above constitute the highest priority needs for the college's physical plant over the next five years. These facility developments and evolving projects illustrate the college's continued momentum and growth. As the college continues to attract and retain high-achieving and forward-thinking students, faculty, and staff, the facilities must continue to meet their evolving needs.

PLAN TIMELINES AND FINANCING

The timeline for the execution and completion of the aforementioned projects will be determined by the following critical factors: the availability of funds and the development of formal plans and necessary building permits.

- a. The cost and scope of the Daemen Public Square, which will include the relocation of existing parking spaces, is expected to be approximately \$3 million. As noted, this project will be funded through a combination of government grants and private contributions. The collaboration on this project with the Town of Amherst has presented the opportunity for a New York State Green Innovation Grant. This could potentially cover up to 75% of the cost of the total project, including the additional parking lots.
- b. The Schenck Hall anatomy lab would be targeted to begin in FY 2022 and carry over to FY 2023. It is currently estimated that approximately \$500,000 would be needed for the completion of this project. These funds would come out of current operations, though grants and gifts would also be pursued.
- c. The Daemen Hall project is directly tied to the official date MusicalFare will relocate which, currently, is projected to be the summer of 2023. Daemen Hall renovations would occur in either FY 2023 or FY 2024 depending on the departure of MusicalFare. The scope of the work involved depends on the determined final use.
- d. 39 Getzville Road property enhancements can begin as early as 2021 since, when purchasing the property, approximately \$100,000 was set aside to allow for improvements to the property depending on its new use by the college.
- e. The Lumsden Gym project will rely heavily on external funding through donor solicitations and potential grants. The full remodel desired by Athletics would cost between \$6 and \$7 million.
- f. The continued addition of card access to points of entry across campus can be accomplished through operational funds budgeted for capital projects, although this will spread the project out over several fiscal years. The portion of this project for the campus apartments is estimated to be \$60,000. Estimated costs for the other additional card access would be approximately \$50,000 annually from our capital budget and funded depreciation.



OTHER IDENTIFIED PRIORITIES

While the six projects described above constitute high priorities for the college, several other facility needs were identified. These projects are outlined below:

I. Academic Wellness Center (AWC)

As noted in the key accomplishments from the previous master plan, the AWC, located at 4433 Main Street, underwent a complete transformation following its acquisition in 2013 from the Buffalo-Niagara YMCA. It includes additional office and instructional space for athletic training, physical therapy and health promotion, thus fulfilling another objective of the strategic plan to acquire additional needed space.

Despite the complete overhaul that was done to this building, there are many unmet needs that should be addressed to improve the experience of students, faculty, staff and community members:

- a. The gymnasium in the AWC needs the addition of air conditioning to help mitigate the effects on seasonal use and availability.
- b. An expansion off of the north side of the gym will help provide space for a multiuse studio, a climbing wall, and additional storage.
- c. An expansion of the fitness center to accommodate the increased squad size of athletic teams and better serve all stakeholders who utilize the facility.
- d. ADA accessibility in certain areas of the building need to be upgraded to better serve those with mobility issues. Additionally, locker rooms need to be upgraded to ADA compliance. These improvements would enhance our community inclusion goals and help expand the use for the CAUSE service learning program.
- e. Enhancing the curb appeal of the building through updated and additional landscaping.
- f. The gym floor needs to be resurfaced to alleviate safety concerns and provide a better playing surface for our patrons.

- g. We would like to add a roll up, garage style door to the gym to better facilitate deliveries of equipment.
- h. Fiber optic needs to be installed to improve communication and security connectivity between the AWC and the main campus.

II. Social Room

One of the college's largest event spaces, the Wick Social Room, is in need of renovations and updating. The long term plans for the space include new flooring, enhanced audio-visual, drop ceilings, improved lighting and acoustics, a modernized entryway with glass doors and panels, and the lowering and modernizing of the stage to allow for more versatile usage. These enhancements will transform this space to an adaptable and contemporary multipurpose venue for the college.

III. Campus Apartments

In addition to card access as noted previously, the apartments need refurbishment in the kitchen and main living areas, including furnishings, and carpeting. Some updates have recently occurred; however, there are specifically identified areas that still need to be addressed. The estimated cost of these ongoing renovations and updates is \$1.5M.

