



THE 2015 INITIATIVE FOR NY ALPHA CHAPTER OF  
SIGMA ALPHA EPSILON AT CORNELL UNIVERSITY

*Brotherhood is for life!*

**2013 Progress**

*June 2013*  
*HDS*  
*My Last Campaign!*

## ROOM RECONFIGURATION

CU and the NY Alpha Alumni Board contracted with Frank McGuire Architects Inc. to study how to increase the number of single rooms at Hillcrest. It was noted earlier that singles are the expectation for students beyond freshman year. Evidence in the dorms and in other fraternities strongly supports this position. Students don't just want singles they demand them. For many being assigned a double would cause fleeing to C-Town where singles are the norm.

While increasing singles is a must, leaving some rooms as doubles for the fall semester is also important. There must be some double rooms to accommodate a larger number of actives for the fall semester. Some of these students will leave spring semester to study abroad leaving most rooms in the spring as singles no matter their size. This exodus is normal and must be provided for in any reconfiguration of rooms.

By moving walls creatively on the second and third floors six extra singles result.

The extra rooms provide substantial incremental income to the house and the payout on this investment should be less than 15 years. Good but not great but one of the few projects with a positive ROI. Incremental income based upon current room rates would be over \$50,000 per year.

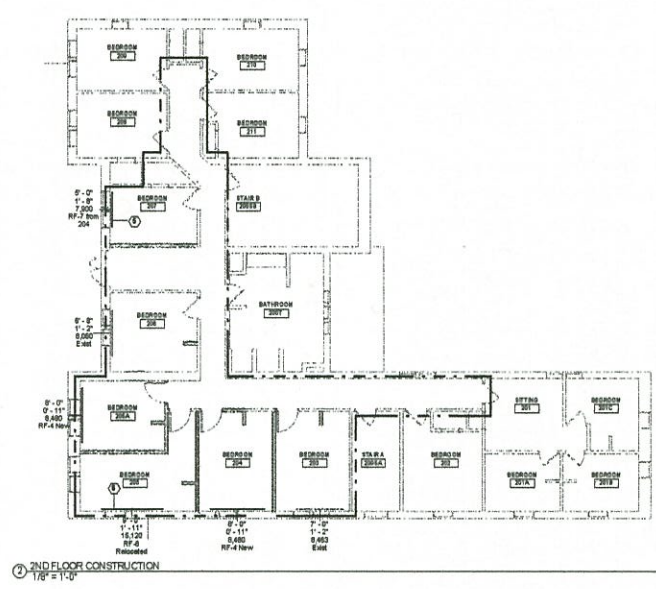
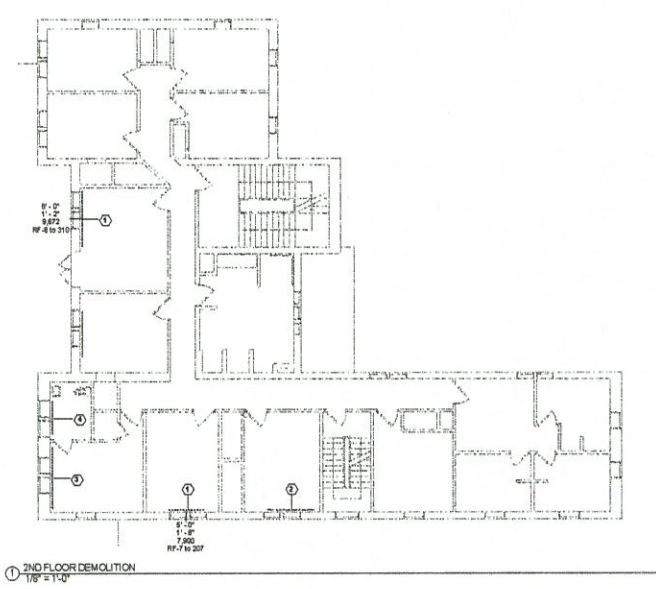
Another part of the reconfiguration project is creating improved living space off of the kitchen corridor. At this point we do not know if this will be used for two students or for a resident advisor. We assume the latter based upon discussions with the administration.

Details of the room configuration study are available for review.

