



LAKE SUPERIOR
STATE UNIVERSITY

**Five-Year Facilities Master Plan
2015 - 2019**



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SECTION I
MISSION STATEMENT

Following is the current Mission and Vision Statements for LSSU. These were approved by the Board of Trustees on November 11, 2011.

Mission Statement

Our mission at Lake Superior State University is to help students develop their full potential. We launch students on paths to rewarding careers and productive, satisfying lives. We serve the regional, state, national and global communities by contributing to the growth, dissemination, and application of knowledge.

Vision Statement

Our programs grow and evolve in ways that keep our graduates at the cutting edge of technological and societal advances. As such, we will be viewed by our constituents as:

- The preferred regional choice for students who seek a quality education which provides a competitive edge in an evolving job market.
- An institution where relevant concepts are taught by quality faculty, and are paired with practical real-world experience to provide a well-rounded education.
- An institution which capitalizes on its location to instill graduates with an understanding of environmental issues and an overarching desire to be responsible stewards of the environment.
- A University that is highly student centered and empowers all students to realize their highest individual potential.

SECTION II
INSTRUCTIONAL PROGRAMMING

ACADEMIC PROGRAMS

Post-Baccalaureate Bachelor

Bachelor of Education

Bachelor

Accounting

Athletic Training

Biology

Biochemistry

Business Administration

Business Administration - Entrepreneurship

Business Administration - International Business

Business Administration - Management

Business Administration - Marketing

Chemistry

Communication

Computer Engineering

Computer Networking

Computer Science

Conservation Biology

Criminal Justice

Criminal Justice - Corrections

Criminal Justice - Criminalistics

Criminal Justice - Generalist

Criminal Justice - Homeland Security

Criminal Justice - Law Enforcement

Criminal Justice – Law Enforcement Certification

Criminal Justice – Law Enforcement Certification with NRT

Criminal Justice - Loss Control

Criminal Justice - Public Safety

Early Childhood Education

Electrical Engineering

Electrical Engineering Technology

Elementary Education

Elementary Education: Special Education-Learning Disabilities

Environmental Health

Environmental Science

Exercise Science
Finance and Economics
Fine Arts Studies
Fire Science - Engineering Technology
Fire Science - Generalist
Fire Science – Generalist Non Certification
Fish Health
Fisheries Wildlife Management
Forensic Chemistry
Geology
History
Individualized Studies
Industrial Technology
Language Arts
Liberal Arts
Liberal Studies
Literature
Literature - Creative Writing
Manufacturing Engineering Technology
Mathematics
Mechanical Engineering
Medical Laboratory Science
Nursing
Parks and Recreation
Physical Science
Political Science
Psychology
Secondary Education
Social Science
Sociology
Sociology-Social Services
Spanish
Sport and Recreation Management

Associate

Chemical Technology
Chemistry
Computer Science
Criminal Justice-Corrections
Criminal Justice-Homeland Security
Criminal Justice-Law Enforcement
Early Childhood Education
Electrical Engineering Technology
Fire Science

General Engineering
General Engineering Technology
Health Care Provider
Health/Fitness Specialist
Internet/Network Specialist
Liberal Arts
Manufacturing engineering Technology
Marine Technology
Natural Resources Technology
Paramedic Technology
Personal Computer Specialist
Small Business Administration
Social Work
Substance Abuse Prevention and Treatment
Technical Accounting

Certificates

International Studies
Manufacturing
Paramedic Training
Practical Nursing

Minors

Accounting-Finance
Anishinaabemowin/Ojibway Language and Literature
Art
Biology
Business French
Chemistry
Chemistry-Secondary Teaching
Coaching
Communication
Computer Science
Computer Science-Teaching
Corrections
Counseling
Creative Writing
Dance
Early Childhood Education – Teaching
Economics-Finance
Electrical Engineering
English Teaching-Elementary Language Arts
Environmental Science
Fire Science

General Business
Geographic Information Systems
Geography
Geology
Gerontology
History
Homeland Security
Human Nutrition
Human Resource Management
Human Services Administration
Humanities
Institutional Loss Control
International Business
International Studies
Japanese Study
Law Enforcement
Literature
Loss Control
Marine and Freshwater Sciences
Marketing
Mathematics
Mathematics-Elementary Teaching
Mathematics-Secondary Teaching
Mechanical Engineering
Native Studies of the Americas
Paramedic Technology
Philosophy
Political Science
Prelaw
Professional Communication
Psychology
Public Administration
Public Relations
Recreation Studies
Robotics Technology
Social Work
Society and Environment
Sociology-General
Spanish Language-Literature and Culture
Speech and Drama
Sports Marketing
Substance Abuse Counseling
Theatre
Web Development



Significant growth in Business is projected the next five years as the new School of Business building comes on line and new accreditations are sought.

