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HOW TO ADD CAMPUS PARKING
WITHOUT SACRIFICING GREEN SPACE

FRAMING THE FUTURE
PRO TIPS FOR CHOOSING WINDOWS THAT MEET YOUR GOALS FOR BEAUTY, ENERGY EFFICIENCY AND SAFETY

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Q&A WITH LIST INDUSTRIES REVEALS THE QUESTIONS YOU SHOULD BE ASKING

BUILDING THE FUTURE, PRESERVING THE PAST
MAINTAINING HISTORIC CAMPUS AESTHETICS DURING EXPANSION

GREEN CONSTRUCTION

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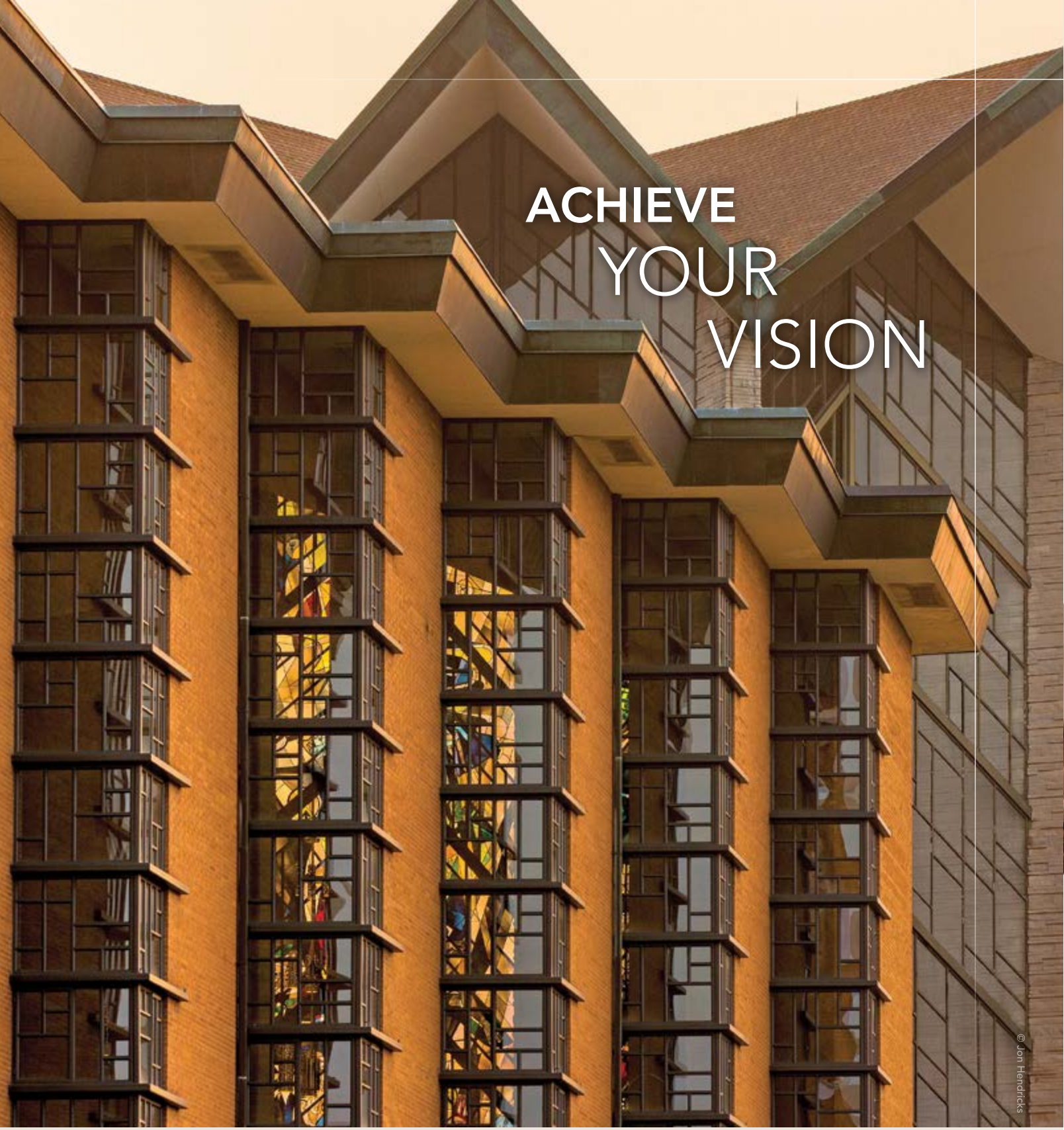

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UNIVERSITY CAMPUS EXPANSION

NASHVILLE, TENNESSEE

At a major university residential expansion project in the Southeast, collaboration and cooperation among the construction management firm, window and door manufacturer, and installation contractor resulted in a several stunning projects recreating the look of the surrounding century-old buildings. All totaled, Hope's Windows, Inc., supplied over 1,200 unique windows made from custom hot-rolled steel profiles and nearly 100 high traffic and fire-rated door assemblies made from 10 and 12 gauge cold-rolled steel.

According to Sean Farrell, senior project manager at Layton Construction, establishing collaborative relationships is key to successful construction projects. One of the best examples of this maxim is a multi-phase university project for which Layton Construction is serving as construction manager. Layton, part of the STO Building Group, is a nationally-ranked commercial contractor with ten offices around the United States. The firm specializes in healthcare, industrial, warehousing, and higher education projects. As construction manager, Layton hires the sub-contractors and manages and oversees the project as part of a team.

> "Since we were building windows and doors to make a brand new college, we needed a company with the methodology to produce the product like it was done 100 years ago."
>
> *— Sean Farrell, Sr Project Manager*
> *Layton Construction*

Hope's Brian Whalen, Vice President of Sales, acknowledges that the project was a real test of Hope's capabilities. He is especially proud that they Hope's was able to expedite the schedule even in the face of design changes and in the midst of the Covid-19 pandemic. The shop drawing approval process – including preparation of blueprints of windows and doors with all setting conditions, sizes, customized designs, and required testing – took longer than normal. Changes were made along the way that might have pushed back the delivery schedules for some, but Hope's made adjustments during the production process to deliver all materials on time. Whalen gave a nod to Joey Riggan and the team at Alexander Metals, the frame and glass installer team, saying the overall project went extremely smoothly once the frames were on site.

Says Whalen, "It was a fantastic collaboration among all the parties. Hope's worked closely as the manufacturer to fulfill the architect's design vision, and then the installer worked closely with us to make sure everything was installed executed properly."

PHOTOS: Steve Hall, © Hall + Merrick Photographers

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Hope's® Windows, Inc., is a business based on 100 percent customized work design and manufacturing, Hope's provides a specialized skillset to assist clients in design and production of unique window and door assemblies. Meeting the expectations of Layton Construction in combination with the aesthetic vision of the client and architect was definitely a challenge. The overall experience was a testament to the quality standards of the university and an honor to be a part of. In business since 1912, Hope's had the global experience to make it happen.