1 2 3 4 5 6 7 8 9 10

G  
F  
E  
D  
C  
B  
A

KEYNOTE LEGEND	
Key	Keynote Text
1	Remove radiator, mounting hardware, and control valves. Store and protect for re-installation at indicated location.
2	Existing radiator remains typical.
3	Remove radiator, mounting hardware, and control valves. Store and protect for re-installation on south wall.
4	Remove radiator, mounting hardware, and control valves. Turn over to Owner.
5	Install radiator from existing room as indicated.
6	Install radiator relocated from west wall.



**HOLT ARCHITECTS**  
Architecture  
Planning  
Interior Design  
317 North Aurora Street  
Ithaca, NY 14850  
p 607.273.7888 f 607.273.6495

**PRODIGE**  
PROJECT  
NOT FOR CONSTRUCTION  
OR BIDDING

**Tartem**  
110 South Albany Street  
Ithaca, New York 14850  
807.277.1118  
www.tartem.com

ROOM RECONFIGURATION  
**122 McGRAW - SAE**  
CORNELL UNIVERSITY  
ITHACA, NY

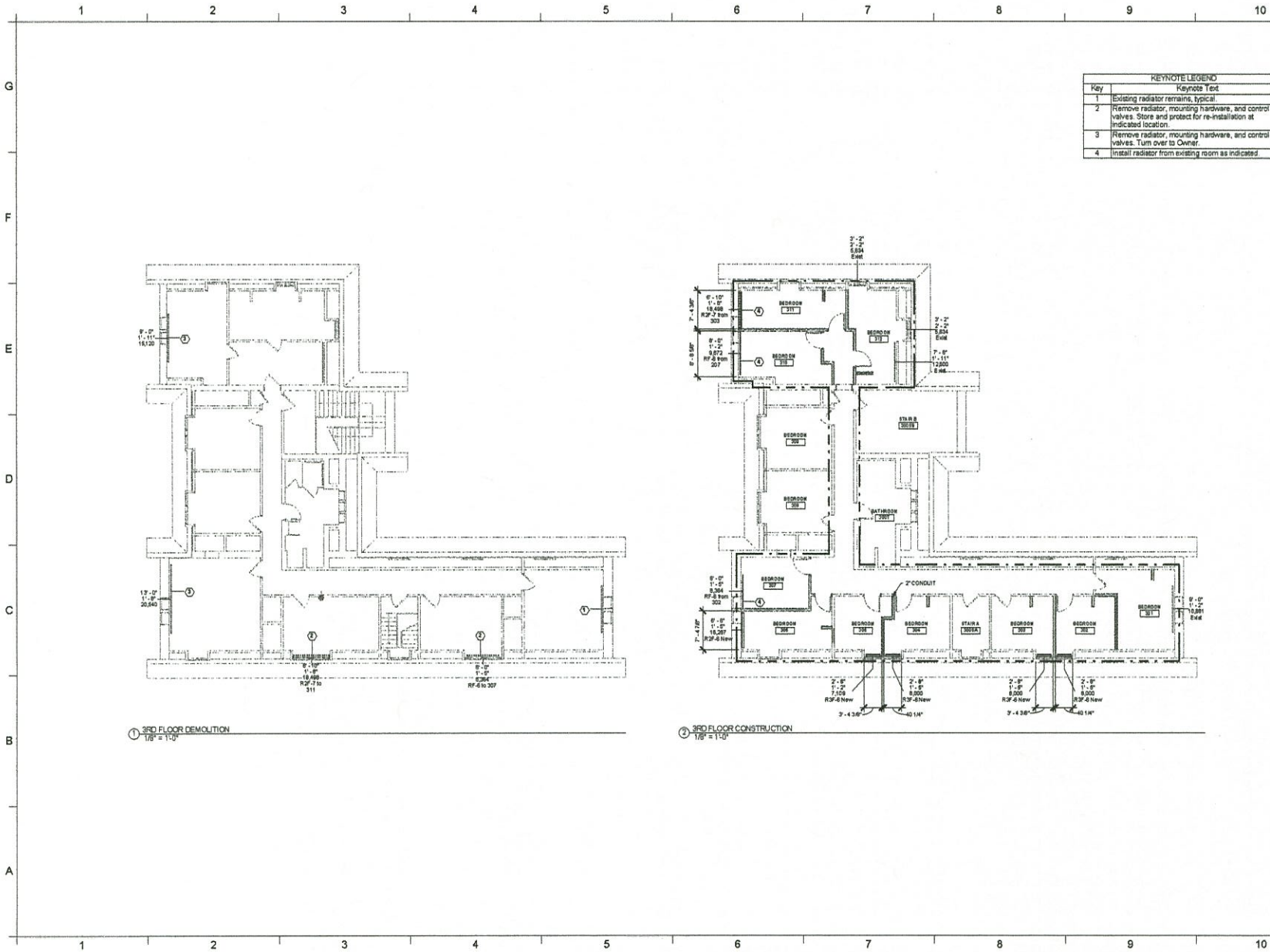
DATE: 05/01/2013  
PROJECT: 12076  
OWNER:  
DRAWN BY: FS

2ND FLOOR  
HVAC



**M102**

1 2 3 4 5 6 7 8 9 10



KEYNOTE LEGEND	
Key	Keynote Text
1	Existing radiator remains, typical.
2	Remove radiator, mounting hardware, and control valves. Store and protect for re-installation at indicated location.
3	Remove radiator, mounting hardware, and control valves. Turn over to Owner.
4	Install radiator from existing room as indicated.

**HOLT** ARCHITECTS  
 Architecture  
 Planning  
 Interior Design  
 217 South Aurora Street  
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 P 607.273.7666 F 607.273.8491

**PROJECT**  
 PRINT  
 NOT FOR CONSTRUCTION  
 OR BIDDING

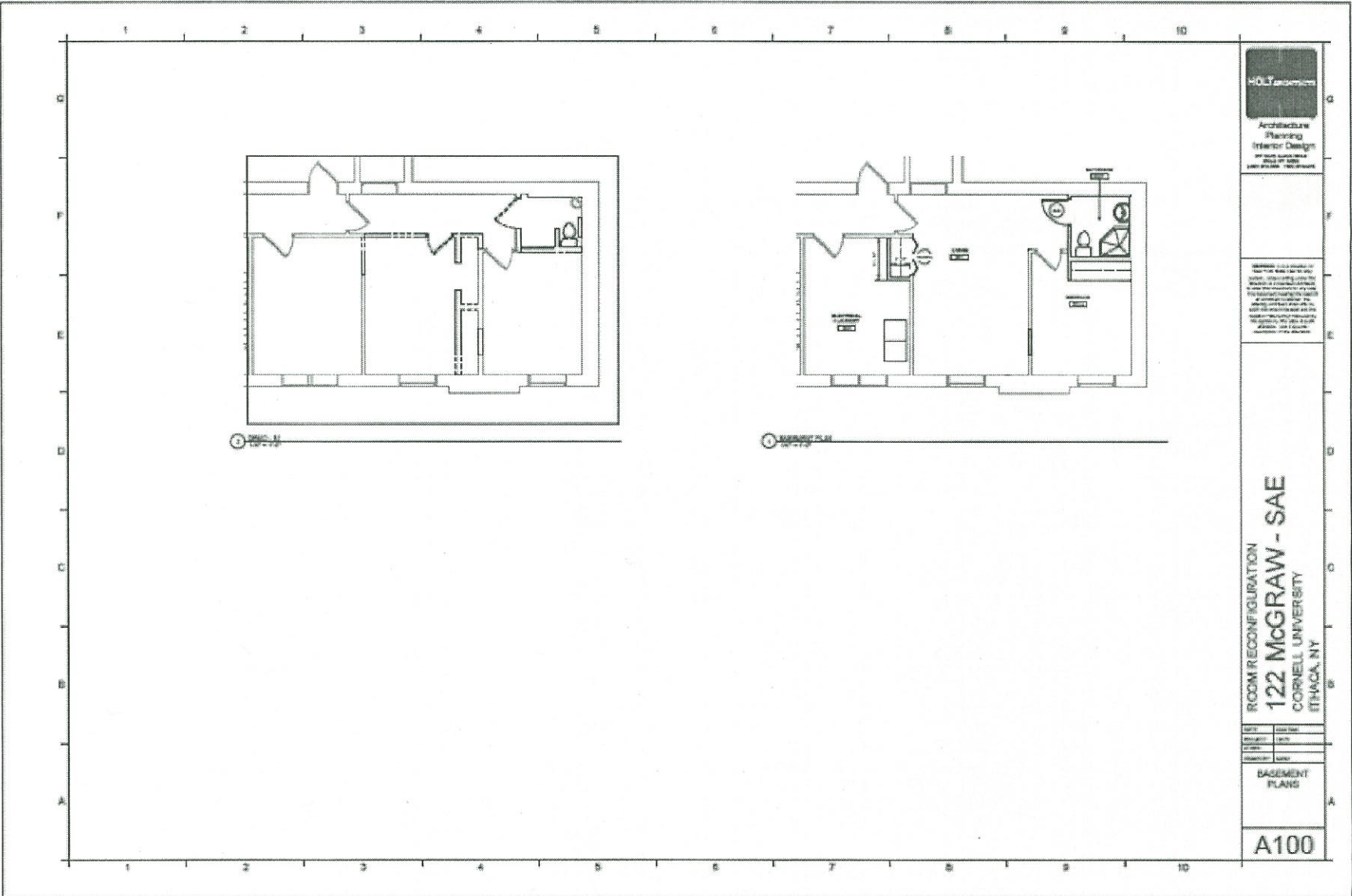
**Tartem**  
 110 South Albany Street  
 Ithaca, New York 14850  
 607.277.1119  
 www.tartem.com