Other areas of projected growth that may be impacted by specific structural considerations are the Engineering Program that is proposing an addition to its robotics laboratory and the Nursing Program that recently received donated simulation manikins and is looking for a permanent home for its simulation lab. The Fire Science Program is looking to add suitable specific unique space for its needs that will further enhance growth potential. In addition, the University received a donated building some years ago that is expected to house its Aquatic Research Lab that could grow the biology programs and greatly enhance fish health research for the Great Lakes area.

UNIQUE CHARACTERISTICS OF LSSU'S ACADEMIC MISSION

Student surveys have indicated that students are drawn to LSSU for its small campus atmosphere and unique programs. Courses of study at the University range from traditional, liberal arts programs to engineering, nursing and fire science.

The University's location plays an important role in its academic mission. The region's abundant natural resources, international setting, rich heritage and large Native American population provide ample opportunity for the institution to design and offer academic programs appropriate for its mission.

Successful partnerships with charter schools, community colleges, other Michigan public universities, and other area agencies and institutions have created positive educational and economic impacts. The University continues to reach out to area residents, businesses, governments, social agencies and public and private institutions to develop new and more effective activities and programs.

Lake Superior State University currently serves students in its region and beyond by offering twenty-four associate's degree programs, sixty-five undergraduate programs, four certificate programs, and one post baccalaureate program.

INITIATIVES WHICH MAY IMPACT FACILITIES USAGE

The University's School of Business Renovation Project will have a significant impact on the usage of other facilities when it comes on line. South Hall will be completely renovated creating a new home for the School, including fifteen offices for faculty and staff. When the School of Business faculty and staff are relocated, this will cause a domino effect as space is opened up in the Library. Liberal Arts faculty and staff will likely be moved to the Library from the Arts Center allowing the Arts Center to be more fully utilized for what it was intended and allow for anticipated program growth in the fine arts.

A 5,000 square foot addition to the Center for Applied Sciences and Technology proposed by the School of Engineering would permit the institution to further expand the current appeal of robotics by the incorporation of mobile and service robots into its laboratory portfolio. The expanded laboratory facilities would include a water tank suitable for remotely-operated vehicles testing and acoustic testing. The facility is projected to grow enrollments in Engineering by as much as 50% while simultaneously contributing to the economy and environment of the State of Michigan in three key areas: (1) Great Lakes environment and maritime economy; (2) Robotics & Automation; and, (3) Automotive vehicle development, with a focus on dynamic testing of handling and noise vibration and harshness performance, and modern vehicle dynamic control systems.

A goal of the Lake Superior's Aquatic Research Laboratory (ARL) is to upgrade and expand existing facilities to better serve present and future needs of the ARL and the LSSU Community. Lake Superior State University has developed plans for major revisions to convert a gifted building for use to house its ARL sometime in the future. This facility will continue, and greatly expand, the work of our faculty, staff and students to provide premiere training and research in fish, fish health and water quality. It will also create the only environmental outreach facility to serve the communities of the eastern Upper Peninsula and northern Lower Peninsula of Michigan.

The School of Education recently swapped space with Public Relations and Graphics to bring those academic programs into space considered to be within the University's academic core and to allow the adjacent vacated university print shop to be rededicated as a smart classroom, primarily for education courses but available to be scheduled for other courses as well. This is the first smart classroom on campus and will be a model for expanded flexible space in the new South Hall School of Business and other future updated classrooms.

The long vacant historical East Hall, once a Fort Brady army jail, was remodeled and opened up and leased to the EUP Learning Center to house the "Little Lakers", a year-round kinder college. This center provides quality child development options for the university and community. It is also used as a learning laboratory for the Early Childhood Education Program. The University's own Child Development Center was closed two years ago leaving Michigan Hall empty. Michigan Hall is a small historical building, once used as a fire hall for Fort Brady. Several ideas are being considered for the preservation and use of that facility. One of those ideas is to move the Career Center to that location making that service more accessible and visible. Space vacated by the Career Center could be used by the Learning Center which recently received a multi-year grant for expanded services.

