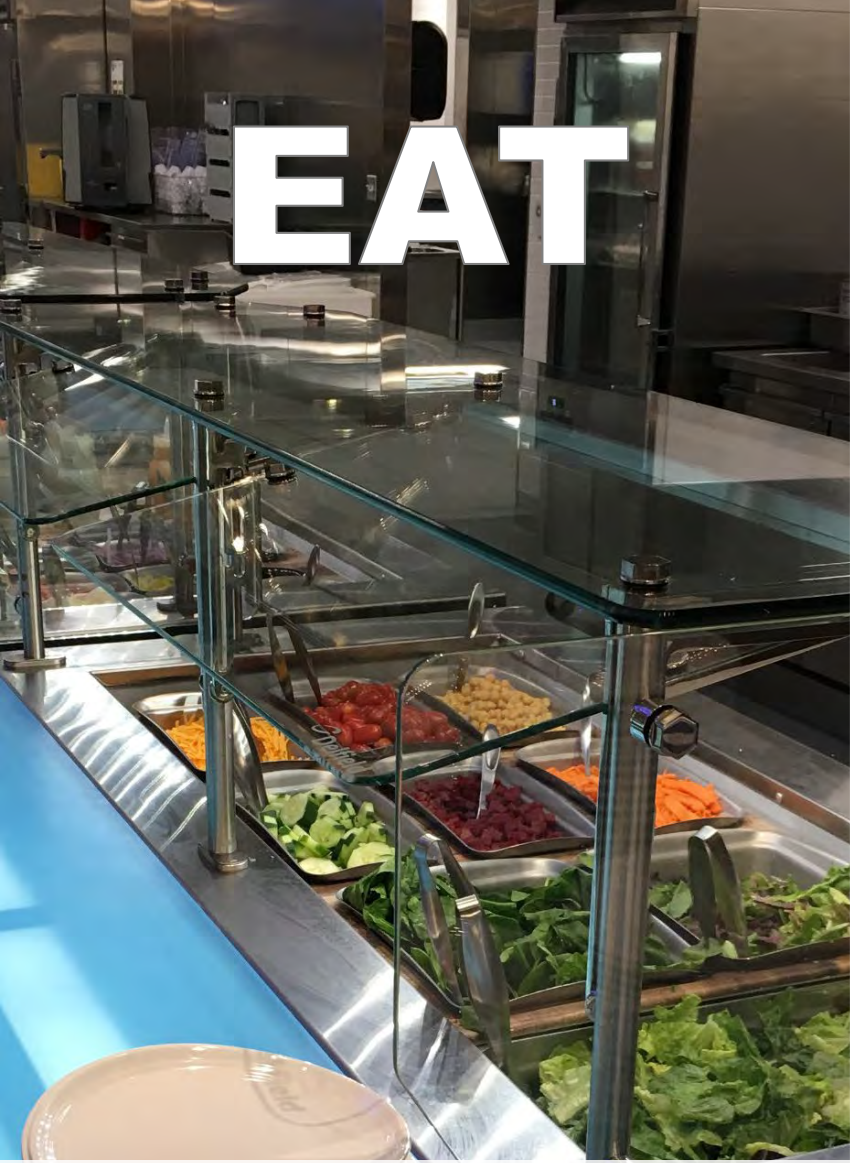
