



State University of New York at Canton – Dormitory Exterior Envelope Rehabilitations

Canton, NY

Remodel/Adaptive Reuse/
Restoration

Dorm/residence hall

C&S Companies
499 Col. Eileen Collins Blvd.
Syracuse, NY 13212
www.cscos.com
Maureen Clegg, PE
315/455-2000

DESIGN TEAM

Maureen Clegg, PE, Group Manager
Jenny Schumaker, RA, Project Architect/Project Manager
Ron Slade, RA, Senior Project Architect
Glenn Woodbury, RA, Principal Architect
Watts Architecture & Engineering, Hazardous Material Subconsultant

OWNER/CLIENT

State University of New York at Canton
Canton, NY
Zvi Szafran, President
315/386-7011

KEY STATS

Grades Served: Post-Secondary
Capacity: 3,800 total student population (2010)
Size of Site: 5 acres
Building Area: 272,000 in plan for all 4 dorm bldgs. sq. ft.
Cost per Student: \$1,686
Square Foot Cost: \$24
Construction Cost: \$6,409,077
Project Cost: \$6,409,077
Completion Date: October 2014

PHOTOGRAPHY: C&S COMPANIES



SUNY Canton’s Heritage, Rushton, Smith and Mohawk dormitory complexes, constructed in the 1960s, each consist of three four-story buildings connected by enclosed bridges to a one-story commons. C&S’s exterior rehabilitation included flat roofs,

mansard roofs and the encapsulation of the stucco walls at each complex. Additionally, the project included replacing all exterior doors and adding 12 windows to create 12 dorm rooms in areas previously used for storage. The flat stone ballasted roofs

were replaced with a white EPDM roofing system. Sloped insulation was added to increase the roofs’ R value, and asbestos cement shingles at the mansard roofs were replaced with a durable synthetic polymer slate shingle.

The buildings’ failing stucco façades were allowing moisture to penetrate and damage interior spaces. Hazardous material testing found the stucco contained asbestos, and the window caulk contained PCBs. The stucco was scraped to remove loose and damaged pieces and encapsulated with a spray-on sealant. An exterior insulated finish system was added, providing four inches of insulation and a weather barrier. New stone veneers were installed adjacent to each complex’s main entrance.

The severe grade changes around the buildings presented a logistical challenge requiring scaffolding and temporary roads to allow materials and equipment.