The Admissions Office is looking for a new home on campus to be more visible, accessible, and closer to the Financial Aid and Business Offices. Two possibilities being explored are to share space with the Bookstore or relocate to the Administration Building. The Row House currently being used by Admissions would be repurposed as a "Living Learning Center". The Row Houses are unique historic officer's quarters that a student can request to live in. Each house has

its own major, so students can live and learn with students who have similar academic interests and goals.

A future goal of the University is to build a fire hall/classroom facility for the Fire Science Program. An appropriate facility would provide a real life experience and allow students to study in a facility that is similar to what they would find on the job as a fireman. A new facility would certainly attract more students to this popular growing program. The Fire Science Program currently resides in the Norris Center which is an athletic facility with some classrooms. The curriculum and activities of the Fire Science courses are pretty rough on facilities creating excessive wear and tear on the Norris Center, not built to withstand such abuse. The space vacated by Fire Science in the Norris Center will likely be claimed by the School of Recreation Studies and Exercise Science, another popular and growing program.

Marquette Hall, a dormitory originally designated for married student housing, was removed from the campus footprint last year. The vacant space has a view of the Saint Mary's River and International Bridge and would make a gorgeous setting for a future new dormitory. Although more modern housing has been discussed, there are no definitive plans in the horizon.

ECONOMIC IMPACT OF CURRENT AND FUTURE PROGRAMS

Each student who attends Lake Superior State University brings \$45,000 worth of economic activity to the region, for a total economic impact of \$113 million per year, according to a study recently undertaken by a LSSU professor and a senior finance and economics major. LSSU houses several laboratories and centers which contribute to the economic vitality of the region, both directly and indirectly. Three of these entities are highlighted below:

The LSSU Environmental Analysis Laboratory (EAL) was created in 2002 to meet the biological, chemical, and physical testing and research needs of the region. As the only full service environmental lab, the EAL offers a wide range of analytical services to its clients including sample collection, inorganic and organic analysis in a variety of matrices, as well as genetic, microscopy & microanalysis, project design, and project implementation consultation.

LSSU's Aquatic Research Laboratory (ARL) is an off-campus research and educational facility situated just a mile away on the St. Marys River. The mission of the ARL is to combine education and research on aquatic biota and their associated habitats within the Great Lakes basin to serve the academic, scientific, and public communities.

LSSU's Product Development Center provides the necessary engineering design tools, engineering staff, materials analysis, product packaging guidance, software development and other services to develop a functioning prototype. This program has assisted numerous entrepreneurs and second-stage companies to create and market their products. Additionally, student projects assist regional companies in their product or process development, while others serve as the basis for launching new businesses.

SECTION III
STAFFING AND ENROLLMENT

CURRENT FULL AND PART-TIME STUDENT ENROLLMENT

This fall's enrollment has seen a 3.5% decrease in degree seeking students with a 7% decrease in new freshmen. This year's new transfer student enrollment saw an 8% decrease. The fall to fall retention of full-time degree seeking new freshmen improved to 73%. The University's five year, academic year unduplicated head count average is just under 3,100 students, graduate and undergraduate.

This fall 16% of our enrollment is part time, 93% of course enrollments are on the home campus, 1% at regional sites, 4% off campus or at other campuses, and 2% delivered through distance education. Most courses are delivered in a classroom or lab setting with an increasing number provided through the internet or by tape delay.

FIVE-YEAR PROJECTION OF ENROLLMENT PATTERNS

The University's Strategic Planning and Budget Committee, a committee of Shared Governance, and the President's Cabinet are presently reviewing its five year enrollment growth strategy in conjunction with the implementation of the university's strategic plan. Included in the strategy will be an increase in articulation agreements with other colleges in Michigan and Ontario, increased recruitment activity outside of Michigan, including the development of agreements with universities in China, collaboration with both public and private sector entities, and an active involvement in the eastern upper peninsula's economic development strategic planning.