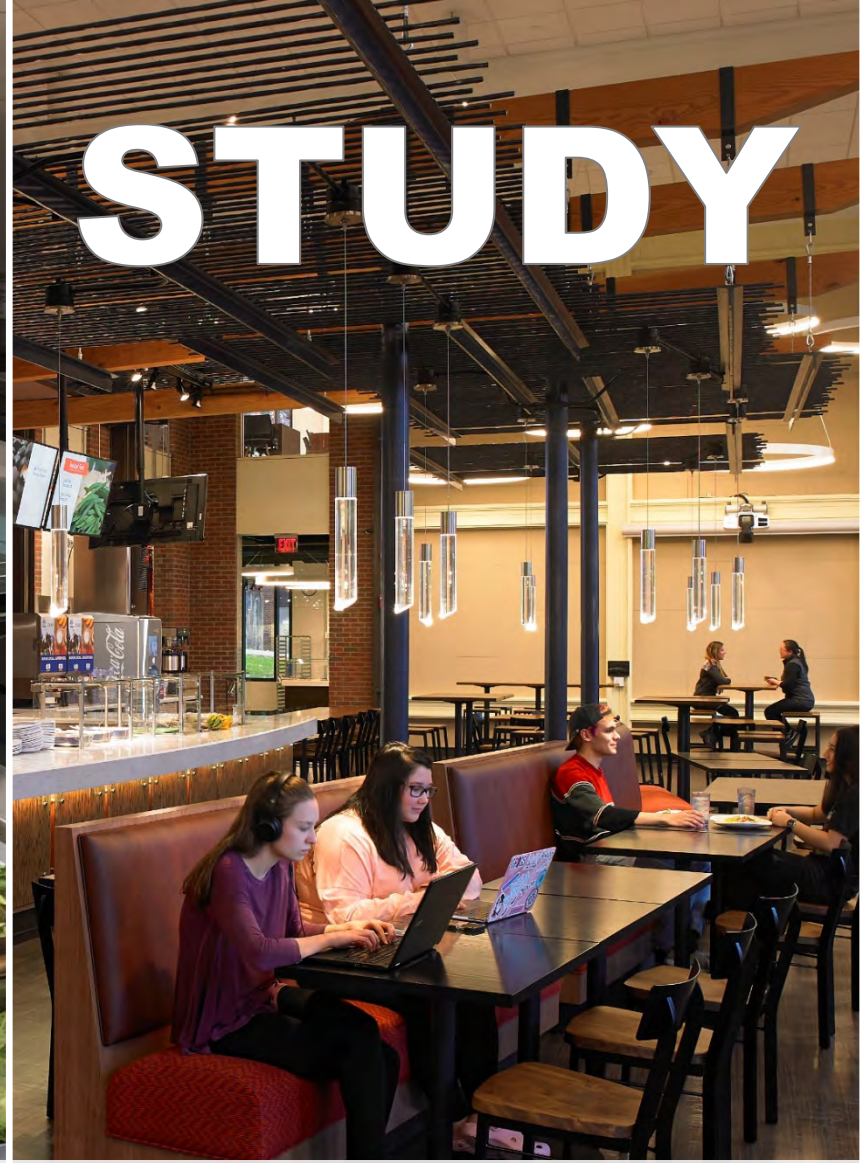






