



G3 ARCHITECTURE INTERIORS PLANNING

NEW YORK · NEW JERSEY · CONNECTICUT · FLORIDA



HIGHER EDUCATION

G3ARCH.COM

FIRM PROFILE

G3 Architecture Interiors Planning (G3) is an architecture firm with deep expertise in higher education master planning and transformative interior renovations. Founded in 1994, our clients include institutions, corporations, developers, and property owners. With 35 employees, in 4 offices, we are large enough to handle substantial projects, but small enough to bring a senior-level staff member well-versed in all aspects of design and construction to every single project. Our team of professionals has been working in the field for a long time. We take great pride in our work.

HIGHER EDUCATION

G3's portfolio includes projects for New York University, Stevens Institute of Technology, SUNY Empire State College and multiple projects for the Connecticut State Colleges and Universities (CSCU). Bill MacIntosh, RA LEED AP leads our higher education practice. An architect with over 30 years of experience, his specialties are facility planning and renovations. Mr. MacIntosh has worked with both private and public institutions on urban and rural campuses. His recent projects for G3 include several master plans for CSCU, including two that met needs with "net zero expansion". His experience prior to joining G3 includes projects at Bard, Pratt, Yale, MIT, UVA, Colby, UC Santa Cruz, CUNY and Lincoln Center.

OFFICES

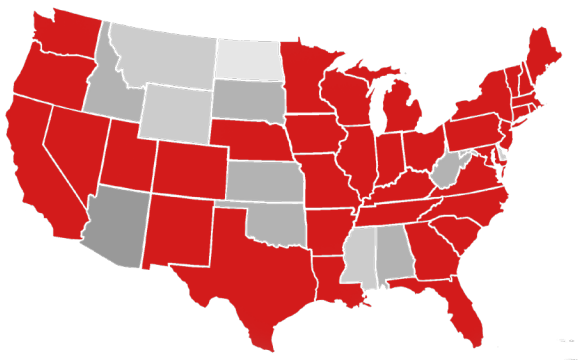
New York, NY - 1991
Stamford, CT - 1998
Miami, FL - 2005
Elmwood Park, NJ - 2008

SERVICES

Architectural Design
Master Planning
Feasibility Studies
Interior Design
Workplace Strategy
Branding
Real Estate Evaluation
Façade Inspection
Code and Infrastructure Upgrades

STATISTICS

Projects in 37 States and 10 Foreign Countries
Over 40,000,000 Square Feet of Projects
37 Employees
10 Registered Architects
10 LEED Accredited Professionals
Licensed in 22 States and Provinces



U.S. Experience



Worldwide Experience

PHILOSOPHY

LISTENING TO OUR CLIENTS

Our work is based on our client's needs rather than a predetermined design agenda or style. We ask a lot of questions and listen carefully. Truly understanding the reasons that drive a client's preferences and requests allows us to fulfill and exceed their expectations, and to really advocate for our client.

ALIGNING FACILITIES AND MISSION

Master planning is mission-driven, firmly grounded in an understanding of your institutional culture and objectives. Our work combines analytic discipline with creative vision. We first aim to understand your unique current conditions and strategic goals. Only then do we proceed to define your facility needs. We do this in a manner that is transparent and easily understood, so priorities can be discussed and vetted. We employ our expertise and creativity to support your success, by framing planning solutions that serve as road maps to guide capital investment.

CLIENT SATISFACTION

G3's long track record with many clients speaks to the consistently high level of service we provide. Our multi-year relationship with the Connecticut State Colleges and Universities is one such relationship. Tishman Speyer Properties has been a client of ours for over 20 years and over 1,000 projects, where we have worked on some of New York City's most iconic buildings. We will aim to provide the same responsive and excellent level of service to you.

DOING MORE WITH LESS

Faced with unprecedented cost pressures, it is more important than ever that colleges and universities make the most of available funding. G3 has deep expertise collaborating with our clients to define projects that maximize the impact of your funding in designs that are highly functional, flexible, and inspirational.



20-year relationship between Tishman Speyer Properties & G3

"The G3 team led by Bill MacIntosh has performed flawlessly. Their critical analysis and the diverse opportunities explored have been exceptional. My system views their work produced to date as second to none and are proud to have been part of the work product."

Keith Epstein

*VP for Facilities, Real Estate & Infrastructure Planning
Connecticut State Colleges and Universities*

EXPERTISE

STRATEGIC CAPITAL PLANNING

Collaborating with colleges and universities to frame capital projects is a core strength for us at G3. Your strategic goals for academics and operations are the foundation for our work. As a result, our planning reflects your unique situation and requirements. We frame facility needs through a data-driven process, explore options, and arrive at solutions that are creative, cost effective, and responsive. We have a successful track record building consensus for facility plans that serve as effective road maps for investment in new, renewed and relocated facilities.

VISION TO REALITY

Our senior project managers are registered architects with deep knowledge of the local building codes and construction environments. Many of our projects are renovations with complex technical requirements and buildings remaining in continuous operation. This expertise realizing designs in challenging environments informs our planning work. We know what is possible and how to unlock opportunities. This knowledge provides exceptional value to our clients. Our planning and design proposals not only have vision, but also are grounded in an understanding of what is possible within given constraints.