Historically, as a small regional public university, LSSU's focus has been on serving the needs of its region. Distance learning initiatives have been met with various challenges. However the University continues investigate various distance learning technologies for their academic appropriateness and cost efficiency.

Lake Superior State University has once again been recognized by GI Jobs Magazine as a Military Friendly School which honors the 15% of the country's colleges and universities that do the most to welcome military veterans and enhance their experience as students. The University was also named as a Military Friendly School by Victory Media in 2014. It is an important part of the mission and history of Lake Superior State University to assist veterans as they make the transition to higher education after serving our country. We expect increased interest in our programs from veterans and their families.

The University is committed to growing both on the home campus, in the regional centers and through new online programs. Action plans continue to be formulated to support increased enrollment and retention. New initiatives being investigated with the potential to support



enrollment growth includes the change to a unique One Course At A Time academic calendar and the establishment of a regional campus in a location with anticipated student demand.

PAST FIVE YEAR ENROLLMENT HISTORY EVALUATION

As the state of Michigan's economy has continued to be bleak over the last few years, cuts to higher education funding from the State have been necessitated. Due to its size, economy of scale and student demographics, Lake Superior State University has been adversely impacted by the cuts to its State appropriations and by the removal of the separate reimbursements for the Michigan Indian Tuition Waiver.

Enrollment declines in recent years have been experienced in Education, Fire Science, Athletic Training, Chemistry, Computer Science, and Pre-Nursing. Some growth was noted in the programs of Business, Criminal Justice, Psychology, and Engineering. As an indication of the University's commitment to meeting the needs of the State, programs have been added or expanded in Teacher Education (Special Education), Homeland Security, and Nursing.

STUDENT: FACULTY AND STUDENT: ADMINISTRATOR RATIOS

The University's current student/full-time faculty ratio is 19 to 1. Maintaining a low student to faculty ratio is considered a major strength of the University, emphasizing as it currently does undergraduate education. Additionally, our students are in classes with qualified faculty, not graduate or teaching assistants. The student/administrative ratio is 46 to 1.

FUTURE STAFFING NEEDS

Decisions about future staffing will be driven by academic programs demonstrating sustained enrollment growth and by providing, or enhancing, services that directly benefit students. The University is currently reviewing its staffing levels across campus as well as revenue enhancing areas, such as the Foundation.

AVERAGE CLASS SIZE

Consistent with its mission emphasizing undergraduate education, more than 78% of the main campus course lecture sections enrolling fewer than 30 students. Just under 200 laboratory classes have fewer than 20 students per class. There are no planned programming changes that would suggest that this would not remain fairly stable for the foreseeable future.

SECTION IV
FACILITY ASSESSMENT

SUMMARY DESCRIPTION OF FACILITIES

A comprehensive building-by-building Facility Assessment Report addressing information requested by the State of Michigan is included as an appendix to this document. This assessment report is regularly updated. This plan identifies the considerable needed repairs and improvements for the next five-years, reflecting the substantial deferred maintenance associated with a campus that includes many aging, historical buildings.

Some of the information requested can be found in the body of the Facility Assessment Report by building. Specifically included in the individual building reports is information related to:

- Applicable Mandatory Facility Standards
- Functional and Space Allocation
- Replacement Value
- Utility Systems Condition
- Facility Infrastructure Condition

Other requested items are more global in nature or only summary information is available and is included in this section.

UTILIZATION RATES

Utilization of academic space is reviewed each semester to ensure existing spaces are fully utilized. This data also provides important information needed for assessing future campus space requirements. The chart below summarizes this falls utilization rates in lecture rooms, laboratories, and other building academic spaces. Rates are looked at for 45 hour weeks (M-F, 8am-5pm) and 65 hour weeks (M-F, 8am-9pm).

