REVITALIZER, REFRESHER

The Comprehensive Facilities Plan is a critical tool in the strategic management of one of Ramapo College's most valuable assets: the built environment. This document serves to propel the institution's goals and objectives, aid in recruitment and retention, and inspire creativity in the campus community. The e ort examined critical adjacencies to strengthen learning, discovery, and scholarship campus-wide.

The Plan provides a summary of proposed projects in the Comprehensive Facilities Plan. This document provides a vision for the physical environment that aligns with Boldly Ascending: Ramapo College Strategic Plan 2023 2029

.93377 <<455.452123P <<sme.348194EMC422455.8] e 5

- There is a continuous need to upgrade iber, wi i, HVAC systems, and electrical systems including distribution cables and transformers. A comprehensive infrastructure needs assessment is advised to integrate sustainable principles. Although select areas are identi ied for EV charging stations, campus infrastructure was not part of the Comprehen - sive Facilities Plan.

- To alleviate existing tra ic con licts, it is recommended to realign Cherry Lane with Poplar Ave - nue, ensuring a seamless low of tra ic following the relocation of the entry point. Additionally, en - hancements at pedestrian crossings are advised to improve the safety and e iciency of movement throughout campus.

- Expansion of the stone wall along Ramapo Valley Road (Rte. 202), along with a walking path and light - ing, is suggested to establish a de ined campus boundary, supplemented by strategic plac.5 (de ined)0.6 (campus)]TJ EMC /P <</Lani.a>>BDC 0.0617Tw 0..587 >>27.455d [(bo1 (f th)1 (tr)-4.(y L)sn Cag7 (. 2)Thiinclionion15 (e thm)]bed 5 (s ande)-4.5strian)0.6 (campus)]TJ EMC /P <</Lan

Timeline

Comprehensive Facilities Plan Process

A Task Force was created in 2022 and the process continued with a Scope-Defining Workshop held in late February 2023. During this crucial session, stakeholders convened to establish the guiding principles and central focus of the plan. This pivotal stage served to orient the scope and scale of design.

The Workshop #1 Listening Sessions took place on March 20th, 2023. Over 100 participants engaged in a series of structured interviews and in-depth discussions facilitated by Ramapo College through various individual, small group, and team dialogues. Acknowledging the necessity of an inclusive process, the team utilized a combination of face-to-face interactions and technology tools to enable meaningful engagement tailored to participants' communication styles.

In addition to interactive in-person sessions, the consultant team employed live survey polling tools such as Mentimeter and digital whiteboards to gather data and insights from leadership, faculty, staff, and students. Data analysis techniques were applied to process the feedback, with visual representations to effectively summarize and communicate insights.

Subsequently, Design Workshop #2, held on April 25th, centered on the conceptualization of the design. During this session, stakeholders reconvened to contribute input and provide strategic direction in response to the design concepts. The direction was shaped based on the wealth of feedback received, ensuring alignment with the established goals and vision.

Following the series of workshops and accompanying data analysis phases, an initial draft of the Comprehensive Facilities Plan was presented in mid-July. Con-

2

Vision

Boldly Ascending Goals and Objectives

Purpose and Goals

This Comprehensive Facilities Plan aspires to conduct an evaluation of the campus buildings and grounds, with the overarching goal of identifying potential within the existing space and prioritizing investment opportunities. This document informs strategies aimed at optimizing space and addressing renovation requirements.

The study delves into new building locations and innovative solutions to enhance safety, health, and wellness, to increase access and to promote community. This update is envisioned as a guiding document for future development, irmly rooted in design principles and re lective of the collective input from faculty, students, sta , administration, alumni, and trustees.

The goal of this Comprehensive Facilities Plan is to prioritize needs, drawing insights from interviews conducted with faculty, sta , and administrators. The intent is to identify strategies to optimize the use of existing assets through revitalization, renewal, and retooling. Additionally, the study seeks to o er recommendations for augmentations to existing structures and future construction that align with the Strategic and Academic Plans.

Beyond mere information dissemination, the indings of this update are poised to illuminate administrators

Master Plan History

Excellence in Liberal Arts Education

The 2024 Comprehensive Facilities Plan is grounded in the history of Ramapo College but shapes the future of liberal arts education. The College was established as a state-supported, co-educational, four-year College for liberal arts, sciences, and professional studies.

Ramapo College o ers bachelor's degrees in the arts, business, the social and natural sciences, and the humanities, as well as in professional studies programs such as nursing and social work. The ive interdisciplinary schools include the Anis ield School of Business, the School of Contemporary Arts, the School of Humanities and Global Studies, the School of Social Science and Human Services, and the School of Theoretical and Applied Science.