Visit HopesWindows.com.

Editor's Letter

SPRING SPECIAL EDITION 2026

If there's one thing I've learned from our readers over the years, it's this: when you ask for something, you mean it. Loud and clear. And this issue is proof that we're listening.

This special edition of *Private University Products and News* is dedicated entirely to sustainable construction across multi-building campus environments—because that's exactly what you told us you wanted more of in 2026. Not just the "why," but the "how." Not just concepts, but real-world applications. So, consider this issue your blueprint (pun absolutely intended).

What continues to impress me is how private colleges and universities are not just growing—they're evolving. Campuses across the country are expanding in ways that would have seemed unimaginable even a decade ago. We're seeing new science and technology centers rising alongside historic halls, student life complexes designed with both wellness and efficiency in mind, and athletic facilities that rival professional venues—all while keeping sustainability at the forefront.

Take, for example, the surge in mixed-use academic buildings that combine classrooms, labs, and collaboration spaces under one highly efficient roof. Or the increasing number of institutions investing in energy-efficient residence halls that don't just house students but actively contribute to campus-wide sustainability goals. Even campus infrastructure—those behind-the-scenes systems we rarely think about—is getting smarter, greener, and more cost-effective.

Of course, none of this growth comes without challenges. Balancing expansion with environmental responsibility, maintaining a cohesive campus aesthetic, and managing budgets that never seem quite big enough—these are the real-world hurdles facility leaders face every day. That's why this issue dives deep into the solutions you asked for: materials, methods, technologies, and strategies that actually work.

And let's be honest—"sustainable construction" used to sound like something that came with a higher price tag and a lot of extra headaches. Now? It's becoming the standard. The expectation. The smart business decision. (Also, a great way to make your facilities team look like heroes at budget meetings.)

As always, we're proud to bring you insights from experts, real-world case studies, and practical ideas you can take back to your campus. But more importantly, we're proud that this issue was shaped by you—our readers.

So keep the ideas coming. Keep telling us what you need. Because if this issue proves anything, it's that when you speak up, we build around it.

Here's to smart growth, greener campuses, and fewer "why is this light still on?" moments.

Enjoy the issue.

Ed Bauer

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PUBLISHED BY FLAHERTY MEDIA
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How to Add Campus Parking without Sacrificing Green Space

BY DAVID VINSON, PhD

Growth is a sign of success for private colleges and universities. Expanding enrollment, new academic programs, upgraded athletic facilities, and modern residence halls all bring energy and opportunity to campus life. Yet growth also brings a familiar challenge for campus planners and facilities leaders: where to put the cars.

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Parking demand remains a reality for most campuses, particularly at private institutions where students, faculty, staff, and visitors often commute from surrounding communities. At the same time, preserving green space has become an institutional priority—not only for aesthetics but also for sustainability goals, stormwater management, and student well-being.

Balancing these competing needs requires careful planning and thoughtful design. Forward-thinking colleges are discovering that it is possible to expand parking capacity while protecting the landscapes that make campuses attractive and environmentally responsible. Through creative planning strategies, innovative materials, and sustainable infrastructure, institutions can accommodate growth while maintaining the natural character that defines their campuses.

Why Green Space Matters on Campus

Campus green space serves more than a decorative role. Trees, lawns, courtyards, and landscaped areas contribute to the environmental health and identity of an institution. These spaces help manage stormwater runoff, reduce urban heat island effects, support biodiversity, and provide outdoor gathering areas that enrich student life.

Research in campus planning has also shown that green environments can improve student mental health and academic focus. Many institutions highlight their landscapes during campus tours because prospective students and families often view green,

walkable environments as part of the college experience.

However, surface parking lots can quickly consume valuable land. A single acre of parking typically accommodates only about 120 to 150 vehicles depending on layout. As enrollment grows, adding new surface lots can slowly erode the campus landscape.

The answer? Plan for sustainable parking design long before you need it.

Planning for Future Growth

One of the most important steps in sustainable parking development is forecasting long-term needs. Instead of building multiple small lots over time, campus planners often conduct comprehensive parking studies to determine how parking demand will evolve over the next 10 to 20 years.

These studies evaluate:

- Current parking utilization rates
- Projected enrollment growth
- Future residential housing capacity
- Transportation alternatives such as shuttle systems or bike programs
- Event-related parking needs

By analyzing these factors, institutions can design parking solutions that meet future demand without repeated expansions that reduce green space.

Strategic placement is also critical. Rather than scattering small lots across campus, many planners recommend consolidating parking in designated zones along campus perimeters. This approach keeps central academic areas pedestrian-focused while preserving green quads and outdoor gathering areas.

A well-planned parking strategy can also encourage walking. Parking located at the edges of campus promotes foot traffic through landscaped paths and courtyards, allowing green spaces to remain central features of the campus experience.

The Rise of Sustainable Parking Structures

For institutions experiencing significant growth, parking garages have become a key solution for preserving open space.

While garages require higher upfront investment than surface lots, they provide far greater parking density. A typical parking structure can accommodate several hundred vehicles on a footprint similar to a small surface lot. This allows campuses to maintain large areas of green space that would otherwise be consumed by asphalt.

Wake Forest University offers a notable example. As the university expanded academic facilities and residence halls, it constructed strategically located parking decks on the edges of campus. By concentrating parking vertically, the university preserved its historic quads and tree-lined pedestrian corridors that define the campus aesthetic.

Similarly, Duke University has long used structured parking to protect its iconic landscapes. Parking facilities are integrated with landscaping and architectural materials that complement surrounding buildings, ensuring that infrastructure does not detract from campus beauty.

Many newer parking structures also incorporate sustainable features such as solar panels, electric vehicle charging stations, and energy-efficient lighting.

Designing Green Parking Lots

Even when surface parking is necessary, design strategies can reduce environmental impact while preserving the campus landscape.

One of the most effective tools is permeable pavement. Unlike traditional asphalt, permeable materials allow rainwater to pass through the surface and filter into the ground below. This reduces stormwater runoff and helps replenish groundwater supplies.

Institutions such as Cornell University have implemented permeable parking surfaces in select campus locations as part of broader sustainability initiatives. These surfaces help manage runoff in environmentally sensitive

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One of the most important steps in sustainable parking development is forecasting long-term needs. Instead of building multiple small lots over time, campus planners often conduct comprehensive parking studies to determine how parking demand will evolve over the next 10 to 20 years.

areas while supporting campus stormwater management goals.

Another design approach is incorporating bioswales and rain gardens into parking areas. These landscaped channels capture runoff from pavement and filter pollutants before water enters nearby waterways. Native plants used in these features require minimal irrigation and support local ecosystems.

Tree canopies are also increasingly integrated into parking design. Planting rows of shade trees between parking lanes reduces heat buildup and improves the visual appeal of parking areas. Trees can significantly lower surface temperatures while providing habitat for birds and other wildlife.

Building Parking Beneath Green Space

Some campuses are taking an even more creative approach by placing parking underground or beneath landscaped areas.