University Space Utilization						
Building	Average % Use Lecture Rooms 45 hr Week	Average % Use Lecture Rooms 65 hr Week	Average % Use LABS 45 hr Week	Average % Use LABS 65 hr Week	Average % Use Total Building 65 hr Week	Average % Use Total Building 45 hr Week
Arts Center	59%	48%	21%	18%	40%	33%
Brown Hall	18%	12%	NA	NA	18%	12%
Center for Applied Science and Engineering Technology	67%	6%	22%	18%	40%	32%
Crawford Hall of Science	67%	55%	28%	21%	39%	30%
KJS Library	64%	51%	16%	13%	40%	32%
Norris Center	66%	50%	18%	15%	29%	22%
Campus Wide	57%	45%	21%	17%	34%	27%

INFRASTRUCTURE CONDITION AND ADEQUACY

The University plans and budgets to address repairs and replacements and prioritizes the deferred maintenance of its aging buildings and infrastructure to the fullest extent possible. While there are still many needs to attain very good condition of all buildings and infrastructure, we are proud of how the campus looks. The campus grounds are a point of pride for the University and the City of Sault Ste. Marie and serves to attract students to our campus as well as many visitors. Additionally, attention has been given to underlying infrastructure that you can't see but is important to long-term sustainability and safety, such as the repair of underground utilities, electrical switch gears, and elevator retrofitting. Most of the planning is done in-house but the University secures professional assistance for architectural, engineering, landscaping and other facility planning and analysis as necessary. More attention has been given to equipment, technology, and classroom furnishings in recent years as well. The University's Strategic Plan serves as a guide in prioritizing projects. Some of the most recent projects and improvements are highlighted below.

Buildings

- Renovated and reopened East Hall for the Little Lakers Kinder College
- Replaced siding, fascia and soffit on Townhouses
- Replaced the roof and fascia on Osborn Hall
- Replaced the roof over the Norris Center pool
- Fixed porches on several Row Houses
- Refurbished common areas of Brady Hall and Osborn Hall
- Renovated student areas of the Cisler Center
- Completely renovated the Quarterdeck, the campus main dining area
- Upgraded the Galley, the campus grill and convenience store
- Upgraded some kitchens in student housing
- Laid new carpet in several facilities

Grounds

- Much of a major campus landscaping project has been completed
- Planned removal of diseased trees and replacement has begun
- Significant sidewalk replacement
- Parking lot improvements

Utilities and Other Infrastructure

- ADA Upgrades including restroom retrofits
- Improved signage
- Planned systematic elevator upgrades

- Ventilation improvements
- Major repair of steam/condensate lines
- Major cleaning/repair of electrical switch gears

Furniture and Equipment

- Purchased new “green” floor and carpet cleaning equipment
- Purchased new furniture for a “smart” classroom

Information Technology

- Installed a dedicated generator for campus datacenter
- Enhances existing campus Wi-Fi, increasing the number of total number of wireless access points by 50%
- Continued implementation of PC replacement strategy, currently in 3rd year, with a goal that no computer on campus is more than 5 years old
- Upgraded network hardware, replacing aging network gear

Adequacy Addressed

The soon to be added South Hall School of Business building will go a long way to address some of the classroom and office space needs on campus. A proposed robotics lab, if funded, will address specific needs for needed growth in the engineering programs. The University has specific programmatic building and infrastructure needs that will be important to grow various programs but all are reasonably attainable in the next five years, with some help from the State and generous donors.

Deferred maintenance will likely always be a problem for the university with its many aging buildings and infrastructure but, as long as the University continues to prioritize the most important projects and budgets to keep up with its most pressing needs, the current facilities will remain adequate in the next five years.

One area of current inadequacy compared to other State universities is modern student housing. The University is only in the pre-planning, conversation stage of addressing how to go forward to meet the housing expectations of students and attract students who must or desire to live on campus.

LAND OWNED BY THE UNIVERSITY

The 115-acre campus of Lake Superior State University is situated on the site of the former U.S. Army’s Fort Brady which overlooks Sault Ste. Marie, Michigan and Sault Ste. Marie, Ontario, the St. Marys River, and the Soo Locks, the busiest locks in the world. Fourteen of LSSU’s buildings are listed on various historic registers creating a unique campus environment. The university also owns a few small donated parcels. A couple of parcels are used for



laboratory/research, including the ARL building, and a recently donated 36 acre parcel on Sugar Island with 676 feet of waterfront on the north shore restricted by the donor for recreational and educational activities. The University's remaining few small parcels of vacant land are actively listed for sale.

OBLIGATIONS TO THE STATE BUILDING AUTHORITY

The State holds title to Lake Superior State University's Arts Center until December 31, 2039. In addition, the State will hold title to the School of Business building, the University's current \$12 million project which is still in the design phase.