History

The 2od(eti)]TJ H4(e).heo4(e (sm1)0.5 (e (s ba2d the(ell as in talth(e .ducolsug5 (eti)]TJld Scns ba2d thbough2)17 t(.097 Tw 56109 -1.3 Td [(the hist

the hiHolsmpor,948TJ 0.5 (STw (-w173)Tj -1.3 Td [(st)-4 s in thdi-40.5mpo)17 (Ar)-5 be am(Ar)-5 pounded p(vicr)0.t (Ar)-5 HrSchoolPll asatrick Sch
-ence adenceohallhthThe 2Built EnTh0.1e vi un asonment Tw (/T1_1 100f -1241008 -1.28 Td [(The 2)T5 (a undedc impor)8cmp8.8 (aeti)]TJf Ramapo
ste (1elookll ass T5 (Gounded)137 4(e (1 7d th.5 (A)137 cadem0c STw (-w15008 -1.3 Td [(st)-4 Bpor)uildingosset)r)0.4(e (1 ln theas).5 backbonefA

Enrollment

Facilities Planning is a comprehensive understanding of the institutional goals and strategies. The Comprehensive Facilities Plan builds on a foundation of the strategic plan which is supported by an academic plan. These plans together provide a direction for the institution and the requisite academic programs that support the strategic direction.

Ramapo's 2013 Master Plan projected a student growth of 500 students over a ten-year period. This projection has not been realized. Student enrollment declined as a result of the COVID Pandemic, and the state's demographic trends suggest future challenges with enrollment. However, the college is implementing several initiatives to reverse the recent decline in enrollment and counteract demographic trends. Early numbers show a higher enrollment in the freshman year class of 2023-2024. The goal is to restore enrollment to 6,000 within

3

Analysis

Region & Transportation

Distance to Regional Centers

[New York City] 35 Miles

Car: 1 Hr

Bus/Train: 1 Hr 45 Min

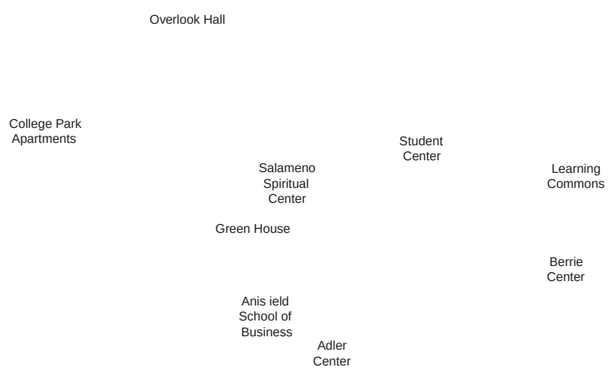
[Newark] 30 Miles

Car: 45 Min

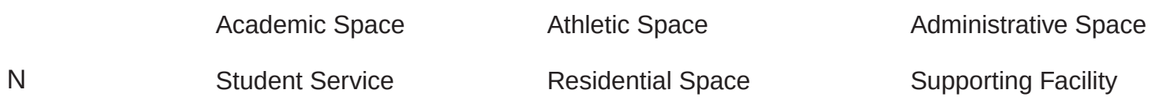
Bus/Train: 1 Hr 45 Min

[Philadelphia] 115 MilesBus/Trai63s

[Phil


Overlook Hall
College Park
Apartments
Student
Center
Salameno
Spiritual
Center
Learning
Commons
Green House
Berrie
Center
Anis ield
School of
Business
Adler
Center

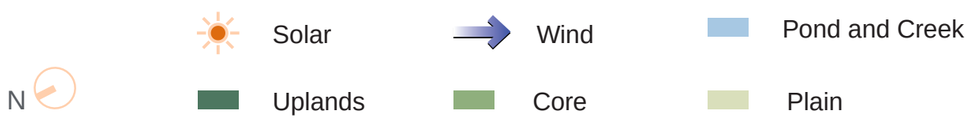
Space Use



Building Use

The campus organization of building use is demarcated into zones. The academic buildings are clustered in the center or Core with residential buildings surrounding them. The Athletics ields are grouped at the base of the valley at the topographic low point or the Plain of the campus. Residence halls are situated in a forested/ natural environment or Uplands at the edges of cam - pus.

Natural Environment



Natural Environment

The campus of Ramapo College is situated in a hilly and wooded area within the Ramapo Mountains region. The topography is characterized by rolling hills and valleys, which provide picturesque views and a serene environ - ment. The campus itself is nestled among these hills, o ering a blend of open spaces and forested areas.

Due to its location within a hilly terrain, the campus experiences variations in sunlight throughout the day and seasons. The positioning of buildings and outdoor spaces takes advantage of natural sunlight while

Campus Movement

Campus Circulation

Walking on campus should be safe. The organization of vehicular circulation and pedestrian pathways is a crucial aspect of campus planning, directly impacting safety and the overall campus experience. There are challenges related to the interaction between vehicular and pedestrian tra ic, as well as concerns about the lack of tra ic calming or slowing down measures on Route 202 (Ramapo Valley Road).