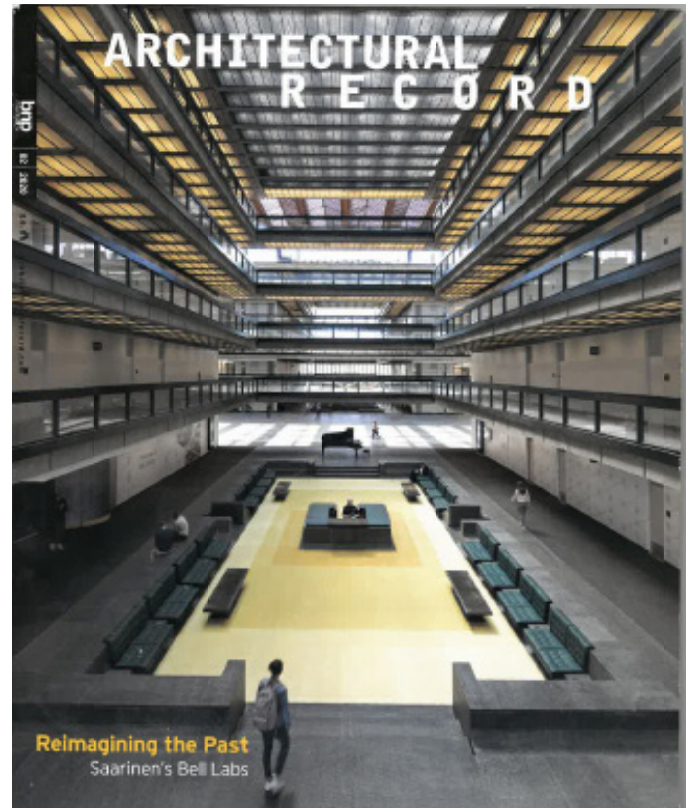


Kline Commons, Bard College

TRANSFORMATIVE RENOVATIONS

G3 specializes in renewing older facilities to meet current and future needs. We believe this expertise is especially valuable, as schools, colleges and universities search for ways to optimize existing assets and adapt obsolete facilities to support new modes of learning, better technology and a more diverse student body.

Our expertise lies in finding the full potential to repurpose and activate underused space to make the most of your facility. One of our most notable recent projects, Bell Works, entails the transformation of an iconic 1960's era Eero Saarinen building, into a mixed use "metrourb". We repurposed older lab space to be vibrant spaces for work, shopping, learning and wellness. The project was featured on the cover of Architectural Record magazine, February 2020. Bell Works encompasses a dynamic mix of activities under one roof, in an older building with unique context and infrastructure.



Bell Works on cover of *Architectural Record*, February 2020



Bell Works - Holmdel, NJ - Associate Architect: G3 Architecture Interiors Planning

SELECT PROJECTS

- CT STATE GATEWAY
Transportation Education Center (TEC) Master Plan
- CONNECTICUT STATE COMMUNITY COLLEGES
Guided Pathway Advisors Space Optimization Plan
- GATEWAY COMMUNITY COLLEGE
One-Stop Facility Plan
- CAPITAL COMMUNITY COLLEGE
Master Plan
- MIDDLESEX COMMUNITY COLLEGE
Master Plan
- SUNY EMPIRE STATE COLLEGE
Renovation
- EASTERN CONNECTICUT STATE UNIVERSITY
Library Renovation Plan
- BARD COLLEGE
Kline Commons Expansion Renovation Plan
- STEVENS INSTITUTE OF TECHNOLOGY
Library Renovation
- SOUTHERN CONNECTICUT STATE UNIVERSITY
Strategic Space Planning Studies