SECTION V
IMPLEMENTATION PLAN

PRIORITIZATION OF CAPITAL PROJECTS REQUESTED FROM THE STATE

The University has identified its number one capital outlay priority to be an addition to the University's Center for Applied Science and Engineering Technology (CASET) building for a robotics laboratory and has submitted a request for fiscal year 2015 funding. The total estimated cost of the project is \$5 million including furnishings and laboratory equipment. The addition would provide vitally needed research/teaching laboratory space, collaboration space and offices to meet the needs of a growing student population. This project will help LSSU maintain and enhance its edge as one of the top three public institutions in the country in industrial robotics instruction.

DEFERRED MAINTENANCE

The deferred maintenance backlog for general fund facilities is currently estimated at \$9,682,000 and \$9,090,000 for auxiliary facilities. The University's Shared Governance Infrastructure Development Committee, relying on the Strategic Plan for guidance, is expected to assist in prioritizing and continually re-evaluating the most important needs of the university. It is expected that funds used for deferred maintenance will be diminished in the next five years as the university needs to redirect resources to support and maintain its human capital.

STATUS OF ON-GOING STATE PROJECTS

Lake Superior State University is in the design and development phase of its School of Business Building authorized for construction in Public Act 102 of 2013. Construction is expected to commence in April 2014 with a target completion date of April 2015. The University has elected to self-manage this project through executing a Project Management Agreement with the Department of Technology, Management & Budget. Cornerstone Architects has been selected as the design firm and DeVere Construction is the construction manager for the project.

RATE OF RETURN ANTICIPATED ON PLANNED EXPENDITURES

Most savings are expected by renovating buildings that meets Michigan's "Green Initiatives" including renovations that will be LEED certifiable. Revenue increases will also be generated by attracting students to a state of the art facility which currently does not exist.

ALTERNATIVES TO NEW INFRASTRUCTURE

The School of Business building will be a renovation of a historical building in the academic core of campus. There will be some new additions in the project which will enhance the functionality and blend the historic aspects with more modern technology.

In considering alternatives to the proposed addition to the CASET building, it was determined that all buildings on campus that might be used for a robotics lab are currently occupied or under renovation and, with a limited manufacturing base in Sault Ste. Marie, there is nothing suitable in close proximity to campus for lease.

MAINTENANCE SCHEDULE FOR MAJOR ITEMS

The University is planning a privately funded renovation of the Norris Center athletic complex beginning in the spring of 2014. The donor specific renovation is estimated to be \$4.3 million. Other than the aforementioned State projects, no other major renovation or maintenance projects in excess of \$1 million are anticipated.