This strategy allows institutions to preserve green lawns or athletic fields while providing hidden parking below. Though technically complex, underground parking can be a powerful solution in locations where preserving historic landscapes is a priority.

One example is Princeton University, where portions of campus parking have been integrated beneath landscaped areas near academic buildings. By placing parking below grade, the university maintains the visual character of its historic campus while meeting the needs of students and visitors.

While underground parking is not feasible everywhere due to cost and site conditions, it illustrates how innovative design can protect valuable green space.

Integrating Transportation Alternatives

Sustainable parking strategies are most effective when paired with transportation alternatives that reduce reliance on personal vehicles.

Many private institutions are investing in campus shuttle systems, bike infrastructure, and pedestrian pathways to minimize parking demand. Bike-sharing programs and secure bike storage encourage students to choose alternative transportation for short trips.

At Stanford University, a comprehensive transportation program has significantly reduced car usage on campus. Extensive bicycle infrastructure, shuttle routes, and commuter incentives help limit parking expansion while supporting sustainability goals.

Electric vehicle charging stations are another growing feature in campus parking facilities. As more students and faculty adopt electric vehicles, providing charging infrastructure supports institutional climate commitments.

Sustainability and Certification Goals

Parking projects can also contribute to broader campus sustainability initiatives and green building certifications.

Many institutions pursuing certification through the U.S. Green Building Council's LEED program incorporate sustainable parking elements such as:

- Reduced heat island surfaces
- Stormwater management systems
- Electric vehicle charging infrastructure
- Preferred parking for carpool vehicles
- Integration with public transportation

These strategies help campuses meet environmental benchmarks while improving transportation infrastructure.

In addition, sustainable parking design supports institutional climate action plans that aim to reduce carbon emissions and improve environmental stewardship.

Landscaping That Enhances Campus Identity

Parking does not have to detract from the character of a campus. Thoughtful landscaping can transform parking areas into visually appealing environments that blend seamlessly with surrounding buildings.

Designers increasingly use native plants, natural stone, and tree-lined walkways to soften the visual impact of parking areas. Lighting design also plays an important role, balancing safety with energy efficiency and minimizing light pollution.

At Pepperdine University in Malibu, parking facilities are carefully integrated into the campus hillside landscape. Terraced designs, native vegetation, and scenic views

help parking areas feel like a natural extension of the environment rather than purely functional infrastructure.

These design choices reinforce campus identity while supporting sustainability goals.

Technology and Smart Parking

Advances in technology are also helping institutions optimize existing parking resources before building new spaces.

Smart parking systems use sensors and mobile apps to guide drivers to available spaces, reducing the time spent searching for parking. This improves traffic flow and reduces vehicle emissions within campus environments.

License plate recognition and digital permit systems allow facilities teams to manage parking more efficiently, ensuring that existing spaces are used effectively.

By maximizing current parking capacity, campuses may delay or reduce the need for new construction.

Community and Stakeholder Engagement

Parking decisions can affect students, faculty, neighbors, and visitors, making stakeholder engagement an important part of the planning process.

Open forums, campus surveys, and planning workshops allow facilities teams to gather input and explain how proposed parking projects align with sustainability goals.

Transparency helps build support for projects that may initially appear controversial, particularly when they involve construction near existing green areas.

By demonstrating how thoughtful design preserves the overall campus landscape, institutions can show that parking expansion does not have to come at the expense of environmental values.

Looking Ahead

As private colleges continue to evolve, parking infrastructure will remain an important component of campus planning. However, the approach to parking is changing.

Today's campus leaders recognize that sustainability and aesthetics must be considered alongside functionality. Through strategic planning, innovative design, and environmentally responsible materials, institutions can expand parking capacity while protecting the landscapes that define their campuses.

Parking structures, permeable surfaces, underground facilities, and integrated landscaping all offer pathways to growth without sacrificing green space. When combined with transportation alternatives and smart technology, these solutions create a balanced approach to mobility and sustainability.

Ultimately, the goal is not simply to accommodate vehicles but to support the long-term health and beauty of the campus environment. With thoughtful planning, parking can become part of a broader strategy that enhances both the student experience and the institution's commitment to environmental stewardship.

For private colleges striving to grow responsibly, the challenge of parking may also be an opportunity—to design infrastructure that supports the future while preserving the green spaces that make campuses inspiring places to learn and live.

ABOUT THE AUTHOR: David Vinson, PUPN staff writer, has a PhD in English with specializations in transatlantic literature and cultural studies. He is a committed scholar, teacher, husband, and dad. If you ever meet David, avoid the subject of soccer. His fandom borders on the truly obnoxious.

FACILITIES & MAINTENANCE

PHOTO COURTESY OF RANDY HOWARD PHOTOS

Framing the Future: Pro Tips for Choosing Windows that Meet Your Goals for Beauty, Energy Efficiency and Safety

BY HOPE'S® WINDOWS

Windows play a critical role in shaping both the appearance and performance of campus buildings, influencing everything from energy efficiency and sustainability to safety and student well-being. For private colleges and universities, selecting the right window systems—whether for new construction or the renovation of historic facilities—requires balancing architectural integrity with modern performance standards.

In this Q&A, Matthew Fuller of Hope's Windows shares insights into the evolving technologies, design considerations, and long-term maintenance factors that campus decision-makers should evaluate when planning window installations. His perspective offers valuable guidance for institutions seeking solutions that enhance building performance while preserving the character and welcoming atmosphere that define many private college campuses.

Q: When private colleges evaluate windows for a new construction project versus a renovation, what are the biggest differences in priorities—and where do you see institutions getting it right or wrong?

A: Private colleges generally have similar requirements for both new construction and renovation projects. New construction projects typically feature a modern design aesthetic, while renovation projects usually involve buildings listed on the National Register of Historic Places. Institutions routinely execute thorough research, requesting product samples and reviewing mockups to ensure product suitability. However, a common issue is the failure to evaluate the entire window system, including the glass, frame, and surrounding conditions. Frequently, those neglected details involve components that lack adequate thermal breaks or barriers.

Q: Energy efficiency is often a top concern. What window technologies or performance metrics should campus decision-makers focus on to make the biggest long-term impact on operating costs?

A: Private colleges are working toward carbon-neutral campuses by selecting products with thermal breaks and advanced glazing technologies, such as Vacuum Insulated Glass. Institutions should likewise prioritize air leakage ratings and conduct on-site testing, since air infiltration diminishes thermal performance.

Q: Many private campuses are a mix of historic and modern buildings. How can institutions balance architectural integrity with modern window performance in renovation projects?

A: Proven products continue to evolve to enhance window performance. For instance, Hope's Thermal Evolution Technology incorporates a thermal break into traditional hot-rolled steel window frames, which have been in use since the 1800s. These frames preserve historic aesthetics while accepting thicker glass.

Q: How do windows contribute to campus safety and security today, and what features should colleges be prioritizing to protect students while maintaining an open, welcoming feel?