CT STATE GATEWAY TRANSPORTATION EDUCATION (TEC) CENTER MASTER PLAN

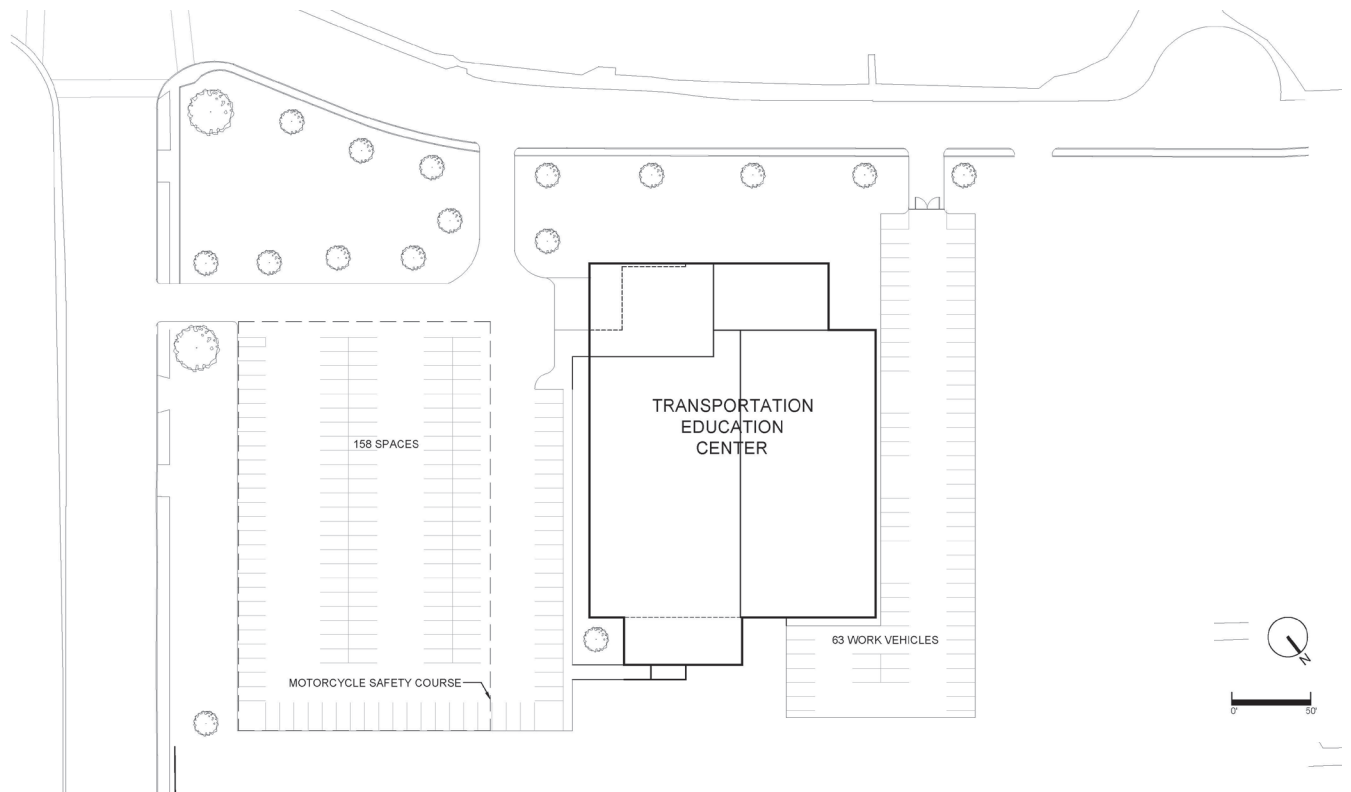
New Haven, CT

Training students for emerging transportation technologies is a key need for the State of Connecticut. To address this need, CSCU retained G3 to develop a Master Plan for a new facility to replace Gateway's obsolete Automotive Facility in leased space in North Haven with a new state-of-the-art Transportation Education Center - Gateway TEC. The facility will be resource for training students in not only the New Haven area, but also state wide, given the recent consolidation of CSCU's twelve community colleges into CT State.

Gateway's current North Haven auto program focuses entirely on Internal Combustion (IC) technologies. The new facility will provide space for hands-on learning in electric vehicle (EV) technologies maintenance, as well internal combustion systems. Given the need to service the state's commuter railroads and aviation industries, the building has the capacity to service these programs in the future.

G3 researched comparable transportation technology facilities to inform the projects, led a robust needs analysis with Gateway and CSCU leadership, and faculty. The new facility has high-bay automotive labs are paired with nearby specialize classrooms for general automotive training and for Gateway's GM and Honda industry partner programs. Gateway TEC also has general classrooms so students can take required general education courses on site without having to shuttle to and from the main campus.

The project location remains to be confirmed. G3 prepared a conceptual site plan to assess the land area needed for access, parking, service vehicles, the building and open space. The floor plan reflects an efficient layout to maximize net teaching space within available funding. A welcoming entrance and adjacent multipurpose room can host student events, job fairs and the nearby community.



Site Plan

CONNECTICUT STATE COMMUNITY COLLEGES GUIDED PATHWAY ADVISORS SPACE OPTIMIZATION PLAN

Multiple Campuses

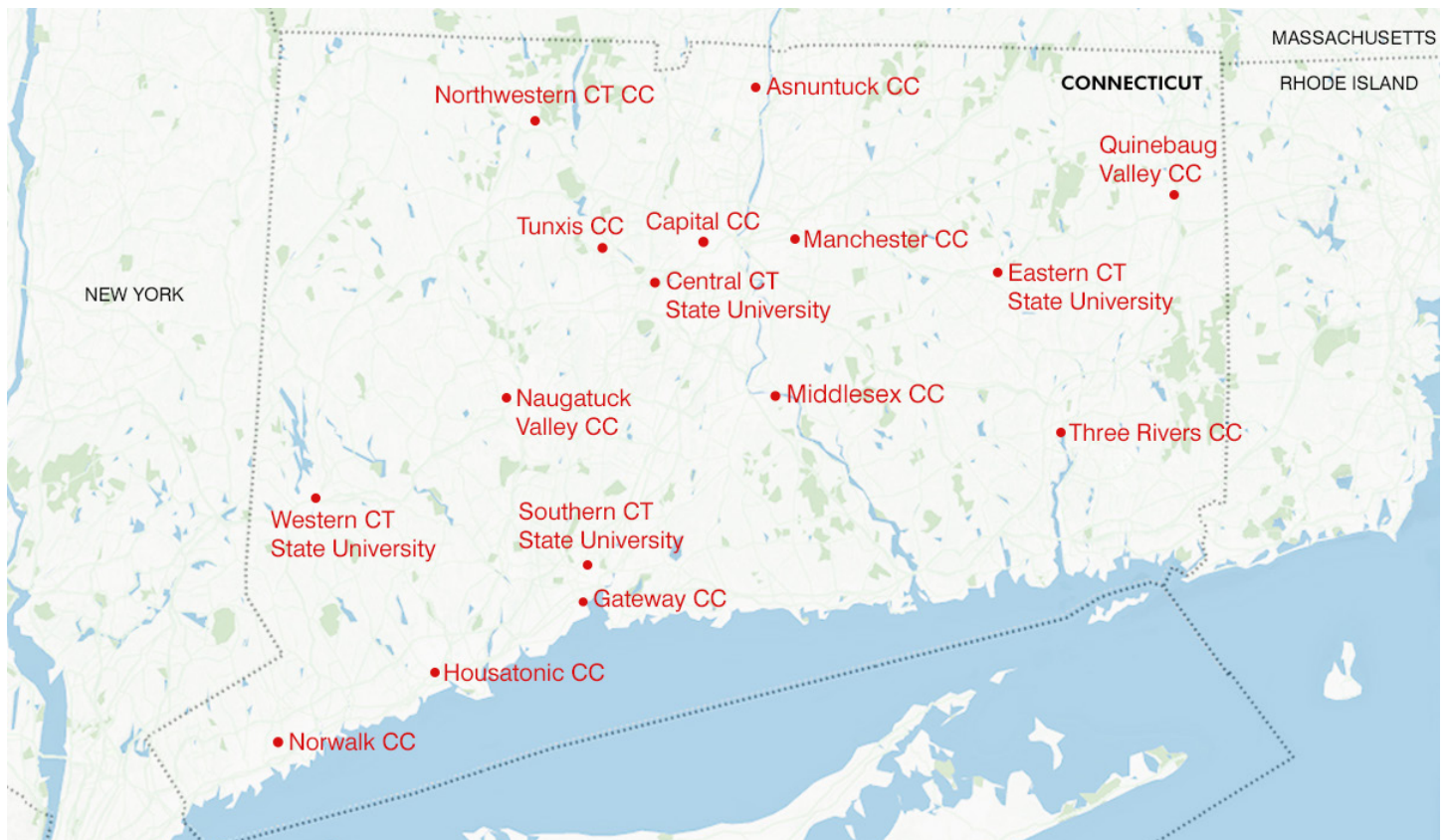
In 2021, CSCU launched an important strategic initiative at each of its sixteen community college campuses – the Guide Pathway Advisors. With GPA, each community college student has his/her own individual advisor assigned for the first time. By enhancing advising, CSCU aims to improve student success and retention.