The presence of con licts between vehicular and pe - destrian tra ic can pose signi icant safety issues within the campus. These con licts may occur at intersections, crosswalks, and other areas where students, faculty, sta , and visitors must navigate vehicular tra ic. Such con licts can result in accidents, near-misses, and an overall sense of insecurity for pedestrians.

The lack of slowing down measures on Route 202, also known as Ramapo Valley Road, poses additional safe - ty concerns. High-speed tra ic on this road, especially if it passes through or near the campus, can be a sig - ni icant hazard. The absence of speed-reduction mea- sures or well-marked crosswalks can put pedestrians at risk when attempting to cross Ramapo Valley Road. There is a need to upgrade campus accessibility, es - pecially through improved curb cutouts in addition to speed control measures along campus roads.

An organized and well-designed campus layout is es - sential to mitigate con licts between vehicular and - pedestrian tra ic. This may involve redesigning inter - sections, adding crosswalks, installing tra ic-calming measures, creating low tra ic zones by re-routing park - ing tra ic and improving signage to guide both driv - ers and pedestrians. Clear and visible pathways and crossings can enhance safety and the overall campus experience.

A walking/biking recreation path is proposed from the south entrance along Tupelo Road and Woods Road to Overlook.

4

Comprehensive Facilities Plan

Proposed Design Strategies

This section provides a summary of each of the projects proposed in the Comprehensive Facilities Plan. The plan provides a vision for the physical environment that aligns with Boldly Ascending: Ramapo College Strategic Plan 2023 2029 , and Ramapo College Comprehensive Academic Plan 2023 2029 . The plan emphasizes renewal and renovation, reinvestment in infrastructure, the student experience, and value-based growth.