A: Window security requires a comprehensive evaluation of components, including laminated glazing, multipoint hardware, reinforcements, and integration with controlled-access systems. Security should be assessed as a complete system, taking into account the frame, glazing, anchors, hardware, and surrounding conditions.

Q: Daylighting and student well-being are gaining more attention. How can strategic window selection support learning environments, residence halls, and common spaces?

A: Research demonstrates that natural daylighting yields measurable benefits for health, productivity, and efficiency. Narrow sightlines in window frames maximize daylight penetration in interior spaces.

Q: What role do windows play in helping private institutions meet sustainability goals or achieve LEED and other green building certifications?

A: Steel window frames composed of 99% recycled steel help achieve institutional green objectives.

Q: With multiple buildings and phased projects, how can campuses create consistency in window performance and appearance without sacrificing flexibility in design?

A: Institutions should establish baseline performance standards, including U-value, Solar Heat Gain Coefficient (SHGC), air and water performance, acoustics, and glazing type, to guide the selection of framing profiles.

Q: What maintenance and lifecycle considerations should facilities teams understand before selecting window systems—especially when budgets and staffing are limited?

A: Products with a demonstrated lifecycle of 75+ years and features such as removable glass stops, durable hardware, weatherstripping, and corrosion-resistant finishes ought to be prioritized.

Q: Are there emerging trends or innovations in window design or materials that private colleges should be paying attention to right now?

A: Vacuum Insulated Glass (VIG) is gaining popularity among private colleges. Single-pane VIG typically achieves a U-value of approximately 0.08, while double-pane VIG achieves a U-value of approximately 0.06, depending on the manufacturer. This commercially available technology substantially outperforms standard insulated glass units.

Q; Looking ahead 10 to 20 years, how do you see window systems evolving on private college campuses, and what should institutions be doing now to future-proof their investments?

A: Colleges and universities are expected to continue leading in design and construction through leveraging resources to research, design, and invest in new technologies. Proven systems will likely be retained as long as they demonstrate improvements in thermal performance.

ABOUT THE AUTHOR: Hope's Windows® is the world's largest steel window manufacturer, blending over a century of handcrafted excellence with innovative design. Renowned for durability, beauty, and performance, each custom window and door is meticulously crafted to meet unique architectural visions, delivering lasting quality, timeless elegance, and unmatched value for generations.

FACILITIES & MAINTENANCE

PHOTO COURTESY OF HOPE'S® WINDOWS

Are Your Campus Lockers Game-Ready? Q&A with List Industries Reveals the Questions You Should Be Asking

BY LIST INDRUSTRIES

Locker rooms and storage areas may not always be the first features discussed in campus facility planning, but they play an important role in supporting student life, recreation programs, and institutional sustainability goals. From the materials used in locker construction to the design of modern athletic and recreation spaces, today's private colleges are looking for solutions that balance durability, environmental responsibility, and an elevated student experience.

In this Q&A, Steve Troyano of List Industries shares insights on the latest trends in sustainable locker construction, lifecycle performance, and the evolving expectations students have for locker room design. His perspective offers facility leaders practical guidance on creating spaces that support campus sustainability initiatives while also enhancing recruitment, comfort, and long-term value.

"Green" Locker Construction

Q: What materials are currently leading the market in sustainable locker construction, and how do they compare in lifecycle performance to traditional metal or wood lockers?

A: Recycled HDPE and phenolic composites have really taken the lead. They hold up beautifully against moisture, dents, and daily wear—something metal and wood often struggle with over time. Schools love that these materials feel sturdy and stay looking fresh for years.

Q: How should facility managers evaluate recycled content versus long-term durability when selecting locker systems?

A: It's a balancing act. Recycled content is great, but not if the locker falls apart in a few seasons. Most managers find that choosing the option that lasts longer—and needs fewer replacements—is the greener decision in the long run.

Q: What role do rapidly renewable materials, FSC-certified wood, or recycled HDPE play in modern locker manufacturing?

A: These materials send a strong message: the school cares about responsible sourcing. They also perform well in high-use environments, giving campuses both sustainability and reliability. The downside is that the cost of the lockers would increase considerably.

LEED & Certification Alignment

Q: How can locker systems contribute to LEED v4.1 certification or other campus sustainability benchmarks?

A: Locker systems can support LEED efforts by using low-emitting materials, recycled content, and clear documentation like EPDs. It's a simple way for facilities to rack up points without major construction changes.

Q: Beyond LEED, what environmental product declarations (EPDs), HPDs, or GREENGUARD certifications should facility leaders be asking for?

A: EPDs and HPDs offer transparency about what's in the materials, while GREENGUARD helps ensure the lockers support healthy air quality. These labels give leaders confidence that their selections are safe and responsible.

Indoor Environmental Quality

Q: How do locker materials impact indoor air quality, particularly in athletic and recreation facilities where ventilation loads are already high?

A: Materials with low VOC emissions and non-porous surfaces make a big difference. They help reduce odors and keep the space fresher—something students and athletes notice right away.

Durability & Lifecycle Cost

Q: Elite institutions often prioritize long-term value over first cost. How does lifecycle cost analysis change the conversation around "green" lockers?

A: When you look at the full picture—maintenance, repairs, replacements—higher-end sustainable materials often win. Schools realize they save more over time by investing in durable options.

Q: What maintenance factors—such as resistance to moisture, corrosion, and cleaning chemicals—should campuses consider when assessing sustainability claims?

A: Daily cleaning, sweaty gear, and humidity can take a toll. Materials that resist corrosion and stand up to tough cleaning products stay looking good and functioning longer.

Renovation vs. New Construction

Q: In renovation projects, how can sustainable locker systems be integrated into existing infrastructure without increasing waste or demolition impact?

A: Modular systems make life much easier. They can fit into existing spaces with minimal demolition, keeping waste—and headaches—to a minimum.

Institutional Branding & ESG

Q: How are sustainability-focused locker installations supporting broader ESG reporting and reinforcing an institution's environmental commitments to students and donors?

A: These upgrades show students and donors that the institution walks the talk. Adding sustainable materials makes a visible impact and strengthens ESG storytelling.

Locker Design for Sport, Recreation & Fitness Facilities

Evolving User Expectations

Q: How have student expectations for locker rooms at private colleges evolved over the past decade?

A: Students now expect locker rooms to feel welcoming—almost spa-like. Clean lines,

modern finishes, and spaces that respect privacy matter more than ever.

Q: What design elements are now considered essential in high-end collegiate recreation and athletic facilities?

A: Digital locks, School logos, seat cushions, soft lighting, premium materials, and thoughtful storage layouts help create that polished, high-end feel students love.

Recruitment & Retention Impact

Q: How do well-designed locker rooms influence student recruitment, athlete retention, and overall campus competitiveness?

A: Locker rooms are often part of a student's first impression. When they're modern and comfortable, they signal that the school invests in student wellness and athletic success as the locker room will be their home away from home for four years.