GPA necessitated adding 200 additional personnel across sixteen campuses over several months - a dramatic change made more urgent given the need to support retention and revenue coming out of Covid. Funding and schedule constraints did not allow facility expansion for GPA.

Using a collaborative, transparent and data-driven approach, G3 identified opportunities to optimize space use at each campus to accommodate the added staff for this important program. The work entailed analysis and fast-tracked exploration of alternatives before selecting the preferred approach. The implementation was two part. The Interim Plan identified space for advisors in the near-term with furniture and cubicle solutions. The Preferred Plan typically entailed some renovations for better long-term functionality.

G3 successfully completed the detailed space planning to optimize available space for GPA in February 2022. The program has already improved student success.



GATEWAY COMMUNITY COLLEGE ONE-STOP FACILITY CONCEPT PLAN

New Haven, CT

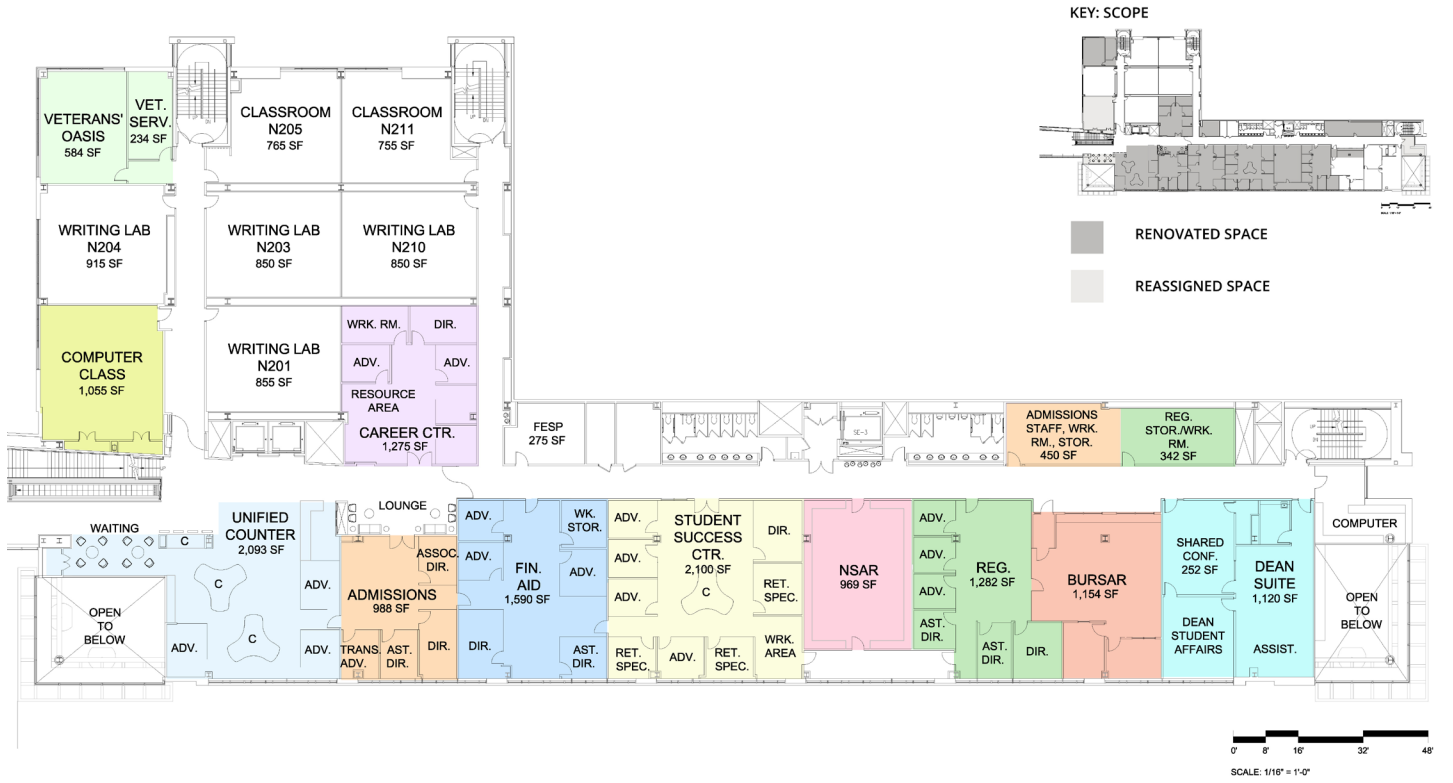
Located in downtown New Haven, CT, Gateway occupies a pair of buildings that opened in 2012. G3 was hired early in 2020 to develop a renovation concept design to reimagine GCC's student services areas. A key feature was a One-Stop facility to provide a more welcoming, user-friendly experience for students. The College considers the project essential for their strategic goal of supporting student recruitment and retention.

G3 led a comprehensive analysis and space programming process to understand needs and

opportunities to use space more effectively. The design team explored options for relocating, reallocating and renewing space on the second floor of the North Building, totaling 15,000 square feet. The team led the College committee to consensus on a preferred concept design. G3 found the extra space needed for the One-Stop by relocating a computer lab and making more efficient use of other areas. The team then developed a phasing plan and cost estimate for the College and CSCU to set the budget and implement the project, which is currently in a fundraising phase.



