INFRASTRUCTURE, PARKING AND STUDENT HOUSING – AN UPDATE

for
University Senate

by
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Senior Vice President for Finance & Administration

November 4, 2019
Senate Update

- 5 year look ahead at major projects
- Annual critical maintenance
- Sustainable energy and conservation efforts
- Other facilities planning future topics
Five year major projects plan

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Cost</th>
<th>Planning</th>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor practice facility</td>
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<tr>
<td>Stony Brook Union</td>
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<tr>
<td>West Apts Building K (176 beds)</td>
<td>34</td>
<td></td>
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<tr>
<td>IDC Tenant Fitout</td>
<td>8</td>
<td></td>
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<tr>
<td>Tabler Residence Hall (318 beds)</td>
<td>49</td>
<td></td>
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<tr>
<td>Nassau Hall - renovation</td>
<td>11</td>
<td></td>
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<tr>
<td>University Village - P3 project (1,341 beds)</td>
<td>197</td>
<td></td>
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<tr>
<td>Javits upgrades</td>
<td>34</td>
<td></td>
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<tr>
<td>I-DIME</td>
<td>75</td>
<td></td>
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<tr>
<td>Chemistry infrastructure upgrades</td>
<td>110</td>
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<tr>
<td>Next priority: Engineering Building</td>
<td>100</td>
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AY19/20  AY20/21  AY21/22  AY22/23  AY23/24
University Village – P3 project

- Public private partnership structure.
- Mixed use living and learning complex
- First planned phase:
  - 3 buildings
  - Approximately 1,300 graduate and undergraduate beds
- Related amenities
- Pedestrian corridor and gather space
Capital Project Funding Sources

- Legislative Adds
- Philanthropy
- Critical Maintenance Funding from the state budget
- SUCF Centrally-Managed Critical Maintenance Funding
- Grants from State Agencies & Others
- DASNY Borrowing
- NYPA-funded Energy Projects
- Stony Brook Departments (self-funded)
- Public Private Partnership
Annual Critical Maintenance Allocations

ANNUAL CM ALLOCATIONS

- SUCF Lump Funding
- SBU Local CM Allocation

FISCAL YEARS:
- FY11
- FY12
- FY13
- FY14
- FY15
- FY16
- FY17
- FY18
- FY19
- FY20

$ MILLIONS
- FY11: 75
- FY12: 77
- FY13: 24
- FY14: 22
- FY15: 41
- FY16: 31
- FY17: 35
- FY18: 49
- FY19: 23
- FY20: 20
Current parking inventory and utilization (spring 2018 data)

East Campus
   inventory – 5,917 spaces

   Daily daytime parking demand – approx. 8,300
     1,500 academic faculty and staff
     1,600 students
     4,300 hospital employees, physicians and vendors
     900 patient and visitors

West Campus
   inventory – 11,452 spaces
     3,000 residents
     3,200 commuters
     3,200 faculty & staff
     2,000 premium, meter and garage
## Short term options – implemented fall 2019

<table>
<thead>
<tr>
<th>Lot</th>
<th>Opportunity</th>
<th>Impacts</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stadium</td>
<td>164 staff/faculty spots</td>
<td>underutilized premium and metered spots.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Metered spots recreated with SU is completed</td>
<td>$20k</td>
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<tr>
<td>Kelly</td>
<td>47 commuter spots</td>
<td>underutilized residence parking, summer storage space</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>install bus shelter</td>
<td></td>
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<tr>
<td>Tabler</td>
<td>112 staff/faculty spots</td>
<td>remove islands, reallocate 52 underutilized residence spots. (residence spots will be needed in 2022 when new dorm is finished)</td>
<td>$5k $510k</td>
</tr>
<tr>
<td>R&amp;D campus</td>
<td>250 spots</td>
<td>underutilized area, requires new shuttle</td>
<td>$800k repave, add lighting, shelter, security, shuttle estimate $500k a year</td>
</tr>
<tr>
<td>409</td>
<td>additional parking spots</td>
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</table>
Planning for the future of parking

• Outside consultant being hired to support the university and the hospital in a comprehensive strategy review of options
  • What do we have for parking today and how is it utilized
  • What would we need based on current growth plans and use patterns
  • What options are available to decrease the need for parking on campus
  • What are our options to fund changes in our parking and transit programs
Sustainability Goals