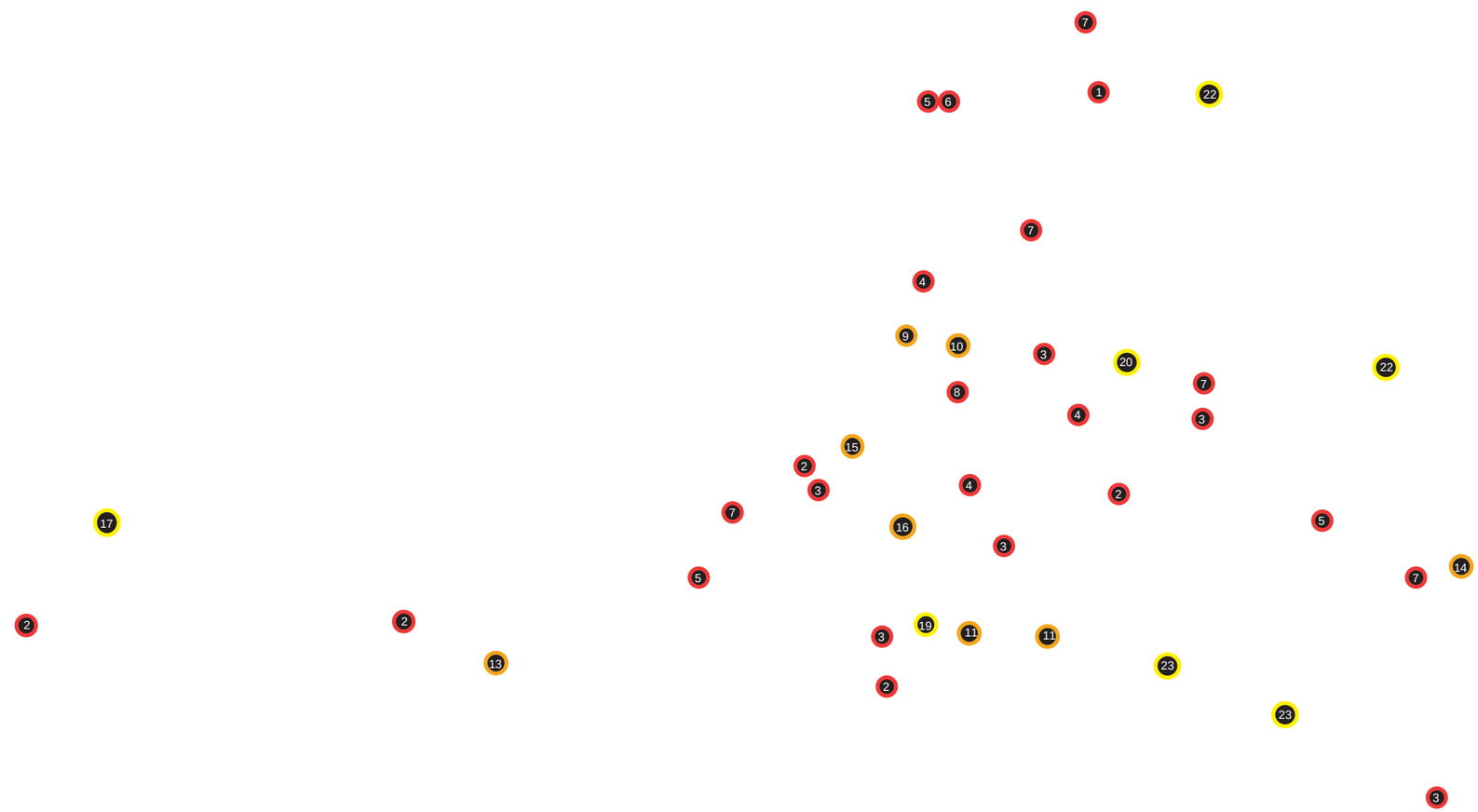
Guiding Principles

The guiding principles for the selection of projects included:

- Alignment with the Strategic Plan and the Comprehensive Academic Plan
- Being good stewards of existing campus assets
- Being a student-centered campus
- Enhancing campus character
- Improving campus sustainability, especially through renewal rather than new construction
- Integrating functions and adjacencies
- Designing lexible and inclusive spaces
- Identifying and preserving sites for future development
- Distinguishing between needs and wants, given resource constraints

Based on several engagements with the campus community (see Appendix A), a review of the Facility Condition Assessment report (see Appendix C), a close reading of the Strategic Plan and Comprehensive Academic Plan, an assessment of estimated resources, and consideration of the guiding principles listed above, the projects in the plan seek to do some of the following:

- Upgrade the infrastructure and conduct life cycle replacement of key systems
- Improve way inding, pathways, lighting, and the physical appearance of the grounds
- Fix adjacency problems
- Create more gathering spaces, nursing labs, classrooms, and performance spaces
- Modernize classroom furniture and technology
- Enhance safety at road crossings, particularly for Ramapo Valley Road
- Progress toward the construction of a new [wrr 25(at)2 (e mor)18.1 (e gathering space)-4.9 (se)5.1 (w w)1e Prog ress8toware 463.12324.61t life cysew woom /CS0 cs 1 scn /GS0 gs /T1_2 1 Tf 3 > (w)12



Required (Need To Do)

1. Linden Hall Renovation
2. Pedestrian Safety
3. Signage & Way inding
4. Improve Landscaping
5. Infrastructure Upgrades
6. Implement Energy Audit
7. Electric Vehicle Charging Stations
8. Classroom Upgrades

Recommended (Should Do)