Q: Are you seeing elite institutions use locker room environments as part of their campus tour strategy?

A: Absolutely. Tours often highlight locker rooms because they're a tangible way to show off the campus experience.

Layout & Space Optimization

Q: What are best practices for designing locker layouts that maximize space efficiency while maintaining comfort and privacy?

A: Good flow is everything. Clear walkways meeting egress minimums, smart use of vertical space, and pockets of privacy help create a space that's both functional and comfortable.

Q: How can facilities balance open-concept team locker rooms with the growing demand for individual privacy?

A: Many campuses mix open team areas with small alcoves or privacy zones. It keeps the team feel while giving students their own space when they want it.

Technology Integration

Q: What role do digital locks, smart access control, and mobile credentialing play in modern locker design?

A: These tools make life easier for everyone. No more lost keys—just simple, reliable access.

Q: How should facilities plan for future technology upgrades when designing locker systems today?

A: Choosing modular components keeps upgrades painless. Facilities can add new technology without ripping everything out.

Durability & Performance

Q: In high-traffic recreation environments, what construction features most impact long-term performance and maintenance costs?

A: Moisture-proof and impact-resistant materials hold up best to daily wear and tear. They keep maintenance costs down, too.

Branding & Aesthetics

Q: How are institutions incorporating school colors, logos, lighting, and architectural finishes to create a cohesive and branded locker room experience?

A: Custom colors, logo panels, and LED lighting help create a space that feels uniquely 'theirs.' It gives students a sense of pride every time they walk in.

ABOUT THE AUTHOR: Ed Bauer has been in publishing for over twenty years. He worked on the staff at Mount Union College.

Building the Future While Preserving the Past

Maintaining Historic Campus Aesthetics During Expansion

BY ED BAUER

Private colleges and universities take great pride in the architectural heritage that defines their campuses. Brick quads, stone facades, Gothic arches, and tree-lined walkways are more than simply buildings and landscapes—they are part of the identity of an institution. These historic environments tell the story of the college, connecting generations of students and faculty through shared spaces that have endured for decades, sometimes centuries.

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At the same time, growth is an unavoidable reality for many institutions. Expanding academic programs, increasing enrollment, and the need for modern facilities—from laboratories and residence halls to recreation centers and performing arts venues—require new construction. The challenge for campus planners and facilities leaders is clear: how do you build new structures that meet modern needs without disrupting the historic character that makes the campus distinctive?

The answer lies in thoughtful planning, architectural sensitivity, and a growing emphasis on sustainable design. Many private colleges are demonstrating that it is possible to preserve historic aesthetics while constructing modern, energy-efficient buildings that support the future of the institution.

Why Architectural Consistency Matters

Campus architecture plays a powerful role in shaping institutional identity. When prospective students visit a campus, the visual environment often becomes a major factor in their perception of the school. Consistent architectural character—whether Gothic, Georgian, Collegiate Gothic, or modern interpretations of traditional forms—creates a cohesive environment that feels intentional and timeless.

Preserving this identity also supports alumni engagement and institutional pride. Alumni often return to campus expecting the familiar buildings and landscapes that defined their own college experience. Dramatic architectural departures can sometimes feel jarring if they disrupt the visual continuity of historic campus spaces.

However, strict imitation of older buildings is rarely the goal. Instead, architects and planners strive to create structures that respect historic context while incorporating modern materials, sustainable systems, and flexible interior spaces.

The Role of Campus Master Planning

Maintaining architectural continuity begins with a strong campus master plan. Many institutions rely on long-term planning documents that outline design guidelines for future construction, ensuring that new buildings align with the campus aesthetic.

These guidelines typically address elements such as:

- Building materials and façade treatments
- Roof shapes and building proportions
- Window styles and architectural details
- Landscaping and pedestrian pathways
- Height restrictions and building placement

Master planning allows institutions to evaluate how new construction will interact with existing buildings and landscapes before ground is ever broken.

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A strong example can be seen at Princeton University. The university's campus plan carefully protects the Collegiate Gothic style that defines much of the campus while allowing contemporary architects to interpret those elements in modern ways. New buildings often incorporate stone facades, vertical window proportions, and detailed masonry work that echoes the historic structures nearby.

By setting clear design expectations, the university ensures that expansion reinforces rather than undermines its architectural identity.

Blending Old and New Through Material Selection

Materials are one of the most visible ways new buildings connect to historic surroundings. Many campuses rely on traditional materials such as brick, limestone, or sandstone that match or complement existing buildings.

However, modern construction techniques and sustainability goals often require updated approaches to those materials. Architects may use high-performance masonry systems, insulated wall assemblies, or prefabricated components that replicate the appearance of traditional construction while improving energy efficiency.

For example, Duke University is known for its distinctive Gothic architecture constructed from local stone. When building new academic and residential facilities, the university has continued to use similar stone materials and architectural forms while incorporating contemporary structural systems and energy-efficient design.

The result is a campus that continues to grow while maintaining the iconic look that has defined Duke for nearly a century.

Sustainability and Historic Design

As Duke's example shows, preserving historic aesthetics does not mean sacrificing environmental performance. In fact, many institutions are integrating sustainability goals directly into their architectural guidelines.

Energy-efficient windows, improved insulation systems, and advanced heating and cooling technologies can all be integrated into buildings designed with traditional architectural elements. Even historically inspired facades can incorporate modern glazing systems that improve thermal performance while maintaining traditional window proportions.

Organizations such as the U.S. Green Building Council encourage sustainable design practices through the LEED certification program. Many colleges pursue LEED certification for new construction projects, balancing energy performance with architectural integrity.

A notable example is Yale University. Yale's campus includes buildings spanning several centuries, yet new facilities frequently achieve high sustainability standards while respecting the historic campus environment.

By carefully integrating sustainable technologies, institutions can meet climate commitments while maintaining the traditional appearance that defines their campuses.

Modern Interiors Within Historic Forms

One of the most common strategies for balancing tradition and innovation is designing buildings that appear historic on the outside but provide completely modern interiors.

Historic campuses often feature buildings that were originally designed for educational models very different from today's needs. Laboratories, collaborative learning spaces, digital media centers, and advanced research facilities require flexible interiors with modern infrastructure.

New buildings can address these needs while maintaining exterior designs that complement historic surroundings.

At Boston College, new academic and residential buildings reflect the Gothic Revival architecture that defines much of the campus. While the exterior architecture maintains continuity with older structures, the interiors feature state-of-the-art classrooms, research

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This approach allows campuses to evolve functionally while preserving visual continuity.

Landscaping as a Unifying Element

Architecture alone does not define campus aesthetics. Landscaping and open space design play a crucial role in connecting buildings across generations of construction.

Tree-lined walkways, courtyards, lawns, and gardens can visually tie together structures built decades apart. By maintaining consistent landscape design elements, institutions can soften the contrast between historic and modern buildings.

At Stanford University, consistent landscaping and pedestrian pathways unify buildings constructed over more than a century. The use of arcades, courtyards, and open lawns helps create a cohesive campus environment despite evolving architectural styles.