IV. Campus safety

Campus safety is at the heart of every change that is made on campus. Over the past five years, the Campus Safety operation has been improved dramatically with a combination of in-house and contracted personnel, strict training requirements, a focus on student service, and implementation of technology and support. The college boasts 140+ monitored cameras, accessible to key personnel on and off-campus, card access across campus, emergency notification systems which includes an audible siren, virtual blue phones, and more. As the college improves student life, continued attention must be given to bringing card access to all rooms on campus and improving camera coverage. As one of the first stops on campus, the desk area could also benefit from a facelift.

V. Canavan Hall

Canavan is over 50 years old and requires a great deal of updating, especially with regards to the mismatched furniture and older carpeting. While the lounges were renovated in 2017, work throughout the building must continue in order to improve the student experience for our first year students. This is essential for meeting and exceeding our recruitment and retention goals as well as providing students with a living and learning environment that is conducive to growth and academic success.

VI. Duns Scotus Hall

At 115,000 square feet, Duns Scotus (DS) is the largest and most versatile building on campus and serves as the main academic and classroom facility. The ground floor houses the campus bookstore, a café (78 West), the mailroom and print shops, and several IT offices and classrooms. The building’s 100 level also houses administrative areas, including the presidential office suite, senior vp for academic affairs, and the vp for business affairs offices. The 200 and 300 levels house numerous labs, classrooms and faculty and academic program related offices.

As noted in the earlier highlights, DS has a new roof and had several lab spaces were updated. In addition, there was significant reconfiguration of the 100 level space to improve student services with the addition of The SPOT and offices for veterans affairs and diversity and inclusion staff. Hallway light was updated to LED to lower electric costs and help with our sustainability goals.

Despite many renovations and improvements over the years, the building continues to need HVAC updating. The summer temperatures adversely affect our summer operations including summer classes. While some temporary air conditioning units are used to mitigate this, their effectiveness and efficiency are not optimal. There are numerous needs identified for DS and they are outlined below:



- a. As noted, a good portion of the building lacks air conditioning, generally the problems are on the eastern half of the building, though the northern facing offices lack central air and window units are in use. These are both noisy and consume a lot of electricity, countervailing our energy initiatives.
- b. Several bathrooms in the building are in need of upgrades to adhere to ADA compliance. They are also in need of updated fixtures.
- c. The campus bookstore and café areas are functional and relatively updated. We recently added internal window-walls to help alleviate drafts that occur due when heavy traffic flows through the entrance in the colder months. There is consideration to modifying the campus store space to include a café and is under review as part of our campus store operation RFP. There is a lack of seating in this vicinity to provide informal meeting space for our students and campus visitors.
- d. The lighting in many of the classrooms needs updating.
- e. The elevators are maintained and currently reliable, but could use updating as they are dated and small.
- f. Some of the furnishings in the classrooms need updating.
- g. The building itself is essentially enveloped with large panes of glass which contribute to heat gain in the summer, heat loss in the winter, and water intrusion during wind driven rain events. Improvements in the heat gain have been addressed recently with improved window shades, but other updates need to be made to address the concerns regarding the building's outdated exterior.
- h. When the Daemen Public Square project gets underway the mailroom and receiving space in DS will need to be relocated to an accessible location or, more likely, over to Wick.

VII. Fields

The college is working with the Town of Amherst to develop Royal Park Field, located to the east of campus, south east of the 290. This exciting project would allow for an upgraded home field for our men's and women's soccer programs. It will also allow for the potential addition of lacrosse and other field sports. Also envisioned for this project are tennis courts, locker rooms, bleachers, a concession stand, ticket office, and restrooms. The scope of the project is still in process through a collaborative partnership with the Town of Amherst, but the expectation is that grant funding would cover the college's portion of the costs (25% of the total project).



IN SUMMARY

The above mentioned projects constitute the highest priority needs for the college over the next five years. The remainder of campus will continue to require standard upkeep and maintenance such as new carpet, refreshed furnishings and/or finishes, but not major capital improvements.