MORE THAN A DINING HALL RENOVATION

Allen Rossignol | Edge Architecture

INTRODUCTIONS



ALLEN ROSSIGNOL
LEAD DESIGNER

- Licensed Architect
- 20+ years focused on Colleges & Universities
- Founder and Owner of Edge Architecture
- Family man

EDGE
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Partnership with College for Student-Centric Approach



- Approached Red Jacket as a multi-purpose building, not just a dining hall
  - Limited dollars to build new buildings
  - Joint development is the rule of thumb for the benefit of the student
  - Red Jacket is a large building, it had the space to offer flexibility
  - When open, all the spaces within Red Jacket are available to students
  - Partnership keeps the focus on what really matters… the needs of the students



Eat-Study-Play Project Goals

- Update overall building (finishes)
- Connect back-of-house
- Improve campus connections
- Improve interior social connections
- Increase amount of multi-purpose spaces and cross utilization for Eat-Study-Play

GENESEO cas EDGE ARCHITECTURE

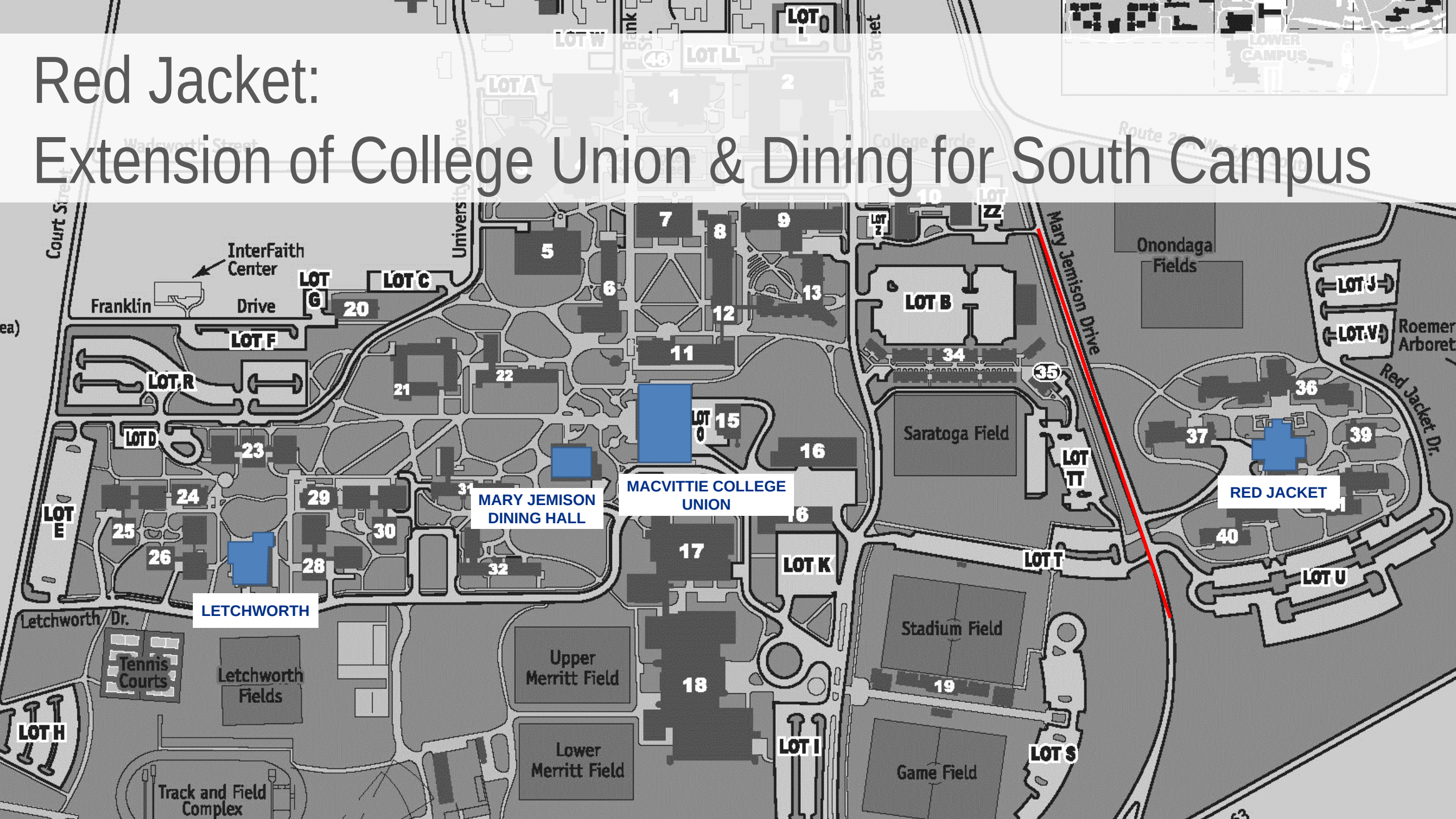
Facility Project Goals

- Update windows, roof, ceilings, bathrooms, floors
- Add new sprinkler system and fire alarm with mass notification
- Sustainability – LEED gold certification
- Enhance commissioning
- Access control (electronic door hardware)
- TV screens tied to security system
- Add elevator for building utilization and ADA accommodation
- Upgrade electric, lighting

Financing

- Balancing energy with costs
- Controlling scope creep
- Designing to a budget, alternate finish selections
- The cost of the Red Jacket project was jointly funded between SUNY Geneseo and SUNY Geneseo CAS.
- Of the $8M, the project costs were funded as follows:
  - $3.5M - SUNY Geneseo CAS for general construction of food service and student spaces.
  - $1.5M - SUNY Geneseo CAS for food service equipment, furniture, technology.
  - $3.0M - SUNY Geneseo for building infrastructure replacement that included items like windows, roof, elevator, toilet rooms, fire alarm, access control, sprinklers, and plumbing systems, construction management, and inspections.