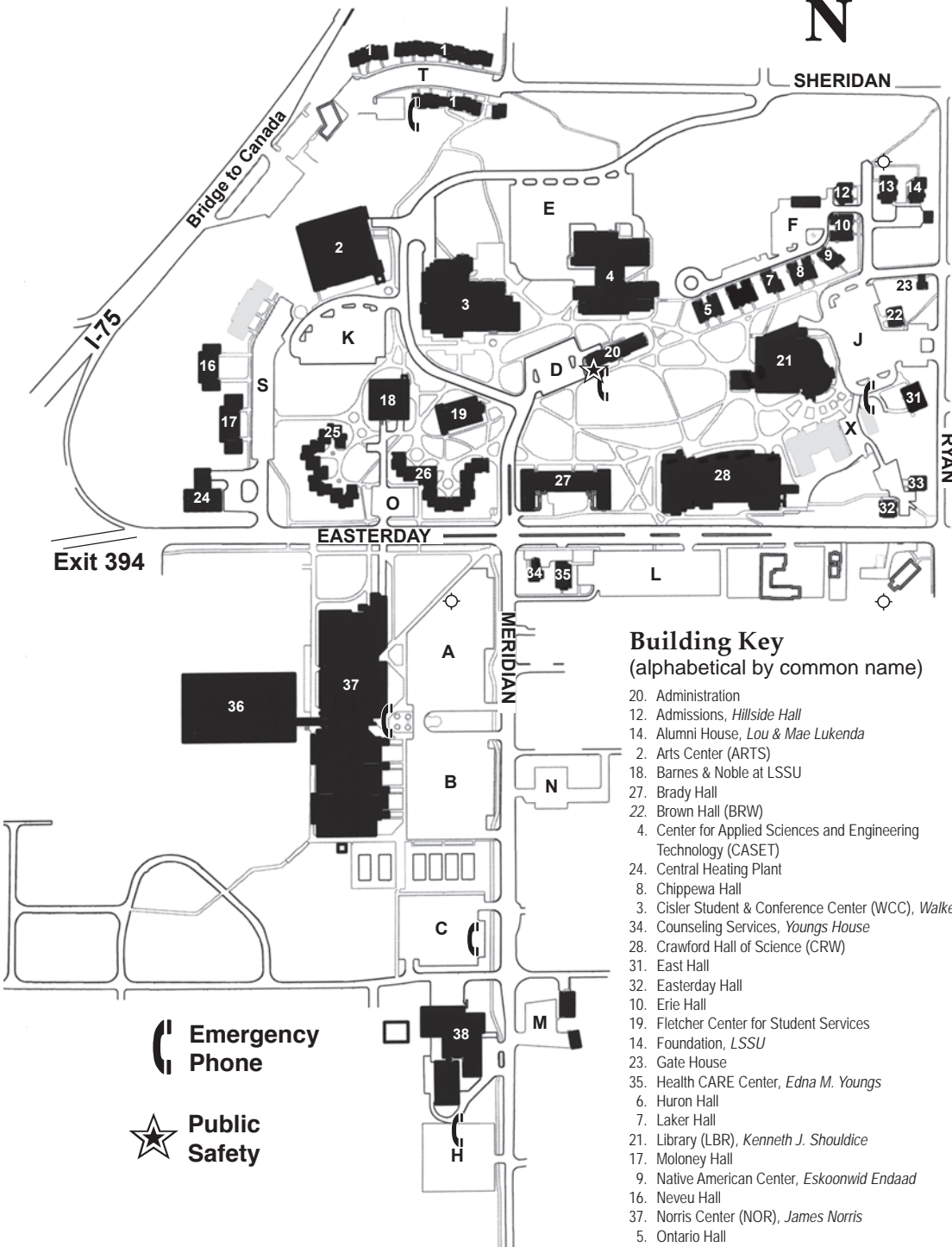
CURRENT BUDGETED FOR NON-ROUTINE MAINTENANCE

The University has budgeted \$87,000 in our minor construction line item and \$350,000 in a Plant Fund for general non-routine maintenance. Additionally, the housing and food service auxiliaries will contribute approximately \$500,000 to reserve and replacement funds.

Appendix
Five-Year Facility Assessment
2014



LAKE SUPERIOR STATE UNIVERSITY



Building Key (alphabetical by common name)

- 20. Administration
- 12. Admissions, *Hillside Hall*
- 14. Alumni House, *Lou & Mae Lukenda*
- 2. Arts Center (ARTS)
- 18. Barnes & Noble at LSSU
- 27. Brady Hall
- 22. Brown Hall (BRW)
- 4. Center for Applied Sciences and Engineering Technology (CASSET)
- 24. Central Heating Plant
- 8. Chippewa Hall
- 3. Cislser Student & Conference Center (WCC), *Walker*
- 34. Counseling Services, *Youngs House*
- 28. Crawford Hall of Science (CRW)
- 31. East Hall
- 32. Easterday Hall
- 10. Erie Hall
- 19. Fletcher Center for Student Services
- 14. Foundation, LSSU
- 23. Gate House
- 35. Health CARE Center, *Edna M. Youngs*
- 6. Huron Hall
- 7. Laker Hall
- 21. Library (LBR), *Kenneth J. Shouldice*
- 17. Moloney Hall
- 9. Native American Center, *Eskoonwid Endaad*
- 16. Neveu Hall
- 37. Norris Center (NOR), *James Norris*
- 5. Ontario Hall
- 26. Osborn Hall
- 38. Physical Plant [Maintenance Center], *Leno A. Pianosi*
- 13. President's Residence
- 33. Ryan House
- 36. Student Activity Center (SAC), *Robert Arbuckle*
- 1. Townhouses
- 25. The Village

Parking Key

- A Commuter/Faculty-Staff
 - B Commuter/Faculty-Staff
 - C Osborn and Village Residents
 - D Visitor Parking (*register at Public Safety*)
 - E Senior Commuter/Faculty-Staff
 - F University Row Residents and Staff
 - G Easterday and Ryan House Residents
 - H Brady Hall Residents
 - J Faculty-Staff
 - K Parking as designated for Barnes & Noble, Faculty-Staff and Visitors
 - L Osborn and Village Residents
 - M Motor Pool
 - N Commuter Parking
 - O Osborn and Village Residents'
 - Day Use: No Overnight Parking
 - S Moloney and Neveu Hall Residents
 - T Townhouse Residents
 - X 30-Minute Parking
- NO PARKING ON ANY UNIVERSITY DRIVE.

