

DEVELOPMENT SCOPE

Thompson Education Center ("TEC") is a school of higher education located in Sullivan County, NY on an approximately 573 acre parcel off Wild Turnpike in the Town of Thompson (s/b/l 26-1-6) and the Town of Fallsburg (s/b/l 65-1-11.59). The campus design includes housing, academic, administration, recreational, and service buildings providing services to both the students and surrounding community. The campus will be built in phases, as described further in this scope. A Master Plan dated 3/28/17 is attached for reference.

Housing

A total of 732 units will be provided for on campus student housing to accommodate 2,508 students. These units will be housed in eight (8) three story dormitory buildings and six (6) three story grouphouse buildings. Both building types will include recreational and service facilities to support the students.

A total of 276 units will be provided for on campus faculty housing to accommodate 276 faculty members. These units will be housed in six (6) three story grouphouse buildings, forty (40) duplex buildings, and forty (40) individual boardinghouses. All grouphouse buildings also include recreational and service facilities to support the faculty.

A total of twenty two (22) individual Benefactor Estates and one (1) President's House will also be built in a Founding Trustee Village near the student and faculty housing.

In addition to the students and faculty housed on campus, TEC anticipates 250 commuting students and 124 commuting faculty members. These additional students and faculty have been included in the design and calculations for the academic, recreational, and service buildings throughout the campus.

Housing Description

Dormitory buildings are comprised of both one and two bedroom units, with one student per bedroom. All dormitory units are entered from common corridors accessible by all stairs and elevators. Each unit includes a four piece bathroom, washer and dryer, and a small storage area with sink, refrigerator, and cabinets. A combined living and dining area will be located adjacent to each storage area. Two lounge and vending areas are provided on all floors at opposite corners of the building. A mail room will be provided at the main entrance of each building. The corner units on all floors will be used for administration purposes- the layouts vary but include conference rooms, private offices, and group meeting areas. Each dormitory building is surrounded by planted areas around the perimeter of the building, and a central courtyard with planted areas, walkways, and group gathering areas. Parking will be provided adjacent to the dormitory buildings. A bus stop will also be provided to allow public transportation access to the rest of campus.

Grouphouse buildings are comprised of three story nine bedroom units, with one student per bedroom. All grouphouse units are entered through private entrances, with each unit having a private front porch. A private garage is also provided for each unit. Additional parking will be provided adjacent to the grouphouse buildings. An interior stair will be provided in each unit to access every floor. Each unit

includes four piece bathrooms, washer and dryer, and a small storage area with sink, refrigerator, and cabinets. A combined living and dining area will be located adjacent to each storage area. As the building steps back on the second floor, each unit will also have a private terrace looking over the central courtyard.

Each of the four corner units in the grouphouse buildings will be used as student gathering areas with different functions. Corner One will include a digital lab and a/v recording booths on the first floor, private study carrels on the second, and group study plus outdoor space on the third. Corner Two will include exercise equipment on the first and second floors, and a rec room plus outdoor space on the third. Corner Three will include a screening area and gallery space on the first floor with art studios on the second, and a lounge and outdoor space on the third. Corner Four will include laundry and a lounge on the first floor, with a music practice area and lounge on the second, and a lounge and outdoor space on the third floor.

Each grouphouse building will be surrounded by planted areas around the perimeter of the building, and a central courtyard with planted areas, walkways, and group gathering areas. A bus stop will be provided adjacent to the grouphouse buildings for public transportation access to the rest of campus.

Where grouphouse buildings are provided for the faculty, each unit will house one faculty member and their family.

Academic Buildings

The academic buildings will be built in two distinct areas (in different phases), each with a combination of building sizes and functions to provide for the needs of the college. There will be a total of four (4) Classroom buildings, two (2) Student Union & Studio buildings, and two (2) Student Studio buildings. Campus transportation will be provided directly to and from the student and faculty housing to the academic building locations, as well as other locations throughout campus.

The Classroom buildings are the largest of the academic buildings. Each building will include a large auditorium/lecture hall, faculty offices, and lounge space in addition to the individual classrooms. Classroom layouts will vary to meet the needs of various subjects. The rooms in all classroom buildings will be accessed by the common corridors reached by the core stairs and elevators. All Classroom buildings will also include an interior courtyard with planted areas and gathering spaces. Parking will be provided as per the code (1 space for every 12 seats), and bus stops will be provided for access to public transportation. Large planted areas will surround the perimeter of all Classroom, Student Union, and Studio buildings.

The Student Union & Studio, and Student Studio buildings will include similar functions to the larger Classroom buildings but on a smaller scale. Classrooms with varying layouts will be provided, as well as faculty offices and lounge space. These buildings will also include smaller breakout rooms for student study private and group studying.

Administration Buildings

The campus will include two administration buildings: one (1) Admissions/Bursar building and one (1) Administration building. Both buildings will be adjacent to the centrally located Student Center (described in the following section).