- SBU represents the largest single public entity energy user with 18% of SUNY’s total energy use and 8% of all NYS owned buildings.
- Stony Brook leads SUNY’s 4 university centers and Upstate Medical in energy performance improvement.
- On track to meet NYS 20% energy reduction goal by 2020.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Campus EUI Reduction</th>
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<tbody>
<tr>
<td>Stony Brook University</td>
<td>16.12%</td>
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<tr>
<td>University of Buffalo</td>
<td>12.42%</td>
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<tr>
<td>Upstate Medical</td>
<td>13.89%</td>
</tr>
<tr>
<td>Binghamton</td>
<td>11.00%</td>
</tr>
<tr>
<td>University of Albany</td>
<td>12.31%</td>
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</table>
NYS & SUNY Goals

Tracking Renewables & Energy Reduction

Reduce energy 23% by 2030

Increase renewable electricity 50% by 2030

D – Development
E – RFP, Construction
C – Completed/Operational

Kilowatt Hours (kWh)

Millions British Units (MMBTU)

Honeywell Projects C
NYPA Projects D
Campus Wide Lighting Audit & Conversion to LED D
Continue with Hospital HVAC Upgrades D
Grad Chemistry Upgrade Building HVAC D
Clean Energy Master Plans (Hospital/Academic/Residence) D
Large Scale Renewable Master Plan D
NYPA Main Campus Solar D
Non-Cogen Related Solar D
R&D and AERTC Renewables (9 kWh) C

~1,860,000 MMBTU
~123,000,000 kWh

~1,900,000
1,400,000
900,000
400,000
-100,000

Questions?
Tracking Greenhouse Gas Emissions

Carbon Emissions in Metric Tons Equivalent

- **Cogeneration**
- **2030 GHG Reduction Target**
- **53% Reduction**
- **Honeywell**
- **NYPA**
- **2050 GHG Reduction Target**

Actual GHG Emissions

Projected based on energy master plan
IDC Tenant Fit-Out

- **Scope:** 30K net assignable sq. ft.
- **Projected occupants**
  - Softheon 14,000 nasf.
  - 4 academic labs 5,200 nasf.
  - Other academic labs possible
- **$8M ($260/nasf) funded**
- **Additional funding required to complete academic labs**
- **Proceeding w/ design after Softheon signs lease**
- **Total fit-out to take up to 2 years**
I-DIME Building

- Scope: 60K gross sq ft (gsf) research building
- Jointly developed between School of Medicine, and College of Engineering & Applied Sciences
- Located on R&D Campus, south of IDC building

- $75M funded
- Proceeding w/ Schematic Design
- Design ready for bid in one year
- Construction to follow
Chemistry Building Rehab (‘Light’)

- Scope: Downscoped renovation from $300M full-building renovation as proposed by Architect/Engineer
- $80-$110M (only design funded)
- In design - Conceptual and Schematic phase
- Project currently going through a scope review
Javits Lecture Center Rehab

- Scope: Renovate existing lecture halls to take advantage of new educational technology
- Replace existing air-handlers to improve air quality and energy
- Discussions with faculty needed

- $34M (only design funded)
- Design start: Dec 2019
- Construction start: Spring 2021
- Construction durations being discussed between SUCF and SBU
Multi-Discipline Engineering Building

- **Scope:** New complex (100K gsf)
- Identified in 2013-2023 Facilities Master Plan; top SBU priority
- Expansion of existing engineering complex

- **Budget:** $100M
- $25M reimbursable grant
- $75M unfunded
- Awaiting $12M (of the $25M grant) to initiate design phase

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**Proposed site**

- Campus Drive
- Engineering Quad
Nassau Hall

• Scope: Enabling project to offset labs for the Chemistry ‘Light’ project
• Requires relocations out of the building (partial or full)
• Working on several scenarios:
  • Complete building conversion to lab facilities
  • Partial conversion that relocates fewer tenants

• $11M funded
• In initial planning / design
• Project currently going through scope review

Current tenants in Nassau Hall
West Apartments Bldg K

- Scope: 176-bed new residence hall programmed as the last building in the West Apartments Quad
- Identical to Building J, completed in 2018
- Set up to use either propane or natural gas for heating/hot water

- $34M funded
- In construction
- Opens August 2020
Tabler New Residence Hall

• Scope: 318-bed new residence hall programmed as the new Honors Program Residence Hall
• No natural gas connection required as on HTHW loop for heat
• $47M funded
• In design
• On schedule to break ground early 2020