Red Jacket:
Extension of College Union & Dining for South Campus



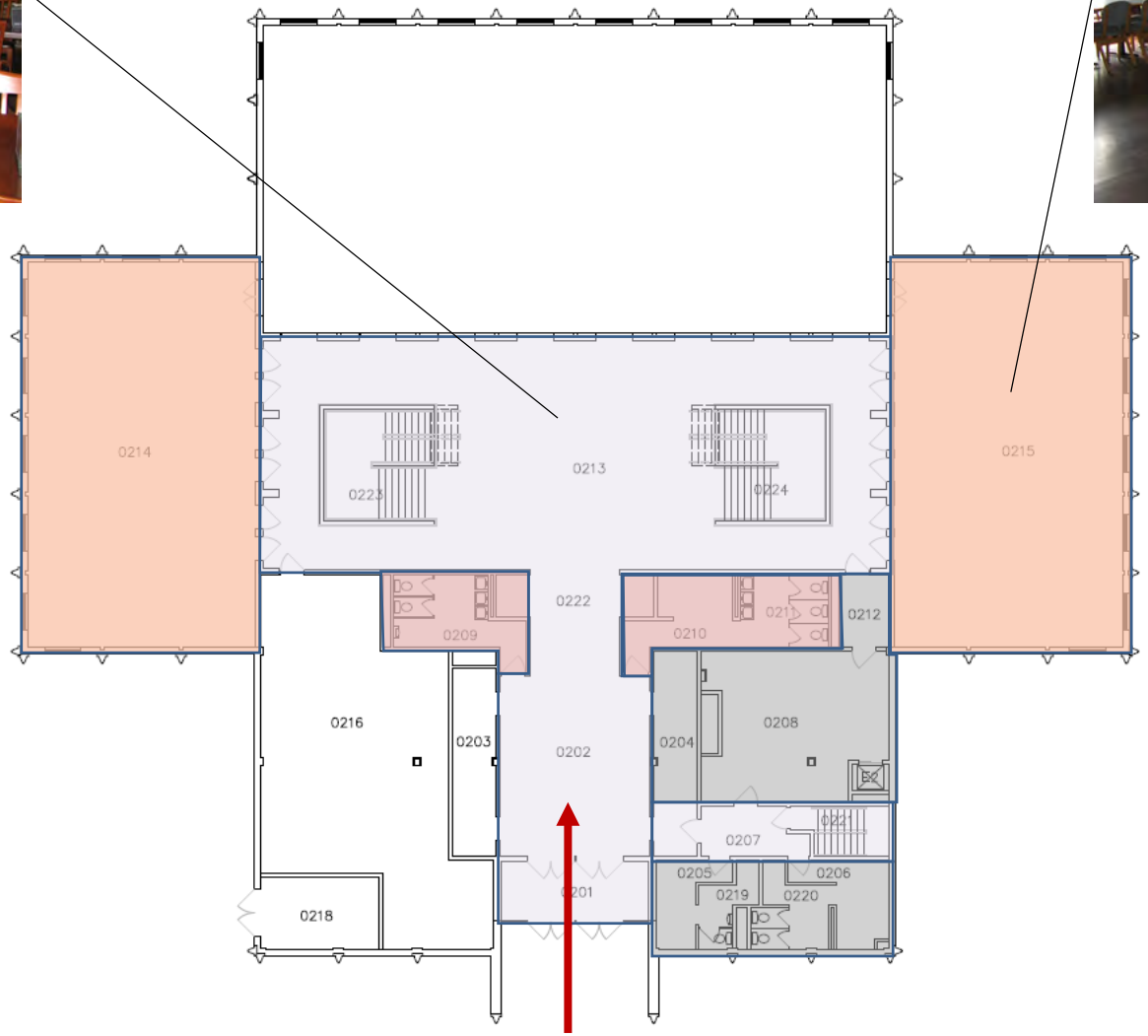

RED JACKET
DINING HALL



RED JACKET SECOND FLOOR







STUDENT ENTRANCE

RED JACKET FIRST FLOOR



