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has been made to keep costs of the new campus down."

In July, Volpe said \$18 million had been trimmed from the price of the campus by scaling back the size of several buildings, including the gym, the pool, the cafeteria, the library, the theater and some science laboratories.

In another statement, Volpe compared the construction costs at Willowbrook favorably with the costs of recent construction at other CUNY campuses, including Hostos Community College in the Bronx, which paid more than \$310 per square foot for a new building.

Experts in the field say gauging CSI's costs is difficult, because few schools close one or two campuses while opening another. However, officials at two schools — one of which is completing such a move, while another is planning one — say the cost of building brand new campuses with more space than planned for CSI should not exceed \$150 million.

Steven Glaznor, a spokesman for APPM, said the \$100 per square-foot figure was arrived at by asking college development officials what it would cost them to rebuild their campuses if they built on unoccupied land.

However, Glaznor did acknowledge that construction costs in New York are higher.

Harvey Kaiser, vice president for development at Syracuse University, an expert on college development and construction, and the author of several articles on the subject, said construction costs for New York City range from \$200 to \$250 per gross square foot for new construction. Kaiser's estimates seem to be in line with the actual figures encountered by CSI planners. The per-foot figures presumably do not include the cost of such extras as demolition and asbestos removal, or other "infrastructure" site work such as sewers and sidewalks.

Construction costs, calculated on a square-footage basis, can vary with the type of building being constructed, according to Kaiser. For instance, a library

with few walls and much open space costs less to build than a science building which requires extensive wiring and plumbing.

Kaiser refused to comment directly on the cost of the CSI project, saying he would first have to see detailed plans. He said the projected \$400 million cost might be justified if it included the purchase price of the land and the cost of constructing an electrical substation to provide power for heating and air conditioning units.

CSI did not have to purchase any land for the new campus. Ownership of the 204-acre site was transferred from one state agency, the Office of Mental Retardation/Developmental Disabilities, to another, the state Dormitory Authority.

Also, the new campus will be able to utilize the power plant used by the former Willowbrook State School. Thus far, \$11.8 million has been allocated to refurbish the power plant.

Ever since Richmond College, a two-year upper college located in St. George, merged with Staten Island Community College in Sunnyside, to form CSI in 1976, there have been efforts to unify the campuses.

At one time, the school planned to move into a 110-acre site in Ocean Breeze. The plans went as far as transferring ownership of the land from the state Department of General Services to the state Dormitory Authority.

But these plans were scrapped when the state announced it was closing the Staten Island Developmental Center. Officials said the Willowbrook site offers better transportation and reduced construction costs because the school might be able to use existing buildings.

However, even that solution had its drawbacks. Peter Capone of Edward Durell Stone Associates, the firm that drafted the master plan, pointed out that the size and conditions of existing structures did not allow for their use as a cafeteria and student center, something called for originally.

Current plans call for renova-

tion of 14 buildings into classrooms and offices. The 12 academic buildings will cost \$59 million while the tab for the two administration buildings is put at \$18.5 million.

Five new buildings will go up on the site — a theater and performing arts center for \$39.7 million; a \$34.5 million science building; a \$20 million library; a \$21.5 million gym and day-care center; and a student center, which is expected to cost \$17 million.

A cost estimate provided to state budget makers last week by college officials, shows CUNY also will pay \$9.4 million for demolition of 16 of the site's 30 buildings; another \$18.6 million for "infrastructure" work, including installation of water and sewer lines, electrical cable and computer lines; and \$30.4 million for "sitework" — construction of roadways leading to and from college entrances, parking lots, foot paths and landscaping.

Also budgeted is \$18.1 million for asbestos removal.

The new campus will contain 596,878 net square feet of space (not the greater gross square footage, used to calculate costs), up from 438,282 square feet of space, a gain of 158,647 square feet — or more than 26 percent. More than half the space gained, 82,000 square feet, will be used to house college administration and business offices — a figure development experts say is not out of the ordinary.

Although uncommon, it is not unheard of for colleges to consolidate their campuses.

Emerson College, a communications arts school in Boston with 2,500 students, located in more than a dozen brownstones scattered throughout the city's Back Bay section, is about to move to nearby Lawrence, Mass.

William Harrold, director of college relations at Emerson, said the school will move to an 84-acre campus that is part of an urban renewal project. The new property, he said, cost \$2.1 million.

Twelve buildings encompassing 500,000 gross square feet of space will be constructed on the new campus, he said, including high-tech radio and television broadcasting facilities and new theaters. The school is best known for its broadcasting and theater de-

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