ROOM RECONFIGURATION  
**122 MCGRAW - SAE**  
 CORNELL UNIVERSITY  
 ITHACA, NY

DATE: 05/01/2013  
 PROJECT: 13079  
 OTHER:  
 DRAWN BY: GD

3RD FLOOR  
 HVAC

**M103**



Architecture  
Planning  
Interior Design

1000 STATE STREET  
ITHACA, NY 14850  
607-255-1100  
www.holyarch.com

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ROOM RECONFIGURATION  
**122 MCGRAW - SAE**  
CORNELL UNIVERSITY  
ITHACA, NY

DATE:	2011.04.20
SCALE:	1/8" = 1'-0"
PROJECT:	122 MCGRAW - SAE
DESIGNER:	HOLY ARCHITECTURE

BASEMENT  
PLANS

A100



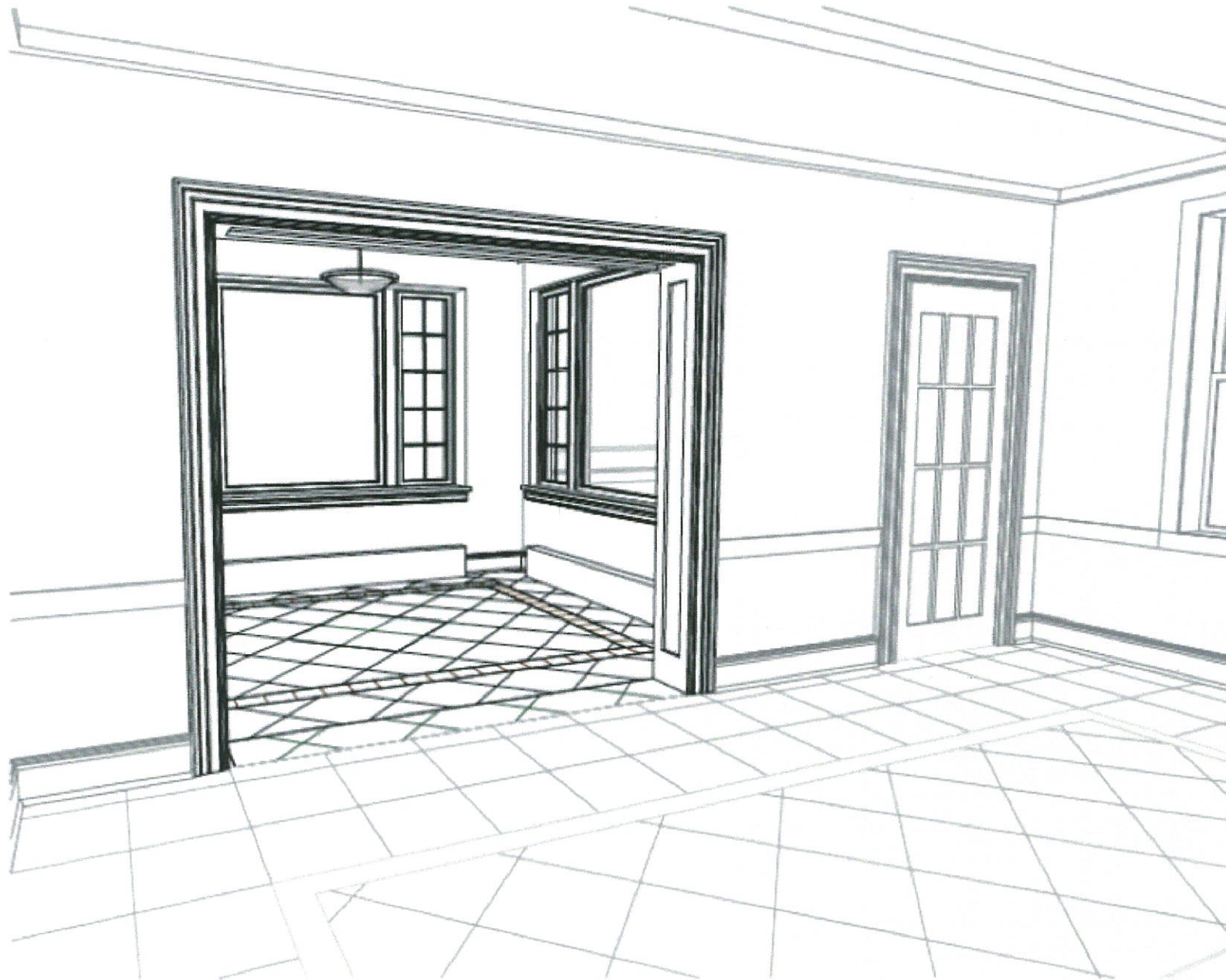
West Elevation  
N.T.S.