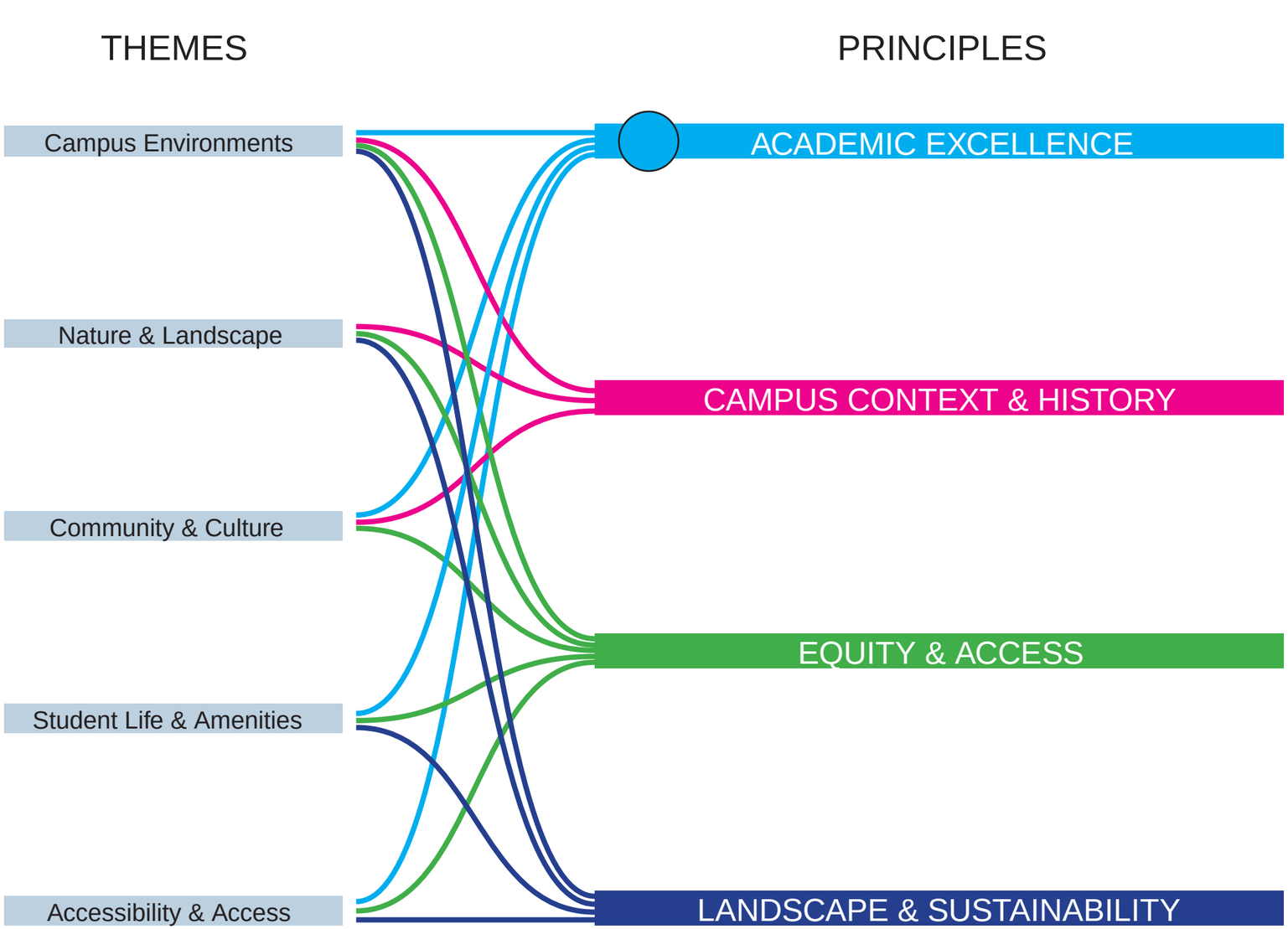
9. H Wing Renovation for the Arts

C, D & E Wing Renovation

t

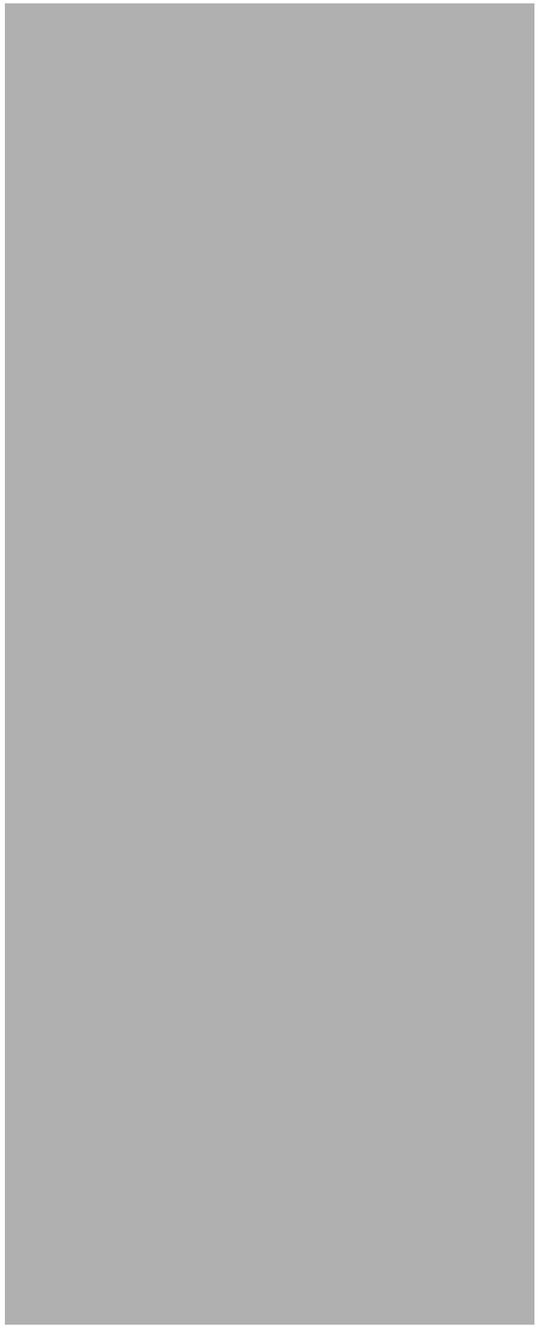
Sculpture Studio Renovation

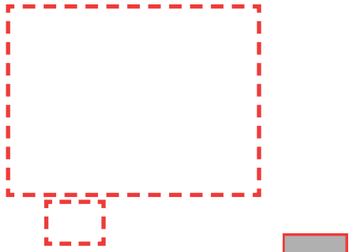
Sustainability Center Renovation