Gateway Community College



Proposed Renovation Plan



Rendering of One-Stop Concept Design

CAPITAL COMMUNITY COLLEGE MASTER PLAN

Hartford, CT

The 2020 Master Plan for Capital is one of several G3 has provided for the Connecticut State Colleges and Universities at its campuses across the State of Connecticut. Their student bodies reflect a broad diversity of race, income level, and backgrounds. Accordingly, CSCU is an important engine for economic development and personal advancement for many students. Data-driven, comprehensive and creative master planning is essential to CSCU leadership for decision making on the allocation of scarce resources between campuses.

Capital occupies a vertical campus of 328,000 GSF, in a former department store in downtown Hartford, CT. Unchanged in the decade since it opened, the College knew it needed to update its plan to fit its mission. By repurposing underused space, G3 was able to provide growth for key initiatives with “net zero expansion” to the College.

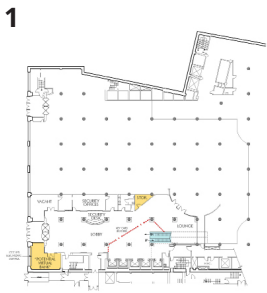
The plan reimagines CCC’s vertical campus to be a more welcoming, secure, and effective environment for learning and student success. Recommended façade improvements were well-received by historic preservation officials. Mr. MacIntosh presented the plan at Capital’s Spring Convocation in January 2020. CSCU is already starting to implement some early projects.

“I’d like to express my deepest gratitude to the G3 team for the master plan you produced that truly reflects what’s possible for our unique downtown location. The plan and the process has strengthened and reinvigorated our campus community and we can’t wait to make the plan a reality.”

*G. Duncan Harris, Ed.D.
CEO, Capital Community College*



Enhanced Exterior Signage and Lighting



Scope Summary - Floors 1-4



Existing Lobby View



Proposed Lobby Improvements



Proposed Student Dining / Lounge & Acoustic Skylight

MIDDLESEX COMMUNITY COLLEGE MASTER PLAN

Middletown, CT

Located in Middletown, CT on a gently sloping site, Middlesex Community College occupies four main buildings. As the college enrollment has grown over the years, the facilities have expanded proportionately, resulting in a significant space deficit. Building obsolescence is also a challenge. Most buildings have not had any comprehensive renovation since opening over 40 years ago. Unlike many community colleges that are connected as a single, integrated complex, MxCC is housed in four separate buildings.

G3's Master Plan update for MxCC addressed each of these challenges. The recommendations included two major additions that both expand and connect

existing buildings while allowing swing space for comprehensive renovations. The Plan addresses the College's highest need – state of the art STEM labs – in new construction that links two “bar buildings”, Snow and Wheaton Halls, creating a unified STEM complex with student gathering space. An addition to Founders Hall creates a welcoming and attractive campus entrance, relocating a loading dock. The addition provides space for a One-Stop area for Admissions and other departments to support student recruitment and retention. Other recommended projects fix outdated infrastructure and create a central, unifying quadrangle to guide future development.



Proposed Addition, Founder's Hall



Long-Term Site Plan



Proposed STEM Addition Linking Renovated Snow and Wheaton Halls

EMPIRE STATE COLLEGE

New York, NY Various Projects

Empire State College, one of the thirteen arts and science colleges of the State University of New York, is a multi-site institution offering associate, bachelor's, and master's degrees. G3 worked with Empire State College in the development of both their teaching environments and their offices for over fifteen years. Our projects have been executed in lower Manhattan, Staten Island, and Westchester, Rockland and Orange Counties.

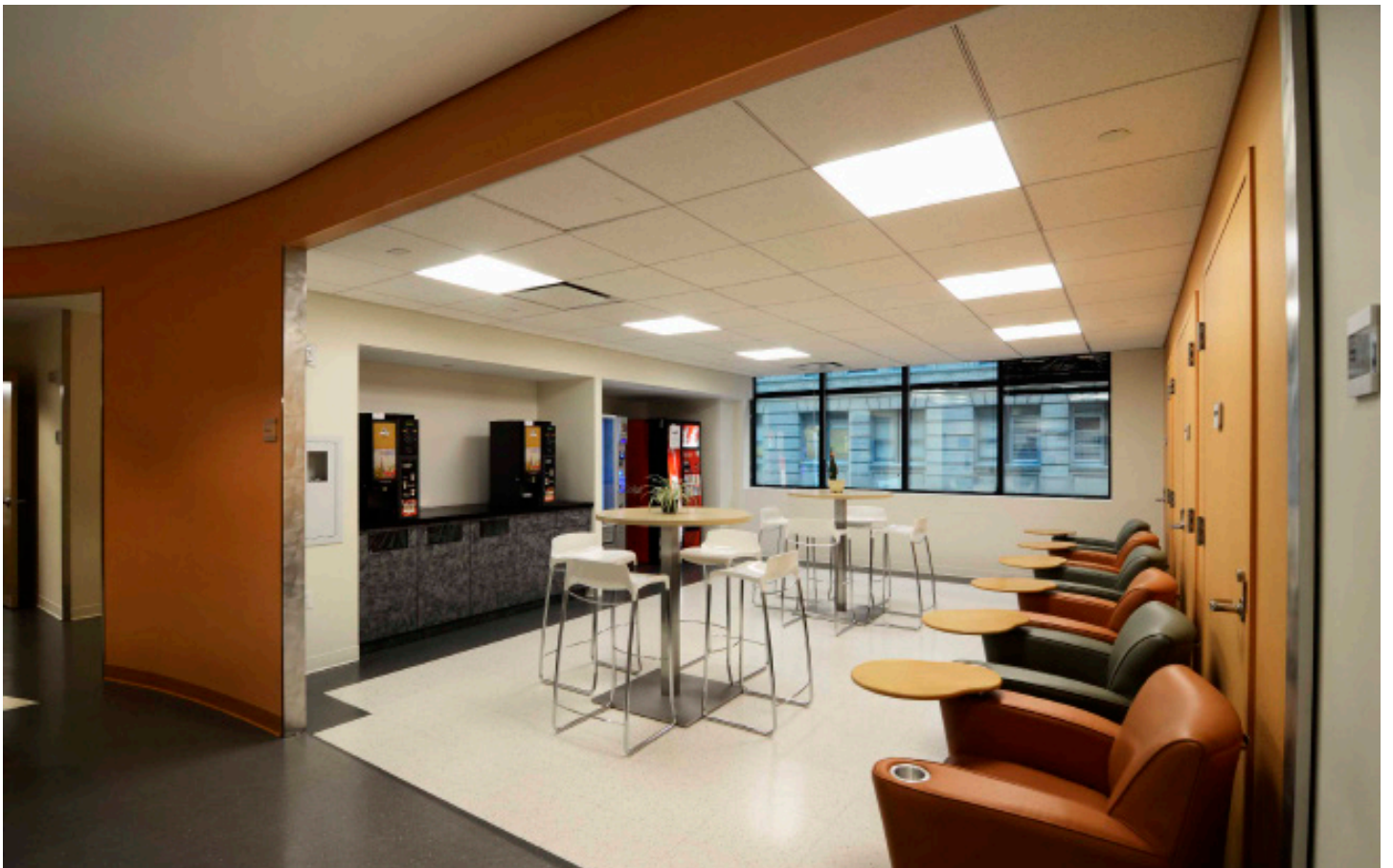
Our most recent project, in 2011, was the expansion of the New York City campus in downtown Manhattan at 325 Hudson Street. This entailed a comprehensive renovation to provide new classrooms of a range of sizes, incorporating multiple technologies, as well as new student and support areas, including faculty offices and lounges. G3 provided full design and CA services.