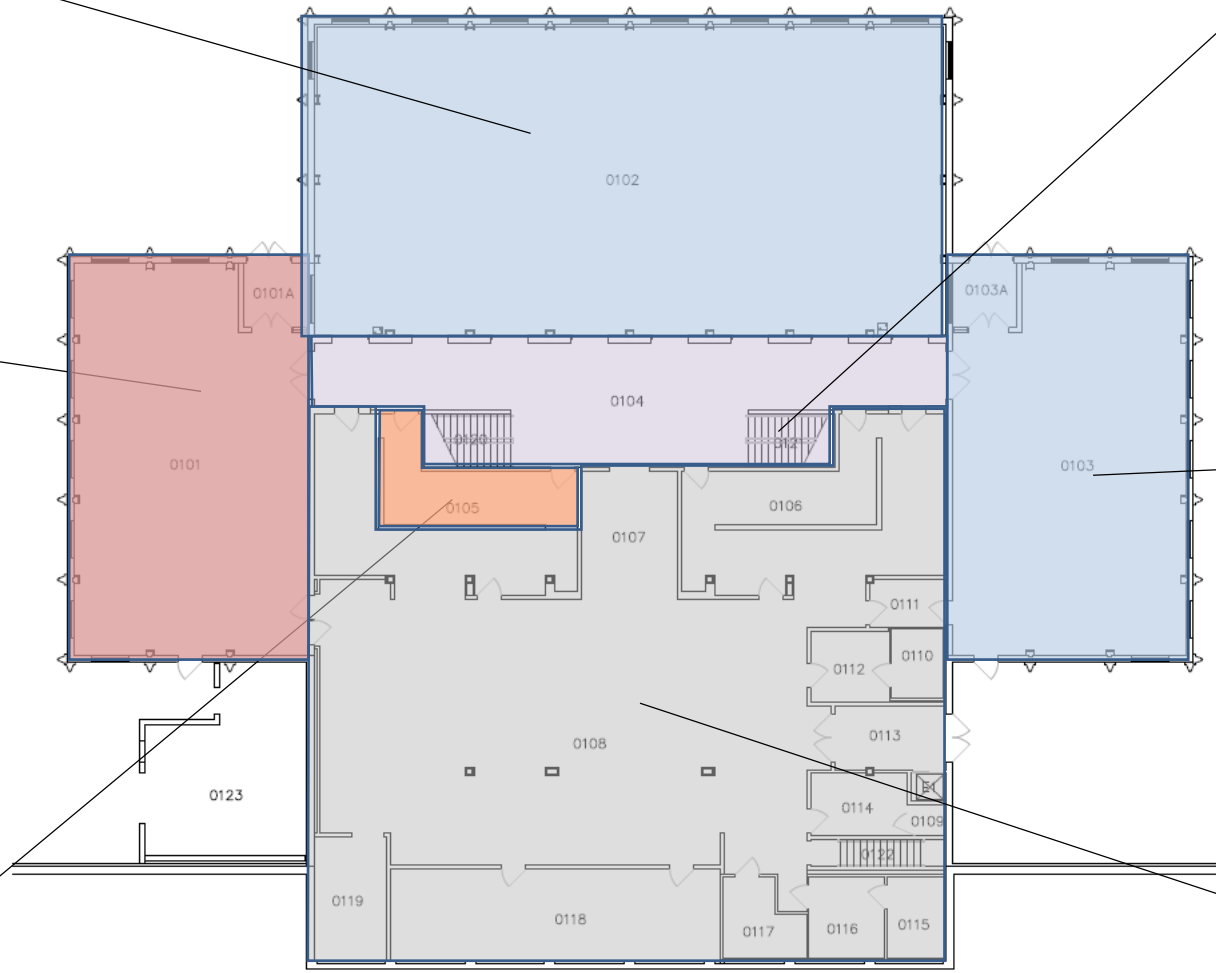












BEFORE

- 2 story volume that needed updating
- Address acoustic problems
- Grill had been added to provide front of house cooking
- Free-standing salad bars
- Cafeteria-style furniture