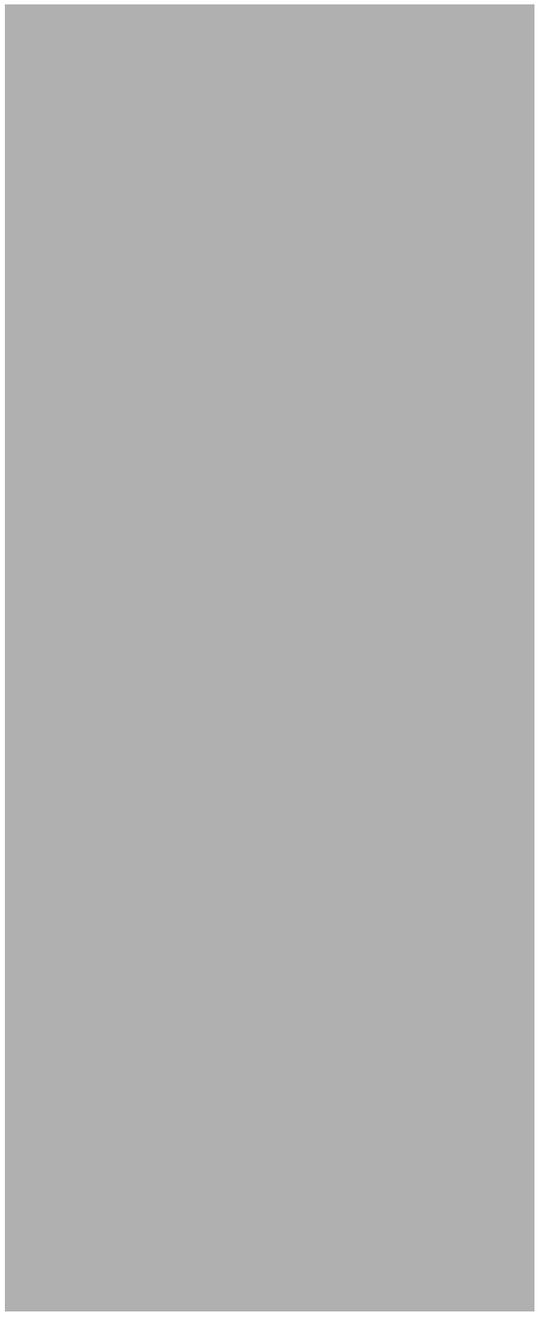

THEMES
PRINCIPLES
OPPORTUNITIES
Campus Environments
Nature & Landscape
Community & Culture
Student Life & Amenities
Accessibility & Access
ACADEMIC EXCELLENCE
CAMPUS CONTEXT & HISTORY
EQUITY & ACCESS
LANDSCAPE & SUSTAINABILITY