Lakeview Lounge  
Window

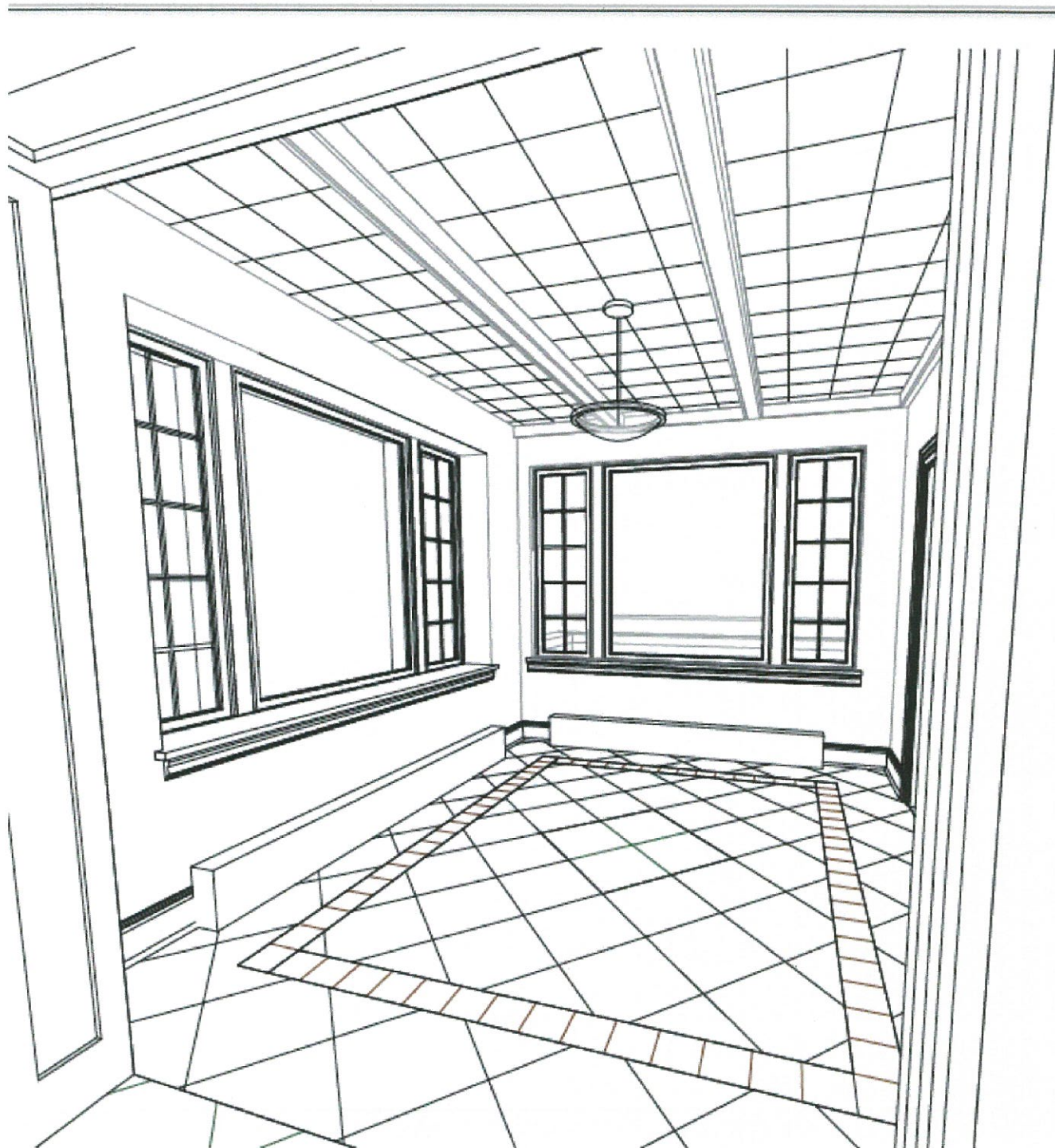


North Elevation  
N.T.S.

Lakeview Lounge  
Window