AFTER

- Visible food preparation & cooking
- Flexible banquettes to open or enclose the space
- Available for hosting different types of events, e.g. President's Luncheon
- Tour destination for potential visitors
- Integrated technology
- Shades for solar/daylight control
- LED lighting
- Efficient windows installed



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BEFORE

- Primary seating area for dining



AFTER

- Meeting rooms and lounge areas encourage community
- Lighting as a design element; something people usually don't realize its impact, they just know they like the feel of the room
- Lighting can change colors
- Multipurpose room
- Home-like atmosphere
- Accessibility with vestibule, ADA
- Tech integration with projector, LEDs etc.



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BEFORE

- Choppy flow
- Bottom of stairs housed garbage area
- Commercial-style ceilings
- Dark doors and outdated flooring



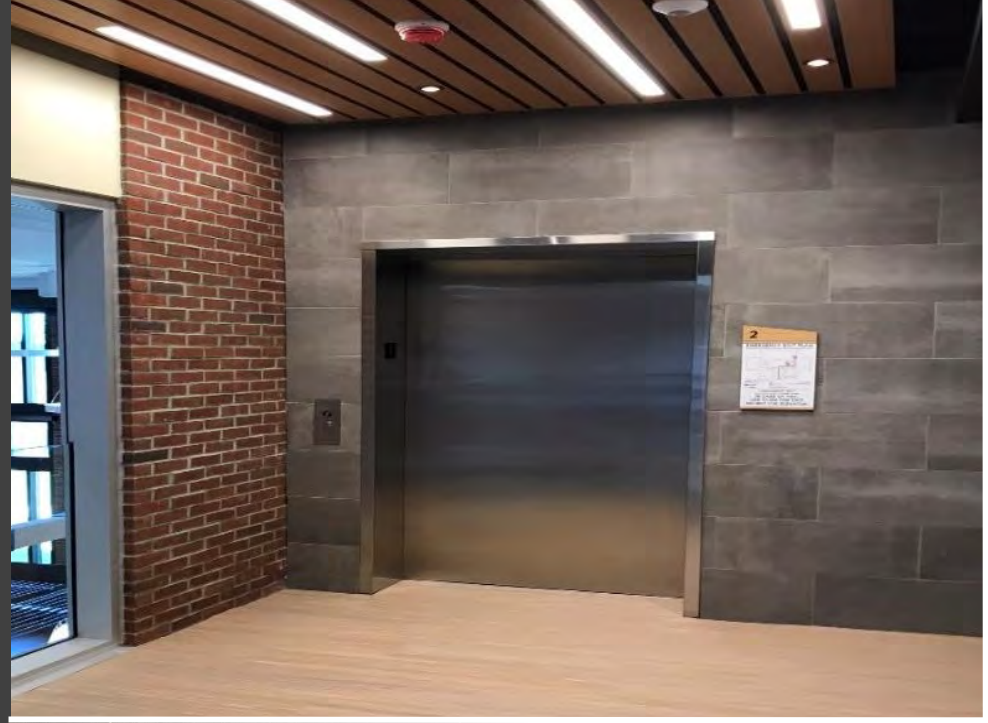
AFTER

- Kept the shutters (from the dining area) and creatively reused them in the ceiling, very positive feedback that we preserved a piece of the original building in a unique way
- Open flow
- Prominent stair
- Drop ceiling
- Large drive aisle connects all the spaces
- Durability of finishes – longevity
- Easier to clean/maintain



AFTER

- Elevator added for building utilization and ADA accommodation
- New bathrooms, gender neutral and handicapped accessible
- All new finishes
- Widened entrances
- Bottle fill drinking fountains









