

# Capital Projects

SUNY College Of Optometry

Presentation to the  
Institutional Research and  
Planning Committee

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VP for Administration and Finance  
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# Capital Projects

- The “Assumed” Strategic Goal...

- *To provide a physical environment for all those who come to the College to be able to achieve their objectives in an environment that is safe, comfortable, aesthetically pleasing and conducive to their particular needs.*



# Capital Projects

- 64 Projects
- Total \$107M
- Projects from < \$10K to \$25M



# Capital Projects

Significance to the College in four words:

*First survive, then thrive...*



# Capital Projects

From 100 East 24<sup>th</sup> St. to 33 West 42<sup>nd</sup> St.

- The Early Days or What to do with...
  - “THE” Optometry Lease?
  - CUNY Graduate Center?
  - B. Altman Department Store Building?

# Capital Projects

## Key Dates:

September 6, 1995

Submission of campus Program Studies

September 20, 1995

Start of SUCF Phase I Design

August 7, 1996

First construction meeting

And...



● October 3<sup>rd</sup>  
1997

● DASNY to  
SUNY

● \$10.00

Statutory-Form D. One-Side Recording.

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 3rd day of October 19 97.

BETWEEN THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK,  
being a public benefit corporation of the State of New York,  
having its office and principal place of business at  
161 Delaware Avenue, Delmar, New York 12054, party of the first part, and  
THE PEOPLE OF THE STATE OF NEW YORK, acting by and through the  
Board of Trustees of the State University of New York, with  
offices at State University Plaza, Albany, New York 12246  
pursuant to Education Law section 355, party of the second part:

WITNESSETH, that the party of the first part, in consideration of TEN AND 00/100  
(\$10.00) dollars, paid by the party of the se  
part does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns o  
party of the second part, forever,

ALL that certain plot, piece or parcel of land, with the buildings and  
improvements thereon erected, situate, lying and being in the Borough of Manhattan,  
City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of 42nd Street, distant 400 feet  
easterly from the corner formed by the intersection of the said northerly side of  
42nd Street with the westerly side of Fifth Avenue; running

thence WESTERLY, along the northerly side of 42nd Street, 78 feet;

thence NORTHERLY, parallel with the westerly side of Fifth Avenue, 200 feet 10 inches  
to the southerly side of 43rd Street;

thence EASTERLY, along said southerly side of 43rd Street, 78 feet;

thence SOUTHERLY, again parallel with said westerly side of Fifth Avenue, 200 feet  
10 inches to the northerly side of 42nd Street, at the point or place of Beginning.

Said premises now being known as and by the Street Numbers 29-33 West 42nd Street  
and 32-36 West 43rd Street.

Being the same premises conveyed to the party of the first part by deed from  
THE BOARD OF HIGHER EDUCATION OF THE CITY OF NEW YORK, dated February 15, 1966 and  
recorded in Liber 21 page 373 in the Office of City Register of New York County on  
February 17, 1966.

SUBJECT to existing leases and tenancies.

TOGETHER with all right, title and interest, if any, of the party of the first  
part in and to any streets and roads abutting the above described premises to the  
center lines thereof,

AND the party of the first part, in compliance with Section 13 of the Lien Law, coven  
that the party of the first part will receive the consideration for this conveyance ar  
will hold the right to receive such consideration as a trust fund to be applied first  
the purpose of paying the cost of the improvement and will apply the same first to the  
payment of the cost of the improvement before using any part of the total of the same  
any other purpose.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.  
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors  
assigns forever. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requir  
This deed is subject to the trust provisions of Section 13 of the Lien Law.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above writt  
IN PRESENCE OF: BY: Dormitory Authority of the State of New Y

Executive Director  
John Buono

# Timeline...



First Phases of Rehabilitation Started.



Moved to current building  
Majority of pre-move projects were completed  
Projects: 8

**Cost: \$25.2 M**

Phase I was completed at a cost of \$11.4. Phases II and III used the balance.

Including Lobby Project

Projects: 50  
**Cost: \$69.2 M**

Multipurpose Space  
Elevator  
Fire Alarm  
Exterior  
Rehab 16<sup>th</sup> and 17<sup>th</sup> fl.

Current Design and Future Projects

Projects: 6  
**Cost: \$12.8 M**  
(estimate)

Lower Lobby  
7<sup>th</sup> floor Reception  
10<sup>th</sup> floor Record room  
HVAC Project



## Before we moved...

Areas throughout the building had to be prepared to accommodate Optometry's educational, patient care, research and administrative needs; however, two factors were in play.

- 1) Budgetary constraints
- 2) Shared occupancy

# Before we moved...

## 3 Lecture Halls



Entire 1<sup>st</sup> floor, including the Glass Wall



# Before we moved...

## 42<sup>nd</sup> St Canopy



## Research Lab HVAC & Exhaust

# Before we moved...

- The University *Optometric* Center
  - Floors 5, 6, 7, 8, and 10 were renovated
  - In order to meet Health Department requirements and be in full operation prior to the College's move, the UOC was the first component to move.