Sustainable landscaping practices—such as native plantings and water-efficient irrigation—also contribute to green construction goals.

Adaptive Reuse and Renovation

In some cases, preserving historic aesthetics means reusing existing buildings rather than replacing them. Adaptive reuse allows institutions to maintain architectural heritage while upgrading interiors for modern functions.

Older residence halls, libraries, or administrative buildings can often be renovated to meet contemporary needs. Structural upgrades, improved mechanical systems, and modern accessibility features can transform historic buildings into highly functional spaces.

An excellent example is Georgetown University, where numerous historic structures have been carefully renovated to accommodate modern academic programs while preserving the campus's distinctive Gothic architecture.

Renovation projects also support sustainability goals by reducing construction waste and preserving embodied carbon within existing buildings.

The Role of Architectural Review Boards

Many campuses establish architectural review committees to evaluate proposed construction projects. These groups often include architects, campus planners, facilities leaders, and administrators who review design proposals to ensure alignment with campus design standards.

The review process helps maintain architectural consistency and encourages collaboration between architects and campus stakeholders.

Through this oversight, institutions can ensure that new construction supports long-term campus identity rather than reflecting short-term design trends.

Technology and Building Performance

Modern building technologies allow new construction to achieve exceptional energy performance even within traditional architectural forms.

High-performance building envelopes, advanced HVAC systems, and smart building controls can dramatically reduce energy consumption. Solar energy systems and green roofs may also be incorporated into building designs without altering historic visual character.

These technologies support institutional sustainability commitments while maintaining the traditional campus appearance that students and alumni value.

Balancing Tradition and Innovation

As campuses grow, the most successful projects are those that treat architecture as part of a broader institutional story. Each new building becomes another chapter in the campus narrative.

Rather than competing with historic structures, well-designed buildings complement them. They reflect modern educational needs while honoring the traditions that define the institution.

Private colleges often have the advantage of smaller, more cohesive campuses where design decisions can be carefully coordinated. By maintaining clear architectural guidelines and prioritizing sustainability, institutions can expand responsibly while protecting the visual identity that makes their campuses unique.

Looking Toward the Future

The tension between growth and preservation will continue as private colleges adapt to new educational demands. However, the examples set by institutions across the country demonstrate that thoughtful planning can successfully balance these priorities.

Through careful master planning, sustainable materials, and respect for historic design, campuses can build facilities that meet the needs of future generations while preserving the architectural heritage that defines them.

Ultimately, the goal is not simply to replicate the past but to extend it—creating buildings that feel like a natural continuation of the campus story. When done well, new construction can enhance the historic environment, ensuring that the character of the campus remains strong even as it evolves.

For facilities leaders and campus planners, the task is both a responsibility and an opportunity: to shape the next generation of buildings in a way that honors the past, serves the present, and sustains the future.

ABOUT THE AUTHOR: Ed Bauer has been in publishing for over twenty years. He worked on the staff at Mount Union College.


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HAVE A SEAT

Strategic Planning for New Seating in Athletic Facilities

BY INTERKAL

Athletic facilities are often among the most visible and heavily used spaces on a private college campus. From football stadiums and basketball arenas to soccer fields and baseball complexes, these venues bring together students, alumni, families, and the surrounding community. As campuses grow and athletic programs expand, institutions frequently face a familiar challenge: upgrading or expanding spectator seating while maintaining sustainability goals and the overall aesthetic of the campus environment.

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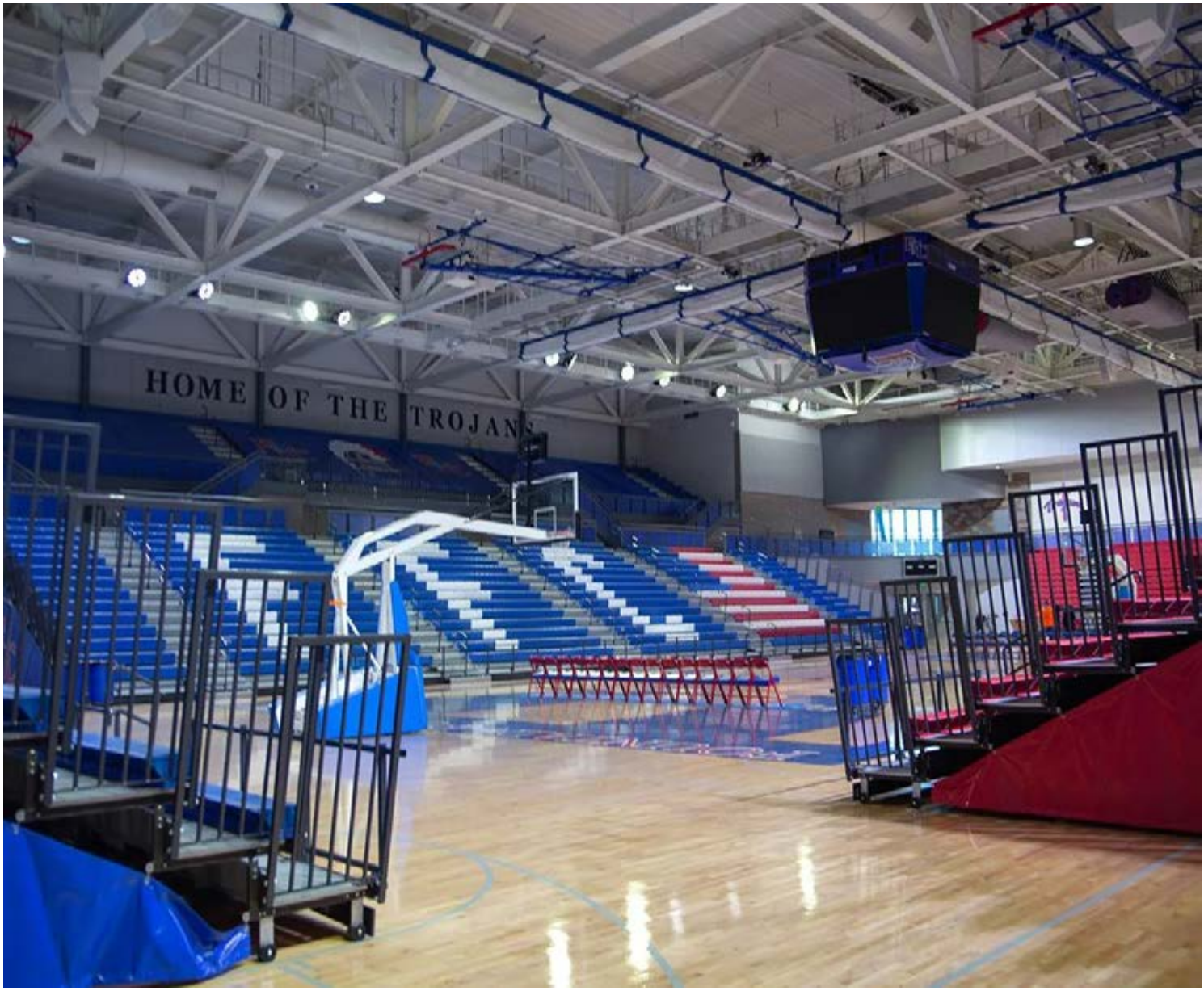

In today's era of green construction and environmentally responsible campus planning, seating upgrades are about more than increasing capacity. Facilities leaders must also consider the sustainability of materials, lifecycle durability, accessibility, fan comfort, and the long-term operational impact of their seating investments. With thoughtful planning, new seating installations can support campus sustainability initiatives while enhancing the game-day experience for generations of fans.