BEFORE

- Dark, “dungeon” like
- Doors blocked all sunlight
- Outdated finishes



AFTER

- Increased natural light by adding skylights and glass doors
- Original railings integrated with new design – budget management
- Maintained all existing HVAC, designed around them
- Furniture
  - Locally sourced
  - Home-like feel, not institutional
  - Comfortable
  - Surprisingly affordable
  - Give students something nice and they treat it with respect
- Visual connects across all spaces, including the lower level



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BEFORE

- Originally Southside Pizza, Subs, Coffee, and Convenience
- “Take-out”
- Under-utilized space



AFTER

- New retail space, now at second level near the main entrance
- Jacks offers convenience items for a quick in-and-out options
- Used main kitchen infrastructure, exposed ceilings – ease of access for services
- Can order food from the grill and pick up downstairs, makes better use of entire building (multi-purposing equipment and kitchen spaces)
- Fresh, made-to-order deli sandwiches



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BEFORE

- Existing study lounge
- Outdated furniture and finishes
- Lacked comfort and school pride



AFTER

Student Center Feel

- Adaptable/multipurpose room
- Comfortable seating: “feels like home”
- Meeting spaces
- Students can connect their laptops to project to the TVs
- Whiteboards
- Power outlets in conference tables, walls and floors
- Movable furniture, flexible to student needs/variable groupings
- Wood panels are removable behind TV to access and clean grill ducts



BEFORE

- Hallway servery: “Mess Hall – style”
- Traditional straight-line servery
- Outdated finishes



AFTER

- Integration of mechanical systems
- New tech including “demand ventilation control” systems
- LED lighting
- Energy star products
- Dedicated electrical distribution at each station (shutting down one thing without entire server
- Ceiling is all reclaimed wood
- Walk-in cooler
- Equipment flexibility



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AFTER

- Moved back-of-house to front for visual connection with students
- Planned for ability to multi-task
- Under counter refrigeration
- Spaces for racks and garbage, not an afterthought
- Cleanability
- Durability
- Versatility



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BEFORE

- Traditional back-of-house cooking
- Removed from students
- No windows/natural light



AFTER

- Added energy metering to determine performances
- Visible cooking provides element of freshness
- Food made to order
- Open service wall to allow natural light in the space
- Staff enjoys the same space as the students, improves morale
- Hygienic, easy to clean spaces
  - Stainless steel walls and counters
  - Epoxy floor with no joints



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BEFORE

- Dish-washing equipment was aged, not an ideal nor efficient design
- Couldn’t keep up with the volume
- Wanted better finishes particularly walls
- Waste garburator was part of system, not a sustainable solution



AFTER

- “We have happy dishwashers!”
- Open, not crowded
- Comfortable, not hot nor muggy
- Composting 50% more with new pulper
- Decreased waste management pick-up
- Better architectural finishes for cleaning
- Incorporated pot washing into dish washing space
- Hygienic, easy to clean spaces
  - Stainless steel walls and counters
  - Epoxy floor with no joints