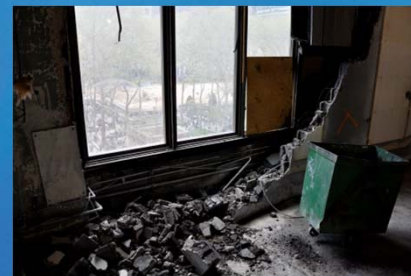


# From 2000 to 2016...

Projects: 50

Cost: \$69.2 M

Multi-Floor Student Center  
Lecture Halls  
12<sup>th</sup> floor  
Elevators  
Fire Alarm System  
Exterior Repair & Restoration  
Auditorium Upgrade  
Rehab 16<sup>th</sup> and 17<sup>th</sup> floor  
Rehab Building MEP Systems  
Minor Renovation Projects



# From 2000 to 2016...

## 3<sup>rd</sup> Floor...



## 2<sup>nd</sup> Floor...





From 2000 to 2016...

3M Fitness Center...



2<sup>nd</sup> Floor Pre-Clinical Lab...

# From 2000 to 2016...

## Electrical and Generator...



## Fire Alarm Project...



# From 2000 to 2016...

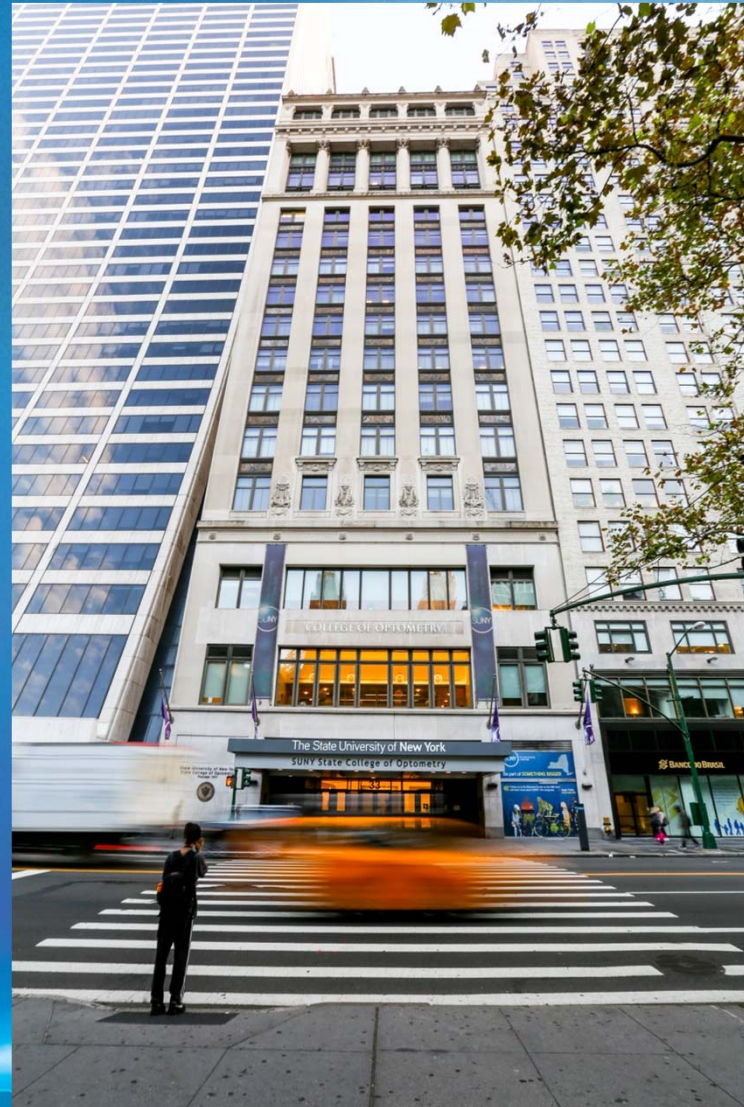
## Elevator...



## Exterior...



From 2000 to 2016...





From 2000 to 2016...

Schwarz Theater...



1<sup>st</sup> floor Lecture Halls...

# Current Design and Future projects...

## Will the Funding Be There?

### Projects With Funding:

Estimated Cost: \$12.8 Million

7<sup>th</sup> Floor Prototype Exam Room (under Construction)

Lower Lobby Renovation (Under Design)

10<sup>th</sup> floor Record Room (Consultant Selection)

7<sup>th</sup> Floor Reception (Under Design)

HVAC SAC & Roof Units (Under Construction)

Minor Critical Maintenance



# Current Design and Future projects... Will the Funding Be There?

## Projects Waiting Funding:

Additional UEC Renovations

Academic and Research Floor Upgrades

Spaces opened by lower lobby project

Stairwell Refurbishment

Doors – 42<sup>nd</sup> Street Entrance and 43<sup>rd</sup> Street revolving

Theater Foyer and stairs

Additional MEP and MCM work throughout building

# Capital Projects:

Thank you and questions.