Understanding the Need for Seating Upgrades

Many private colleges built their primary athletic venues decades ago when spectator expectations and facility standards were very different. Wooden bleachers or early-generation aluminum seating may have served their purpose at the time but can fall short of modern expectations for safety, accessibility, and comfort.

At the same time, growing athletic programs and stronger alumni engagement can increase demand for spectator seating. Facilities leaders may find that attendance at games, tournaments, and campus events is outpacing the capacity or functionality of existing venues.

Upgrading seating allows institutions to address several goals simultaneously:

- Improve spectator comfort and safety
- Increase capacity for major events
- Enhance accessibility and ADA compliance

- Incorporate sustainable materials and construction methods
- Align athletic facilities with campus branding and aesthetics

The key is to approach seating upgrades as part of a broader campus planning strategy rather than a simple equipment replacement.

Sustainability in Seating Design

Sustainability plays a growing role in the design of athletic facilities. While seating itself may seem like a small component of a stadium or arena, the materials and construction methods used can have a significant environmental impact.

Many manufacturers now offer seating products made from recycled aluminum, recycled plastics, or responsibly sourced materials. These products reduce the environmental footprint of new construction while offering exceptional durability in outdoor environments.

Aluminum grandstand systems, for example, are widely used in collegiate stadiums because aluminum is both lightweight and highly recyclable. In many cases, the material can be recycled indefinitely without losing strength or structural integrity. This makes aluminum an attractive choice for institutions focused on lifecycle sustainability.

Durability is another important sustainability factor. Seating systems designed to last decades with minimal maintenance reduce the need for frequent replacements, lowering both cost and environmental impact.

Planning for Capacity and Flexibility

When planning seating upgrades, facilities leaders must carefully evaluate both current and future capacity needs. Overbuilding can lead to unused infrastructure, while underbuilding may require costly expansions later.

A comprehensive assessment should consider:

- Average game attendance
- Potential growth in athletic programs
- Tournament or championship hosting opportunities
- Multi-purpose event use such as concerts or ceremonies

Flexible seating systems can help institutions adapt to changing needs. Modular grandstand systems allow sections to be expanded or reconfigured over time without major structural changes.

A strong example of flexible seating design can be seen at Villanova University, where stadium upgrades have incorporated modern seating while maintaining the intimate fan environment that defines the school's athletic culture.

Planning for flexibility ensures that seating investments continue to serve the institution as athletic programs grow.

Comfort and the Modern Fan Experience

Today's spectators expect more than a simple bench seat. Comfort, visibility, and amenities all influence how fans experience athletic events.

Modern seating design often incorporates features such as:

- Individual seat backs or chair-back seating
- Wider seating rows for improved comfort
- Improved sightlines throughout the venue
- Accessible seating areas integrated into the overall design

Premium seating areas are also becoming more common at private colleges. These spaces may include club seating, shaded areas, or hospitality sections that support donor engagement and alumni events.

For example, Wake Forest University has invested in premium seating upgrades at several athletic venues to enhance the game-day experience while supporting athletic program fundraising.

Balancing premium seating with traditional student sections ensures that facilities remain welcoming to the entire campus community.

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One of the most important steps in sustainable parking development is forecasting long-term needs. Instead of building multiple small lots over time, campus planners often conduct comprehensive parking studies to determine how parking demand will evolve over the next 10 to 20 years.

Accessibility and Inclusive Design

Accessibility is a critical component of modern seating design. The Americans with Disabilities Act (ADA) requires athletic venues to provide accessible seating areas with appropriate sightlines and companion seating.

However, accessibility should go beyond minimum compliance. Inclusive design ensures that all fans can enjoy events comfortably and safely.

Best practices include:

- Accessible seating integrated throughout the venue rather than isolated sections
- Barrier-free pathways and ramps
- Accessible concessions and restroom facilities
- Clear wayfinding and signage

Designing with inclusivity in mind reinforces an institution's commitment to serving all members of its community.

Blending Seating with Campus Architecture

Athletic facilities often sit near academic buildings, residence halls, or historic campus landmarks. For this reason, seating structures should align with the broader architectural character of the campus.

Architectural finishes, color schemes, and structural design can help seating systems blend seamlessly with surrounding buildings.

At the University of Notre Dame, stadium expansions have been carefully designed to complement the university's historic architectural style. The integration of stone facades and traditional design elements ensures that modern seating additions feel consistent with the surrounding campus environment.

Even smaller institutions can apply similar principles by incorporating school colors, branded seating panels, or architectural accents that reflect campus identity.

Environmental Considerations in Outdoor Stadiums

Outdoor athletic venues present additional environmental considerations. Seating materials must withstand exposure to sun, rain, temperature changes, and heavy use.

Sustainable seating systems often incorporate protective finishes and corrosion-resistant materials that extend lifespan while minimizing maintenance.

Shading strategies can also contribute to sustainability. Canopies, shade structures, or strategically placed landscaping can reduce heat buildup in seating areas while improving spectator comfort.

Some institutions are even integrating solar panels into stadium shade structures, generating renewable energy while providing cover for spectators.

Maintenance and Lifecycle Planning

A seating installation represents a long-term investment for any athletic facility. Facilities teams should evaluate maintenance requirements and lifecycle costs during the planning process.

Key considerations include:

- Resistance to corrosion and weather exposure
- Ease of cleaning and repair
- Availability of replacement parts
- Structural durability over decades of use

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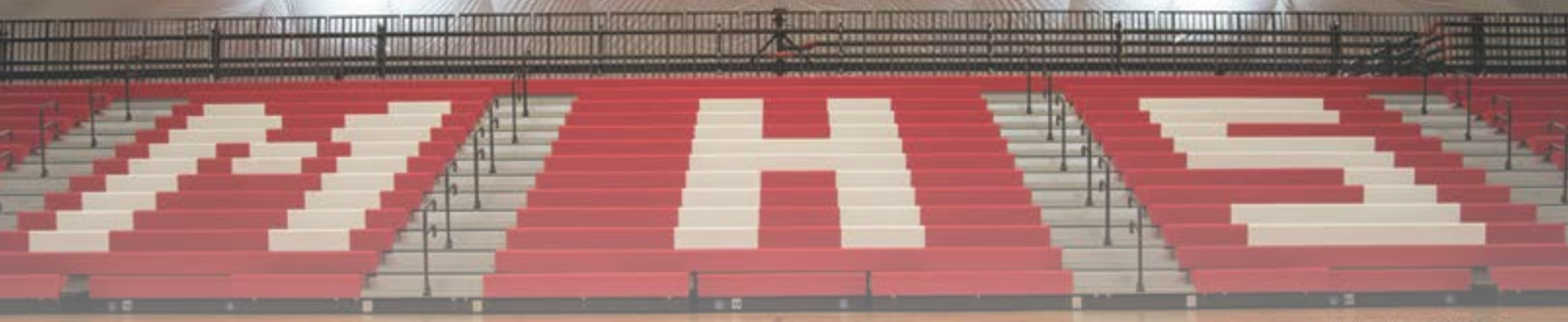

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Selecting high-quality seating systems may involve higher upfront costs but often results in lower maintenance expenses and longer service life.