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BEFORE

Loading dock area

- Minimal area for receiving
- Cramped space



AFTER

Loading dock area

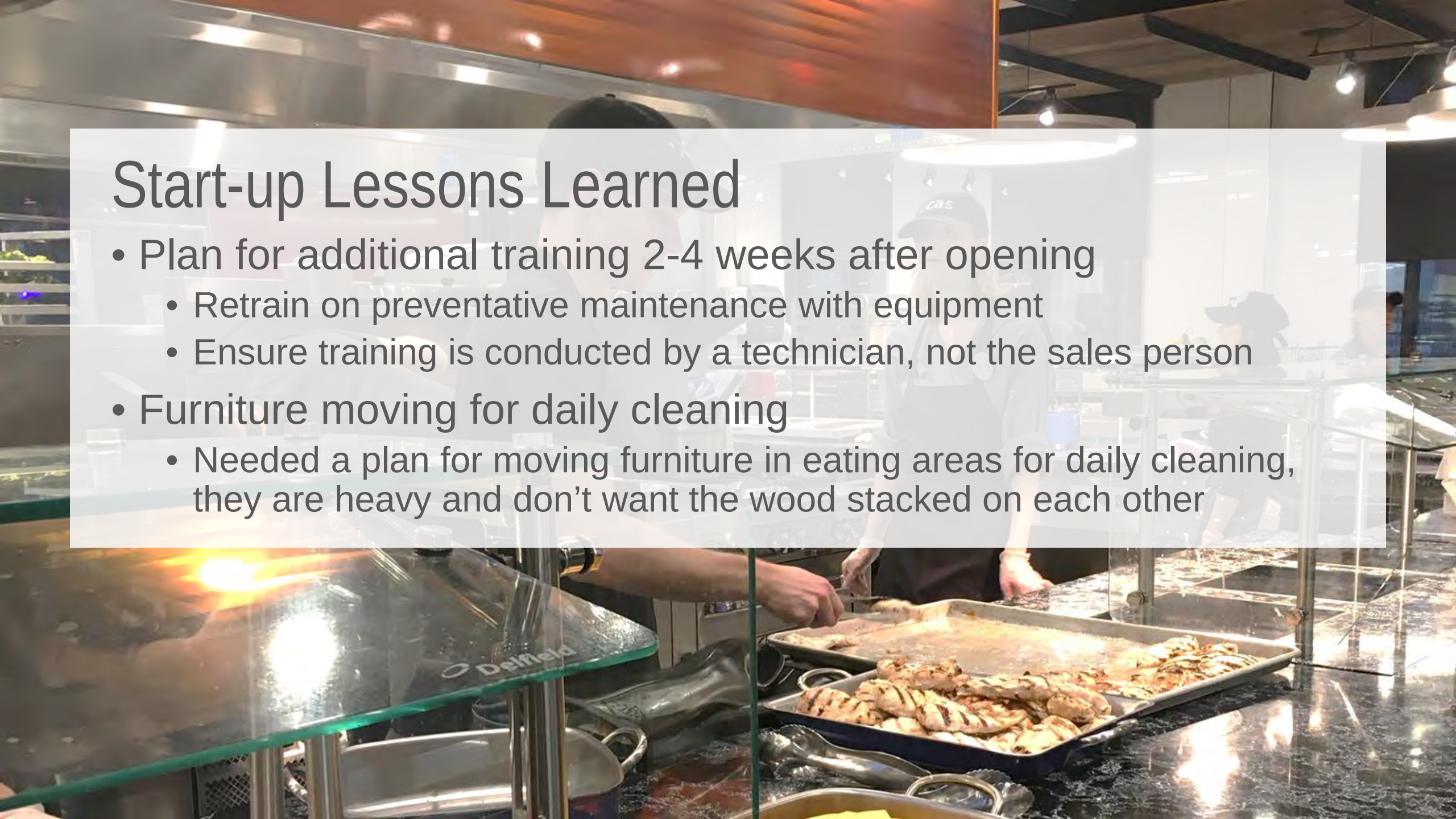
- Increased loading area space and functionality
- Much easier to navigate in and out
- Open, durable receiving area



Hiccups During Construction:

- Asbestos in flooring
- Rotted columns, needed to be repaired
- Window wall
  - No flashings
  - Not enough structural support
  - Needed to reconstruct brick

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Start-up Lessons Learned

- Plan for additional training 2-4 weeks after opening
  - Retrain on preventative maintenance with equipment
  - Ensure training is conducted by a technician, not the sales person
- Furniture moving for daily cleaning
  - Needed a plan for moving furniture in eating areas for daily cleaning, they are heavy and don’t want the wood stacked on each other



Student Favorite Spaces:

- Community table outside Jacks



Student Favorite Spaces:

- Community table next to Twisted Fork



Results:

- Students are spending more time and taking care of the place
- Connected interior spaces, Connected to campus
- Primary destination on campus tours with an overall “wow” factor
- Staff morale has visibly increased
- Great feedback on technology and A/V

A campus destination with better food, better spaces, and better building utilization







BUILDING COMMUNITY, ONE BITE AT A TIME







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THANK YOU



ALLEN ROSSIGNOL
LEAD DESIGNER

allen@edge-architecture.com
www.edge-architecture.com/college

585.461.3580


DREAMS
GENESEO
cas
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