Recreational & Service Buildings

In addition to the academic buildings provided above, recreational and service buildings providing services for both students and the community will be built throughout the campus.

Located centrally between the housing and academic building areas will be one (1) Student Center, Cafeteria, and Concessions building. The first and second floors are on both sides of the main access road, with the third floor spanning across the road and joining the two sides. The first floor is comprised of varying units providing retail type services to the students- including a bookstore, salon, post office, and bank, in addition to the offices for student leadership organizations such as student government and campus publications. The second floor houses offices for various educational support departments including Admissions, Counseling, and Financial Aid, as well as group study rooms. The third floor of the building, which spans the road and connects both sides, includes food vendors and large dining areas. Additional dining space will also be provided on the roof. Elevators will be provided on each side of the building for access to all floors, in addition to a large central stair, and enclosed stairs on each side. A bus stop will be provided at the entrance to the building for access to the rest of the campus by public transportation.

Three (3) additional smaller dining facilities will be provided around the campus.

Adjacent to the Student Center are two (2) School Community & Sports Centers including indoor gym and recreation functions.

The campus will also include a Community Center, three (3) Recreational buildings, three (3) Playgrounds and a Stadium for sporting and other events; as well as cultural buildings including a Performing Arts Center, Library & Museum, School Art Center, and Museum. A large Conference Center, Business Center, and Inn will be located near these buildings and provide services for both students and community members. Three (3) Parking Garages will be located near the buildings listed above to accommodate students and community. A Medical Center will also be provided.

A Maintenance/Management building and Sewage Treatment Plant have also been included in the campus design to provide services for and maintain the campus.

A separate caretaker facility will be located on TEC land in the Town of Fallsburg, with access from Renner Road.

PHASE BREAKDOWN

The campus for Thompson Education Center will be built in three (3) two part phases, with the phase descriptions as follows.

Phase 1A

Phase 1A will consist of student and faculty housing, academic, recreational/service buildings, and the necessary roads and water and wastewater facilities. It will involve a gross area of approximately 110 acres.

The housing built in this phase will include two (2) student dormitory buildings (for a total of 144 units), three (3) student townhouse buildings (total of 78 units), and one (1) faculty townhouse building (total of 26 units).

Academic buildings in this phase include two (2) Classroom buildings and two (2) Student Studios.

In addition to the housing and academic buildings listed above, the Student Center will be built in this phase.

Primary access will be provided from Wild Turnpike in the Town of Thompson, with secondary access from Renner Road in the Town of Fallsburg.

Phase 1B

Phase 1B will consist of additional student and faculty housing, academic and administration buildings, and the necessary roads and services. It will involve a gross area of approximately 86 acres.

The housing built in this phase will include two (2) student dormitory buildings (total of 144 units), three (3) student townhouse buildings (total of 78 units), and one (1) faculty townhouse building (total of 26 units).

Academic buildings in this phase include two (2) Classroom buildings and two (2) School Student Union & Studios.

In addition to the housing and academic buildings listed above, two (2) Administration buildings and two (2) School Community & Sports Centers will be built in this phase.

Phase 2A

Phase 2A will consist of benefactor housing, recreational and service buildings, and the necessary roads and services. It will involve a gross area of approximately 94 acres.

The housing built in this phase will include twenty two (22) Benefactor Estates, and one (1) President's House.

Recreational and Service buildings in this phase include the Library & Museum, Performing Arts Center, Business Center, Medical Center, School Inn, School Community Center, and three (3) School Clubhouse and Dining Facilities.

Phase 2B

Phase 2B will consist of student and faculty housing, recreational and service buildings, and the necessary roads and services. It will involve a gross area of approximately 86 acres.

The housing built in this phase will include two (2) student dormitory buildings (total of 144 units) and four (4) faculty townhouse buildings (total of 104 units).

Recreational and Service buildings in this phase include the Conference Center, Museum, and one (1) Parking Garage.

Phase 3A

Phase 3A will consist of student and faculty housing, recreational and service buildings, and the necessary roads and services. It will involve a gross area of approximately 100 acres.

The housing built in this phase will include two (2) student dormitory buildings (total of 144 units) and forty (40) duplex buildings (total of 80 units).

Recreational and Service buildings in this phase include the Stadium, one (1) Parking Garage, and one (1) School Recreational Facility.

Phase 3B

Phase 3B will be the final phase and will consist of faculty housing, recreational and service buildings, and the necessary roads and services. It will involve a gross area of approximately 96 acres.

The housing built in this phase will include forty (40) individual boardinghouses of varying sizes (total of 40 units).

Recreational and Service buildings in this phase include the School Art Center, one (1) Parking Garage, the Maintenance/Management Building, and two (2) School Recreational Facilities.

CONCLUSION

In total, Thompson Education Center will consist of 80 acres of developed land and 493 acres of open space.

Upon site plan approval, TEC will pursue a charter by the New York State Education Department Board of Regents as a college.