Lifecycle planning also supports sustainability by reducing the need for frequent replacements and minimizing material waste.

Case Study: Sustainable Stadium Improvements

An example of thoughtful seating upgrades can be seen at Davidson College. The college has invested in athletic facility improvements that emphasize sustainability and campus integration.

Seating upgrades were designed to maintain the intimate atmosphere of the stadium while improving fan comfort and accessibility. Durable materials and energy-efficient lighting systems were incorporated into the project to support the college's environmental goals.

By combining modern infrastructure with thoughtful design, the college enhanced the fan experience without compromising the character of the campus.

Looking Ahead: The Future of Athletic Seating

Athletic facilities will continue to evolve as institutions respond to changing spectator expectations and sustainability priorities. Advances in materials, modular design, and integrated technology are creating new opportunities for flexible and environmentally responsible seating solutions.

Smart seating systems may eventually incorporate digital ticketing integration, mobile charging stations, and enhanced accessibility features.

At the same time, sustainability will remain a guiding principle in campus construction. Facilities leaders will continue to seek seating systems that balance durability, environmental responsibility, and long-term value.

A Strategic Opportunity for Campus Facilities Leaders

For facilities managers and campus planners, seating upgrades offer more than a chance to expand capacity. They provide an opportunity to enhance the fan experience, strengthen institutional branding, and demonstrate a commitment to sustainability.

By selecting durable materials, designing for flexibility, and integrating seating systems into the broader campus landscape, institutions can create athletic venues that support both environmental stewardship and community engagement.

In the end, well-designed seating does more than accommodate spectators—it creates spaces where students, alumni, and fans come together to celebrate the traditions and spirit that define collegiate athletics. With thoughtful planning, those spaces can remain vibrant, comfortable, and sustainable for decades to come.

ABOUT THE AUTHOR: Interkal is a global leader in spectator seating, delivering innovative, durable, and custom solutions for schools, arenas, and venues since 1938.seating for schools, arenas, and venues.

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HOW CAMPUS RECREATION WILL POWER THE FUTURE OF SUSTAINABILITY

While sustainability has been a priority across higher education for years, there is a growing recognition that climate leadership requires more than intent. It requires focused, metric-driven strategies, infrastructure, accountability, and measurable impact.

As institutions assess and prioritize potential investments that will accelerate progress, one answer is emerging in an unexpected place: campus recreation.

Why Campus Recreation Rises to the Top

Campus recreation centers are among the most energy-intensive facilities on any university campus. Extended operating hours, dense equipment loads, and high daily utilization make them significant contributors to overall energy consumption. At the same time, these facilities are highly visible, deeply embedded in student life, and uniquely positioned to influence behavior and engagement.

Brown University's Climate Action Plan 2040

In 2019, Brown University introduced its Sustainability Strategic Plan with an ambitious mandate: reduce greenhouse gas emissions by 75 percent by 2025 and achieve net-zero emissions by 2040. Rather than pursue a broad array of initiatives with incremental impact, Brown's leadership assessed where targeted investments could deliver rapid, substantial, and quantifiable results.

Campus recreation emerged as one of those opportunities. And the idea was actually born out of the classroom.

From Classroom Insight to Campus-Wide Impact

For the final project of a Climate Solutions course, student Elina Pipa focused her research on how to achieve Brown's climate targets.

"I got the image of a hamster running on a wheel, and then that producing electricity," Pipa said. "And I was like, whoa. Does that technology exist for humans?"

It does. The research project revealed that installing SportsArt's energy-generating fitness equipment in the campus recreation center could reduce the facility's total emissions by approximately two percent. That's an impact comparable to the solar panels installed on the building's roof.

Pipa presented her business proposal to Athletics Department leadership, securing a pilot of 17 energy-generating treadmills, ellipticals, rowers, steppers, and cycles installed in The Nelson Fitness Center.

After positive feedback from users, the project became permanent, directing energy back into the building. For students, the project demonstrated how academic research can translate into operational change. For the institution, it reinforced the evolving role of

SportsArt

recreation facilities as platforms for sustainability leadership.

"This initiative advances the goals set forth in our Climate Action Plan 2040 by combining innovative technology, student engagement, and measurable impact," said Amy Dean, Associate Director of Athletics, Recreation at Brown. "It's an example of how athletics and recreation can embed sustainability into the fabric of campus life."

The Installation: Aligning Fitness with Climate Goals

The recent SportsArt installation at the Nelson Fitness Center includes:

- Five **ECO-POWR™ cycles**
- Two **ECO-POWR™ steppers**
- Six **ECO-NATURAL™ treadmills**
- One **SENZA™ recumbent cycle**
- Three **SENZA™ upright cycles**

Rather than consuming electricity from the grid, those units with SportsArt's innovative **ECO-POWR™** technology, capture the human energy produced during exercise and convert it into clean energy that is fed back into the facility's electrical system. This installation alone has the potential to generate approximately **3,136 kilowatt-hours of energy annually**, turning fitness participation into a measurable environmental outcome.

SportsArt equipment is engineered for high-traffic environments, offering smooth biomechanics, intuitive controls, and long-lasting durability. These revolutionary cardio machines demonstrate that environmental responsibility and commercial-grade performance are not mutually exclusive.

"We're proud to see Brown University integrate ECO-POWR™ and ECO-NATURAL™ equipment into its sustainability initiatives," said Ruben Mejia, Executive Vice President of SportsArt Americas. "By making green fitness a core part of campus recreation, Brown is showing how climate solutions can be embedded into everyday activity."

A New Role for Campus Recreation

For Brown University, the Nelson Fitness Center project reflects a broader institutional commitment to innovation, collaboration, and climate leadership. For students, it creates a tangible connection between personal wellness and global impact.

"This project highlights the intersection of research, student initiative, and institutional action," said Dean. "It's exciting to see classroom ideas translated into lasting impact for both the university and the environment."

More broadly, the installation signals a shift in how the industry defines performance. In future-ready recreation centers, success is no longer measured solely by utilization or durability, but by how effectively a facility supports sustainability goals, engages its community, and contributes to long-term resilience.

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