Entry Lobby



Office



Student Lounge

EASTERN CONNECTICUT STATE UNIVERSITY J. EUGENE SMITH LIBRARY SPACE PLAN

Willimantic, CT

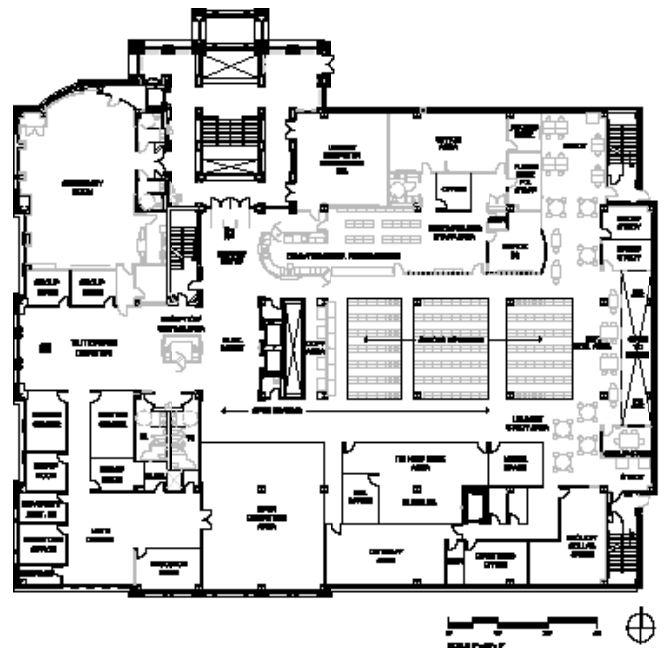
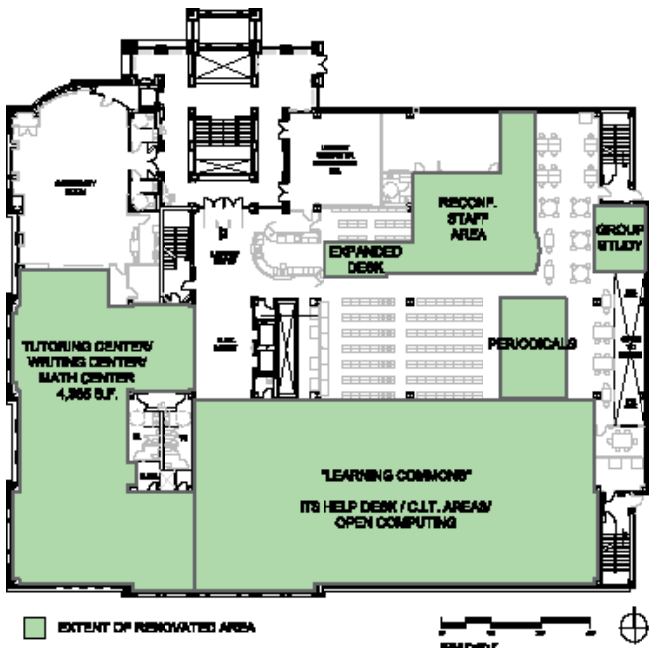
As part of a strategic initiative to support student success, Eastern's President, Dr. Elsa Nunez, envisioned relocating more student services into their 4-story library building for advising and career development. G3 was hired to lead a 5-month detailed planning study to realize this initiative and to reimagine the interior to make the best use of the available space with no net expansion. Bill MacIntosh of G3 collaborated with Scott B. Page for academic space programming and a library consultant.