The college has experienced tremendous momentum over the last five years as is evident by the numerous completed capital improvements across the campus. Although we have completed many of our outlined goals, there is still much more to accomplish. This new plan builds on the success of our past and provides a blueprint for the future. We look forward to continuing to build our campus for the future.

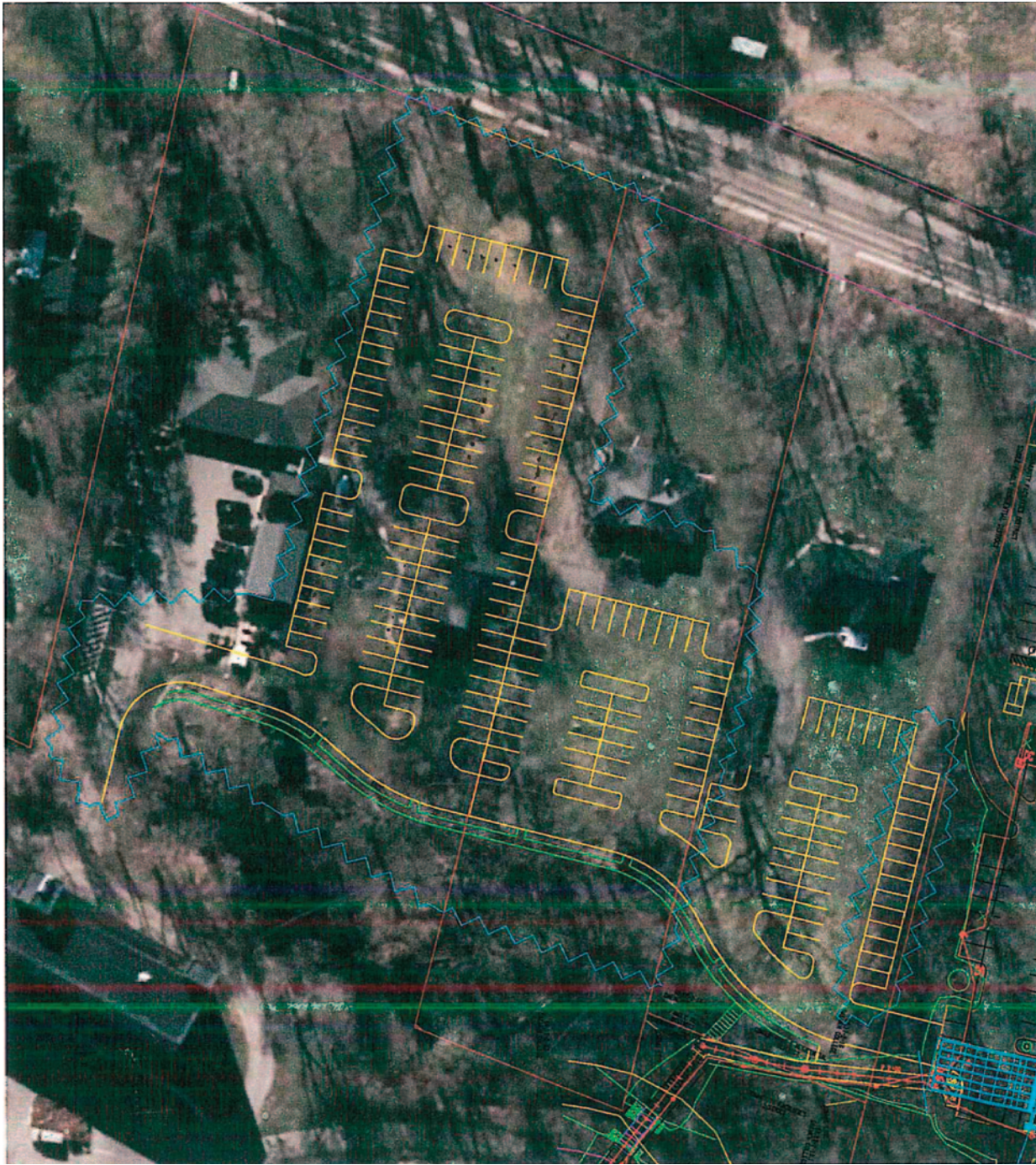
Updated Summary Tables and Campus Maps to follow.



