

The study estimated that the college would have to spend \$97 million for new construction and \$48 million for rehabilitation of existing buildings in Willowbrook. Other costs — including external roadwork, creation of more parking, upgrading utilities, site development, demolition — plus inflation, would total \$196 million at midpoint of construction.

By contrast, using the St. George site would cost an estimated \$224 million at the midpoint of construction, assuming more property was obtained; the Sunnyside site would cost \$198 million; and the Ocean Breeze site would cost \$249 million.

Time was another factor for the development of an entirely new campus," the study said. Moreover, it said, the site's 110 acres would allow for future growth, the location provides ample access to transportation, and the community is supportive of plans to build a college there.

However, the site is only 8 feet above sea level, which means the entire campus would have to be constructed on raised platforms to protect the buildings from flooding. The platforms would boost construction costs by \$20 million.

Volpe, who for years has advocated building a new campus in Ocean Breeze, said he is now enthusiastic about the Willowbrook site. "I always thought Willowbrook would be a magnificent site, but I was hesitant about adapting hospital-type buildings for use as a college," he said.

But when he finally walked through the campus and the buildings last fall, he said, "I became excited.

"I think Willowbrook will provide the kind of campus for this college that its educational mission deserves. I see this becoming one of the major campuses within CUNY (City University of New York) and one of the most beautiful campuses."

amined in the study. Volpe said Peter Capone, president of firm which conducted the study, predicted that "if all goes well," the college could be relocated to Willowbrook within four years.

"I think that's a bit optimistic, but even if we had some of the buildings in use by then" he would be satisfied, Volpe said.

It could take longer to consolidate at the other sites, the study said: Builders have to start from scratch at the Ocean Breeze site; community opposition would slow expansion at the Sunnyside campus, and it would take years to acquire enough property for expansion in St. George.

The study concluded that the only hindrance at the Willowbrook site is demolition of buildings that would not be renovated, but "that is not seen as significant."

"No unusual site conditions are present which should prove burdensome in costs," authors of the study wrote. "Construction may be easily staged and completed to allow controlled transfer of existing facilities to the new campus. The campus and proximity to major thoroughfares will prove to be a catalyst in the development of the Willowbrook area."

Of the other sites, the study noted that land is scarce in St. George, and that in Sunnyside, land adjacent to the site is expensive, hilly and unsuitable for college facilities.

Consolidating CSI at Sunnyside could only occur with the construction of high-rise structures packed closely together, which would ruin the look of the campus and meet with strong community resistance, the authors of the report said.

"In the final analysis, the disadvantages of a limited site, unfavorable community response, potential delays and a compromised land-use plan overcame the advantage of building around the existing nucleus of the college," the study said about the Sunnyside site.

The Ocean Breeze site "presents a unique opportunity