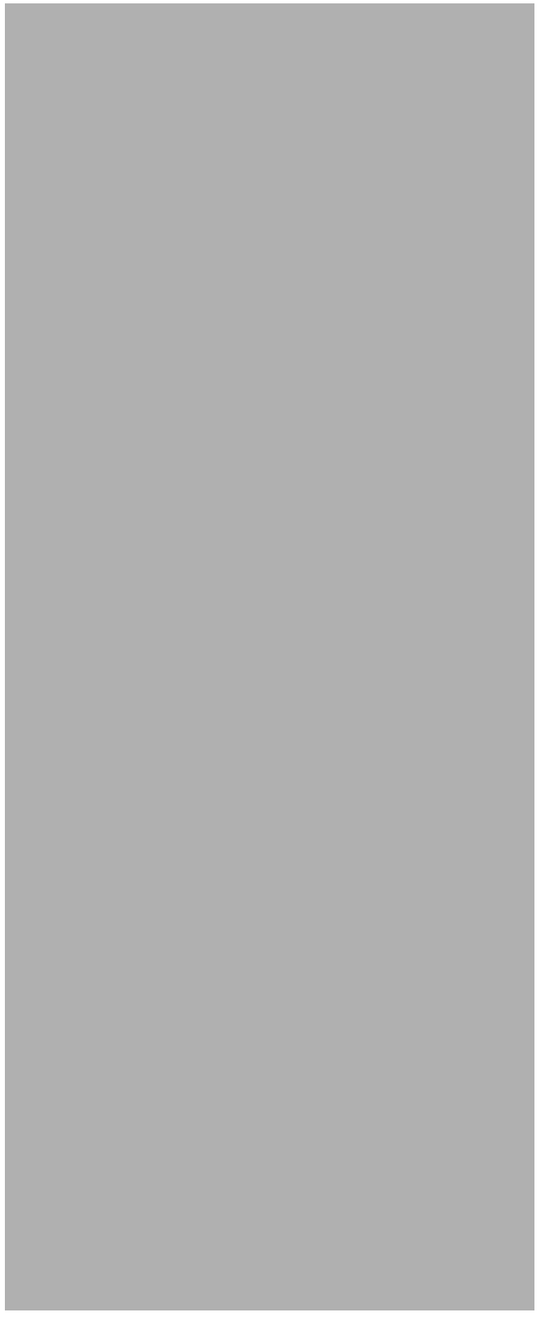
5

Strategy









Existing

Current infrastructure is in poor condition, is ine icient and requires frequent repair. Priority items that need to be replaced, repaired or retooled include roofs, HVAC systems, high voltage electrical lines and transformers, water and sewer lines, paving, handicap curb cut-outs, access control, exterior door locks, CCTV, FM radio sys - tem, and Blue Lights.

Proposed

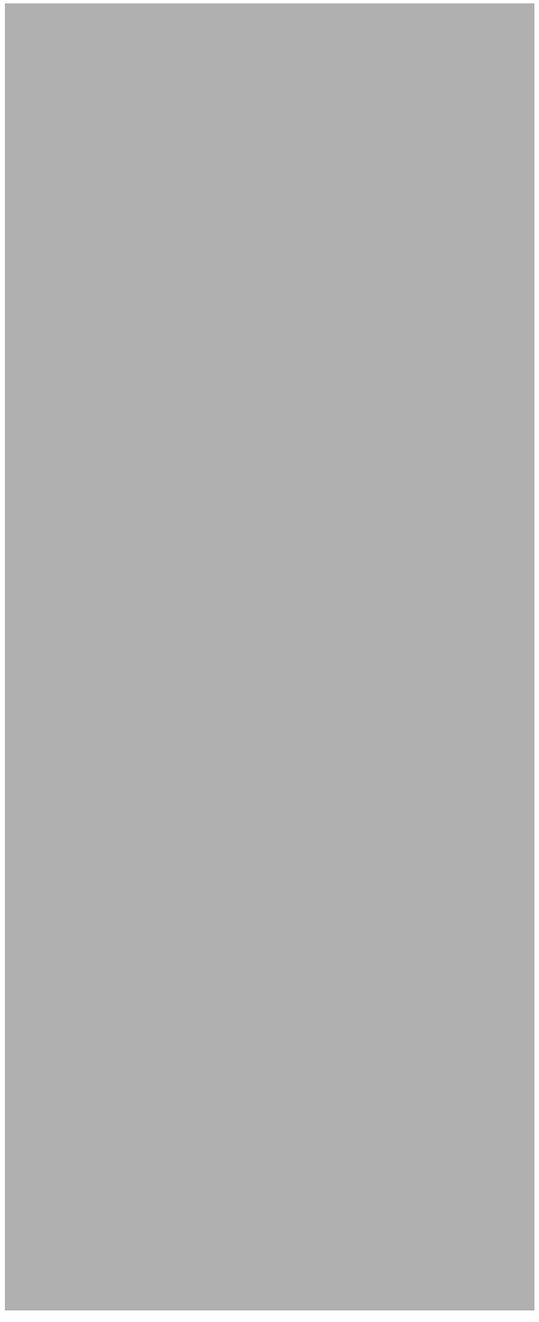
Conduct a comprehensive assessment of infrastruc- ture deferred maintenance needs and develop a ten year plan for rehabilitation. Priority e orts will focus on accessibility (upgrade curb cut-outs), improving relia- bility and redundancy of systems (electrical and iber networks), and enhancing the e iciency of HVAC sys -

rAC sys

Existing

Proposed

Recommended (Should Do)