The team first analyzed all existing spaces and library operations. Then they conducted a series of interviews with stakeholders to understand functional needs. The result was a detailed program of requirements documenting space and adjacency needs. The team then explored a series of space

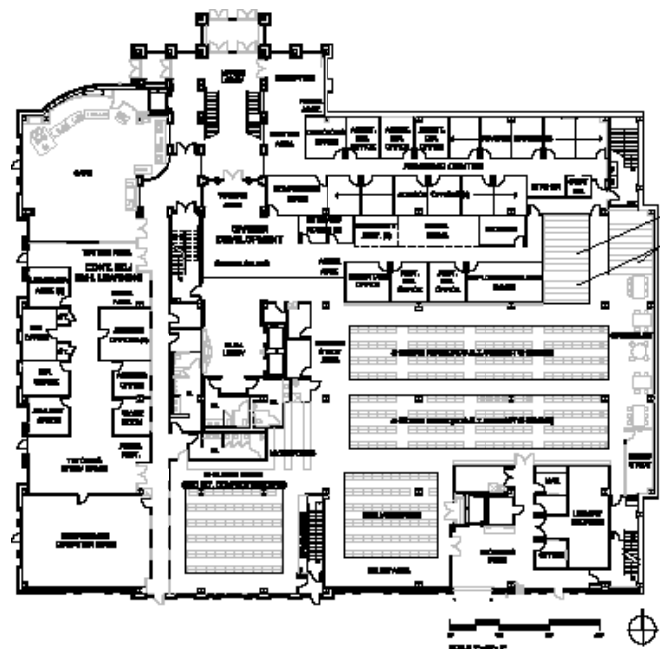
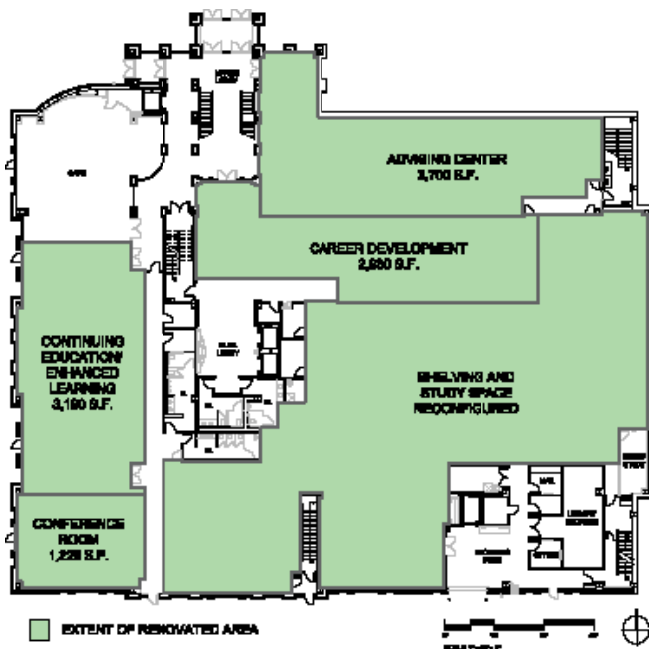
planning options for relocating and restacking functions. The planning team forged consensus on a preferred plan with the project committee including the Provost, Vice President for Administration and Facility Director. The team then refined the plan layouts, estimated cost and prepared a phasing strategy.

The result was not only reworking space, but reimagining the library to be a mixed-use hub for students to learn, collaborate, study, research and explore their future career path. Collection stacks were reduced in part to make a new Learning Commons. Cost-effective solutions were defined to minimize disruption and expense. Mr. MacIntosh reviewed the project with President Elsa Nunez, who strongly supported the renovation concept. The project is now in fundraising.





Second Floor Renovation Concept



First Floor Renovation Concept

BARD COLLEGE KLINE COMMONS*

Annandale-on-Hudson, NY

Located at the center of Bard's historic campus, Kline Commons is the main student dining facility. The 1970s-era building requires comprehensive renewal and expansion in order to support the College's goals for student life, academic and community engagement.

Bard retained G3 in 2019 to assist in obtaining financing and to serve as architect of record, in association with Cathy Simon, FAIA as design adviser.

The original programming and pre-schematic design was led by Bill MacIntosh with a multi-disciplinary consultant team in 2017, prior to joining G3. This concept design, approved by Bard's trustees in May 2017, reflects a comprehensive new vision to renew this older facility and integrate it more

effectively into its green, sloping setting. The design will engage a main open space a level above Kline, activating this heart of the campus. It will also improve the dining experience, expand academic space and provide a multipurpose student gathering area suitable for events, study, socializing and performances. The project is currently in the fundraising phase.

"Bill MacIntosh impressed everyone involved in the projects. He was professional, solution-oriented, a great listener and team player. I highly recommend Bill and G3."