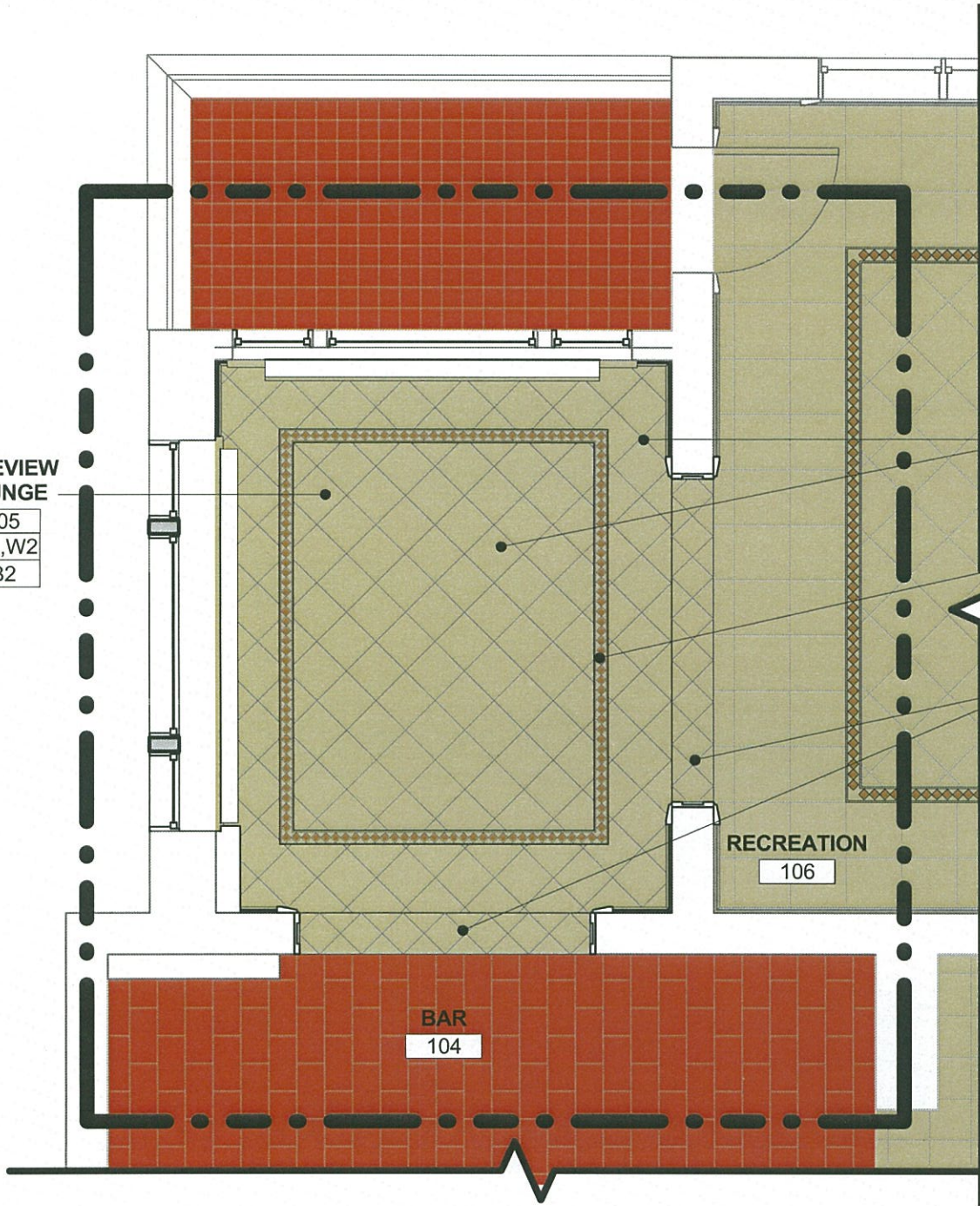
**Lakeview Lounge - View from Recreation Room**  
**HOLT Architects** **March 2013**