APPENDIX



Proposed additional parking lots on the periphery of campus.



Proposed additional parking lots on the periphery of campus.



Proposed Improvements:

- a. Layout of quad walkways inspired by oval walkway on Front Lawn and Buffalo's Frederick Law Olmsted tradition.
- b. Walkways are organized to provide convenient access to all main building entrances facing the quad and desired pedestrian routes to adjacent buildings and parking. Enhanced crosswalks are also provided. Oval permeable paver walkway is 10'-wide. Secondary concrete walkways are 8'-wide.

- e. The Steps - provide an informal seating area and access to the Great Lawn; the oval paver walkway provides alternate accessible routes to access the Great Lawn.
- f. Curved seat wall with wood bench seating. Seat walls are constructed of the same materials as walls along Main Street side of campus.
- g. The Knoll - repeats the shape of the Great Lawn and oval walkway; provides an informal area for relaxing or sunbathing; creates an intimate feel for the adjacent rain gardens and east side of quad; blocks view of parking and traffic from the west.



Quad & Green Infrastructure Concepts - Daemen College
June 18, 2020
Option A: Detail Images



J. Precedent images - reinforced grass fire lanes (and adjacent gardens, left image)



f. Precedent images - curved seat wall with wood bench seating (above); existing wall along Main Street side of campus (below)

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- g. The Knoll - repeats the shape of the Great Lawn and oval walkway; provides an informal area for relaxing or sunbathing; creates an intimate feel for the adjacent rain gardens and east side of quad; blocks view of parking and traffic from the west.
- h. Rain gardens



ROYAL PARK
AMHERST, NY

PREFERRED CONCEPT

1-27-2020

PROJECT # - 261341



Summary of 2015-2020 Capital Investments by Categories (\$ Millions):

Category of investment	2015-2020
Expansion of physical footprint	\$5.42
Campus Beautification	0.33
Student Experience Enhancements	2.17
Campus Safety	0.13
Enhanced Instructional Space	3.51
Computer and infrastructure	4.92
Other capital investments	2.00
Grand Total	\$18.49

Summary of 2021-2025 Capital Investments, Funding Sources (\$ Millions) & Timelines

High Priority Projects	2020-21	2021-22	2022-23	2023-24	2024-25	Total
I The Daemen Public Square*		\$3.00				\$3.00
II. Update of Schenk Hall Anatomy Lab**		0.25	0.25			0.50
III. Daemen Hall (Formerly MusicalFare)**				0.10	0.10	0.20
IV. 39 Getzville Road property**	0.10					0.10
V. Lumsden Gymnasium*				3.50	3.50	7.00
VI. Card Access Completion**	0.06	0.05	0.05	0.05	0.05	0.26
High priority projects sub-total	\$0.16	\$3.30	\$0.30	\$3.65	\$3.65	\$11.06
Other Identified Projects:						
I. Academic Wellness Center*			\$0.20	\$0.50		\$0.70
II Campus Apartments**			0.50	0.50	0.50	1.50
III Campus Safety**	0.01		0.01	0.01	0.01	0.04
IV Canavan Hall**	0.03	0.10	0.10	0.10	0.10	0.43
V Duns Scotus Hall**		0.10	0.25	0.25	0.25	0.85
VI Fields*			3.00			3.00
Other identified projects sub-total	\$0.04	\$0.20	\$4.06	\$1.36	\$0.86	\$6.52
Total potential annual outlay	\$0.20	\$3.50	\$4.36	\$5.01	\$4.51	\$17.58
Funding sources (primary):						
* Donors or grants	\$0.00	\$3.00	\$3.20	\$4.00	\$3.50	\$13.70
** General operating budget (funded depreciation)	0.20	0.50	1.16	1.01	1.01	3.88
Total funding	\$0.20	\$3.50	\$4.36	\$5.01	\$4.51	\$17.58





BUILDING DAEMEN'S FUTURE

CAMPUS FACILITIES MASTER PLAN

2020-2025

DAEMEN