*Coleen Murphy Alexander, Vice President for Administration
Bard College*



Kline Commons Proposed Addition

**Experience for Bill MacIntosh Prior to Joining G3*



Proposed Building Section



Proposed Ground Floor Plan



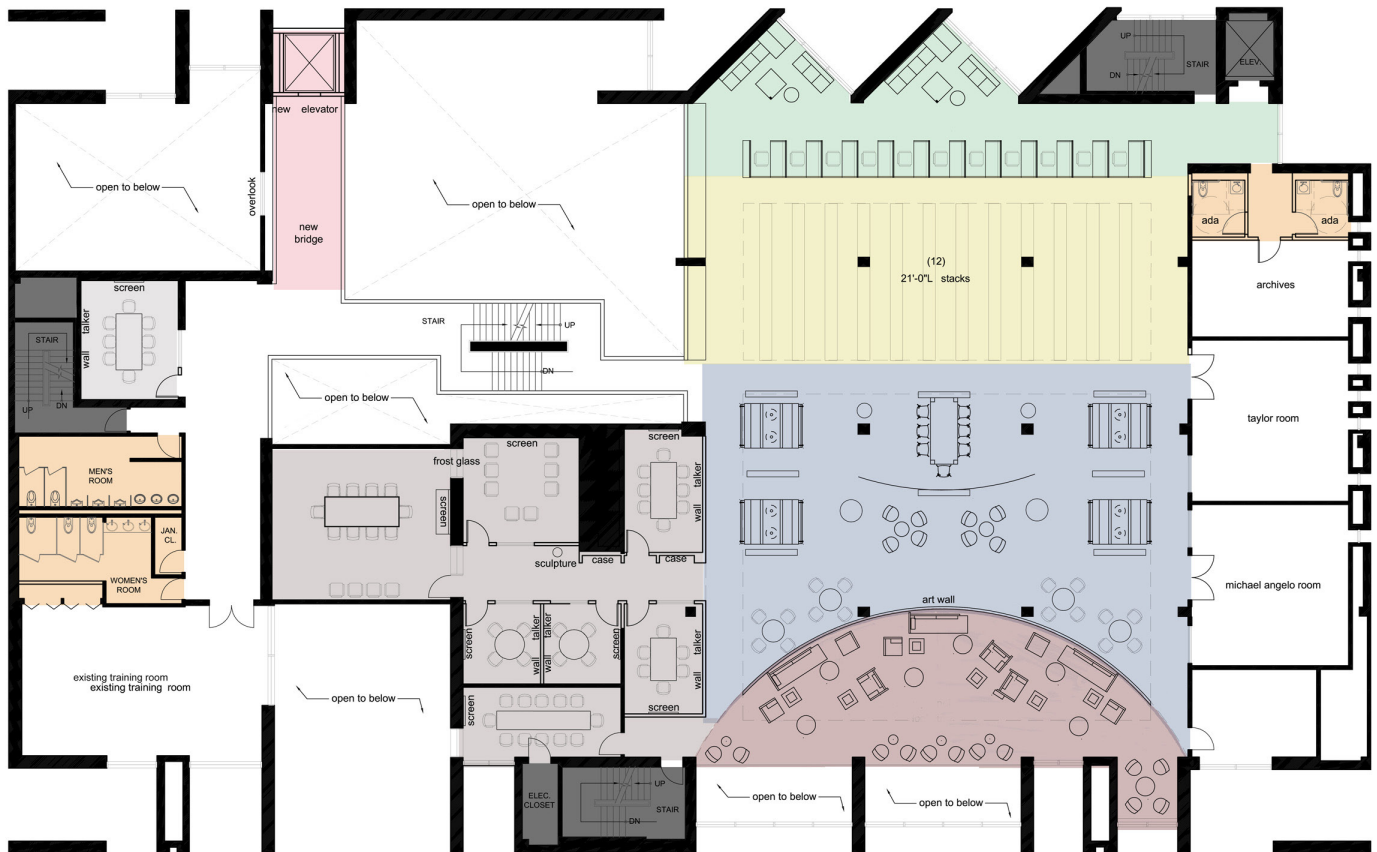
View of South Dining Terrace

STEVENS INSTITUTE OF TECHNOLOGY LIBRARY RENOVATION

Hoboken, NJ

Built in the 1968, the Williams Library at Stevens was originally conceived as a book repository, the model for its day. The Institute retained G3 to reimagine the Library to meet modern needs for students as a collaborative center for learning. As the first of several planned phases, we renovated part of the second floor to repurpose book stacks, creating a student-centered space for group study with amenities and upgraded technology.

Our review of the building identified other facility needs and deficiencies that became part of the scope as well, to address code and accessibility requirements and upgrade deferred maintenance. The project was constructed over the summer of 2014. Subsequent phases of the master plan will be designed and implemented as funding becomes available in upcoming capital budgets.



Library Renovation Second Floor Plan



Before Renovation



After Renovation



SOUTHERN CONNECTICUT STATE UNIVERSITY SPACE PLANNING CONSULTING

New Haven, CT

Southern Connecticut State University, in New Haven, has 11,700 students and over 2.2 million square feet in facilities. In response to increasing capital and operating cost pressures, SCSU has adopted a strategic goal to make the best possible use of all its existing physical assets. To support this important initiative the University has retained G3 for multiple space planning assessments in recent years.

G3 analysis has provided insights for senior decision makers. Most recently, we performed expedited planning studies for COVID reopening, looking at capacities for classrooms, labs and other spaces to be adapted for instruction. G3 has also updated Southern's existing space inventory to reflect current space use and identify vacant space. We have mapped and quantified space that will be vacated when two new building projects are completed. The resulting vacated spaces will be repurposed for other important academic needs.



HIGHER EDUCATION PROJECTS

Connecticut State Community Colleges

16 Locations

Guided Pathway Advisors Space Optimization Plan

Eastern Connecticut State University

Willimantic, CT

Library / Student Service Space Planning Study

Gateway Community College

New Haven, CT

Student Services One Stop Facility Study

Middlesex Community College

Middletown, CT

Master Plan

Norwalk Community College

Norwalk, CT

Master Plan

B Wing Swing Space Study

Tunxis Community College

Farmington, CT

Master Plan

Southern Connecticut State University

New Haven, CT

Campus-wide Space Study

Stevens Institute of Technology

Hoboken, NY

Library Renovation

Athletics Master Plan*

SUNY Empire College

New York, NY

Renovation

New York University

New York, NY

Classroom Renovations

Bard College

Annandale on Hudson, NY

Kline Commons Renovation Concept*

Master Plan*

Capital Community College

Hartford, CT

Master Plan

Naugatuck Valley Community College

Waterbury, CT

Kinney Hall Renovation Study

University of Virginia

Charlottesville, VA

Brandon Avenue Precinct Framework*

Yale University

New Haven, CT

Lacrosse Soccer Facility*

Framework for Campus Planning, Supplement*

Long-Range Parking Study*

Southern Connecticut State University

New Haven, CT

Master Plan*

Eastern Connecticut State University

Willimantic, CT

Master Plan*

Western Connecticut State University

Danbury, CT

Master Plan*

CUNY College of Staten Island

Staten Island, NY

Master Plan Amendment*

CUNY Hunter College

New York, NY

Master Plan Amendment*

University of California Santa Cruz

Santa Cruz, CA

Long Range Development Plan*

**Experience for Bill MacIntosh Prior to Joining G3*



G3 ARCHITECTURE INTERIORS PLANNING

NEW YORK · NEW JERSEY · CONNECTICUT · FLORIDA

G3ARCH.COM