LAKEVIEW  
LOUNGE

105
W1,W2
B2



**FIELD TILE:**  
12" X 12" THRU BODY PORCELAIN  
CERAMIC TILE TO MATCH EXISTING  
**COLOR:** RIALTO BIEGE BY DEL CONCA

**ACCENT TILE:**  
4"x12" NOCE & CHIARO TRAVERTINE  
NATURAL STONE LISTELLO TILE

**TRANSITION TILE:**  
THRU BODY PORCELAIN CERAMIC  
TILE TO MATCH EXISTING  
CUT TILE TO SIZE TO FIT DOOR  
OPENING WIDTH, V.I.F.  
**COLOR:** RIALTO BIEGE BY DEL  
CONCA

<b>OPTION 2</b>	<b>6/7/2013</b>
<b>RFI-01 LAKEVIEW LOUNGE TILE</b>	
ROOM RECONFIGURATIONS	
122 McGRAW PLACE - SAE	
HOLT Architects	2012-075

SAE Hillcrest

**Completed Projects**

**14 June 13**

<b>Start Year</b>	<b>Project Title</b>	<b>Cost</b>
2011	Hillcrest Makeover for Campus Life occupancy	\$290,198
2013	Reconfiguration Study	\$69,000
	Reconfig Construction	\$335,000
<b>Grand Total for all Projects</b>		<b>\$694,198</b>

SAE Hillcrest

**Planned Projects**

**8 June 13**

<b>Start Year</b>	<b>Project Title</b>	<b>Estimated Cost</b>
2013	Room Reconfiguration, Lakeview Lounge, Apartment	\$335,000
2014	Kitchen Update Study	\$2,650
2014	Replace New Wing Roof Membrane	\$79,500
2015	Window Replacement	\$302,400
2015	Replace Deck and Flat Roof	\$168,000
2016	House Re-occupancy	\$10,900
2016	Kitchen Upgrade	\$280,000
2017	Chapter Room Makeover	\$168,000
2018	Dining Room Improvements	\$63,500
2018	Common Area Finishes	\$115,000
<b>Grand Total for all Projects</b>		<b>\$1,524,950</b>

\* Current Estimate includes escalation at 3% per year

## Future (unplanned) Projects

Priority	Project Title and Scope	Estimated Cost
2 - Medium	<b>Enclose fire exit for New Wing</b> Current fire escape would not meet code. Should be replaced with enclosed stair in fire rated enclosure with exterior to match that of new wing.	\$157,000
2 - Medium	<b>Install new water heater</b> Install new 199,000 btuh input gas-fired water heater and 200-gal storage tank with circulation pump between tank and heater.	\$5,848
2 - Medium	<b>Switch Sanitary Main</b> Reconnect main sanitary sewer line from existing clay pipe to cast iron pipe installed w/ New Wing. Both feed into Stewart Ave, below.	\$7,700
3 - Low	<b>Elevator for accessibility</b> Provide elevator or lift for accessibility from ground floor to New Wing and Dining Room.	\$278,000
3 - Low	<b>Guard rail protection in parking lot</b> Landscape, terrace, and/or provide guard rail along south side of parking lot to protect steep drop.	\$15,700
3 - Low	<b>Parking lot lighting</b> Provide two additional building-mounted parking lot lights for safety and security. Use HID fixtures.	\$7,568
3 - Low	<b>Replace Dumpster Enclosure</b> Install masonry enclosure for trash and recycling containers in parking lot to conceal them from view and improve overall appearance.	\$34,228
3 - Low	<b>Roof - Gable Cover for New Wing</b> Install new slate roof over New Wing with color to match that of slate roof on main house.	\$390,000
3 - Low	<b>Roof - Replace Roof on Main House</b> Replace terra cotta roof.	\$217,150
<b>Grand Total for all Projects</b>		<b>\$1,113,194</b>