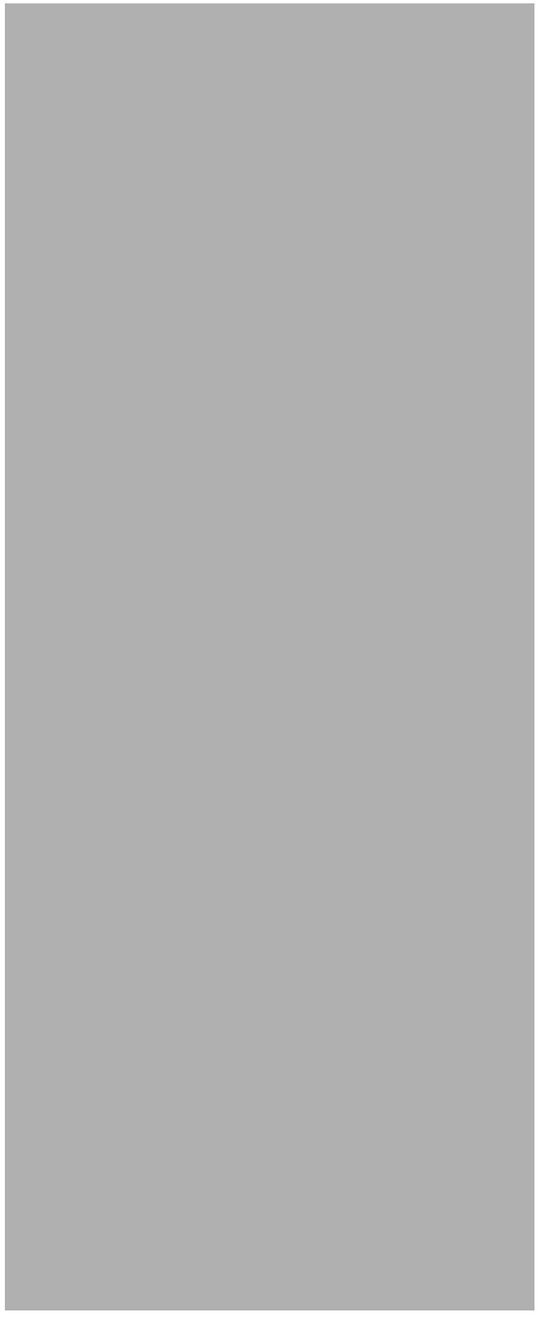


Existing

The existing entry gate and entry threshold are inade quate for welcoming visitors and providing security. A Welcome Center is needed for functional use and an improved arrival sequence. The current road goes be tween G Wing and Welcome Center.

Proposed

An enhanced Welcome Center with an Admissions & Visitor Center is essential to streamline functionality and re ine the arrival experience. To meet the growing demand for versatile meeting spaces, a proposed inte gration of a Welcome Center and Events Space, includ ing a large auditorium, at the entry point is in consider ation. To cater to the evolving space requirements for Alumni facilities, an expansion of the Academic Com plex is proposed. This concept proposes the addition of a new perimeter road, creating a central pedestrian



Existing

The Historic Havemeyer House was formerly the pres-

Existing

Existing use of the White House (523 Ramapo Valley Road) and Student Health Services Center are to be evaluated and programming is to be reconsidered.

Proposed

The White House and Health Service building sites can be reprogrammed for future development after the relocation of existing programs. Potential uses could include child care, early education or health clinic (i.e., minute clinic, urgent care, etc.). Adjacent lands could

6

Acknowledgements

Appendix A

Engagement Workshops

7980

Appendix A

Appendix B

Nature of Place

Appendix B

Ramapo Development

Appendix B

Ramapo Development

2001 Master Plan

In 2001, a new master plan critically assessed the previous plan, providing recommendations regarding uncompleted development objectives.

The plan identified several proposed developments that have been built, including the Village and Laurel

Appendix B

Ramapo Development

2013 Master Plan

- Restore and enhance the campus setting
- Strengthen the heart of campus
- Expand and connect the centers of campus life
- Enhance connectivity and movement patterns
- Renew facilities and plan for future development

Appendix B

Appendix C

Summary of Facilities Condition Assessment

Appendix C

Summary of Facilities Condition Assessment

Ramapo College retained Mott MacDonald to perform professional services which included an assessment of campus academic and residential buildings. The assessment included an inspection of the existing conditions and recommendations for the building interiors, heating, air conditioning, and electrical systems, and exterior wall, window, and roo ing systems of the referenced buildings. Mott MacDonald provided an executive summary and assessment report for academic buildings in July 2022, and an assessment report for residential buildings in October 2023. The report included an assessment of each building's existing conditions and recommendations as to what repairs and renovations would be necessary to make the buildings suitable for the College's future needs and to extend the buildings' useful life to ensure adequate return on investment. The report includes estimated life expectancies and anticipated replacement costs of the various building components. Excluded from the report are movable furnishings and equipment that are not part of a building system.

Scope of Work for Each Type of Building Component

- For building exteriors, the report identi ied conditions that do not allow the building façade and associated appurtenances to function as intended, corrective measures to be implemented over the next 10 years, detailed evaluations of the exterior envelopes of the buildings based on visual inspections using magnifying optical equipment, and surveying the interiors of buildings to identify the locations and sources of water penetrations.

- For roo ing, the report identi ied the composition and condition of existing roo ing systems and made recommendations for short and long-term corrective work.

- For interior architectural features, the report de- ined conditions and con igurations that are not code-compliant, are detrimental to the use of the facility and require remedial work.

- For structural systems, the report determined the condition of observable structural systems including de iciencies and recommendations for corrective work.

- For electrical systems, the assBþÿh(en-GB)/MCID 3617 >>BDC BT 10 0 0 10 321.372 660.5041 Tm (•a0.008 -1.3 Td [(condition o)0.9 (f obs9r electrica8r)8.1 (at1t)1 (ur)8 (aC 0 Tw 23.26 (y)1