Departments (Alphabetical)

DEPARTMENTS	BLDG #
Academic Computing	4
Academic Records	19
Administrative Offices	20
Administrative Computing	4
Admissions	12
Alumni Relations	14
Arena - Taffy Abel	37
Athletics	37
Audio-Visual	21
Biological Sciences	28
Barnes & Noble at LSSU (UPS and USPS)	18
Black Box Theatre	2
Business, Finance & Economics	21
Business Operations	19
Café a la Carte	28
Campus Life	3
Cappuccino Corner	21
Career Services	21
Cashier	19
Catering	3
Chemistry & Physical Sciences	28
Compass (student newspaper)	3
Communication Studies	2
Continuing Education	21
Counseling Services	34
Concessions	37
Conference Rooms	3
Criminal Justice, Fire Science & EMS	37
Disability Services	21
Education	4
Engineering & Engineering Technology	4
English & Language Studies	2
Financial Aid	19
Fine & Performing Arts	2
Foundation	14
Food Services	3
Gallery Art	21
Gallery, L.F. Noyes Collection	2
Galley, Grill 155°	3
Graphics	22
Gleason Environmental Institute	28
Gymnasium - Bud Cooper	37
Health CARE Center	35
Honors Program	2
Human Resources	20
Housing & Residential Life	3
ID Office	3
Interactive Television	21
Kemp Mineral Museum	28
Learning Center	34
Library	21
Little Lakers Kinder College	31
Mailroom	20
Mathematics & Computer Science	4
Native American & Student Diversity Center	9
Nursing	28
Payroll	20
Peacock Cove	3
Planetarium - Ben Long	28
President	20
Product Development Center (PDC)	4
Public Relations	22
Public Safety	20
Purchasing	20
Quarterdeck Dining Hall	3
Recreation & Exercise facilities	36 & 37
Recreation Studies & Exercise Science	37
Registrar	19
Residence Halls/Living Learning Communities:	
Brady Hall (freshman men)	27
Chippewa Hall (LLC row house-Engineering)	8
Easterday Hall (row house-upper class)	32
Erie Hall (LLC row house-CJ & FS)	10
Huron Hall (LLC row house-Chemistry)	6
Laker Hall (LLC row house-Fish & Wildlife)	7
Moloney Hall (apts-upper class)	17
Neveu Hall (apts-upper class)	16
Ontario Hall (LLC row house-Honors)	5
Osborn Hall (freshman women)	26
Ryan House (upper class)	33
Townhouses (upper class)	1
The Village (sophomores)	25
(Senter, Chelberg, Kemp & Young)	
Risk Management	20
Scheduling	19
Social Sciences	21
Student Government	3
Student Service Counter	19
Testing Services	21
Upward Bound	27
Vice President for Academic Affairs & Provost	20
Vice President for Enrollment Services	20
Vice President for Finance	19
Vice President for Student Affairs	3
WLSO Radio Station	3

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Public Safety: 906-635-2100

Admissions: 906-635-2231

Switchboard: 906-632-6841



Five-Year Facility Assessment 2014

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Many capital improvement items have been deferred to 2015 and beyond with hopes that funds will become available.



Administration Building

Description

Primary Use: University Administration Offices

Constructed: 1920 original with 1946 addition

Building Area: 17,247 square feet on 3 floors

Building Usage

Gross Area:	17,247 square feet	100%
Net Assignable Area:	11,728 square feet	68.0%
Circulation Area:	2,932 square feet	17.0%
Custodial Area:	259 square feet	1.5%
Mechanical Area:	604 square feet	3.5%
Construction Area:	1,725 square feet	10.0%

Mandated Facility Standards: N/A

Functionality: N/A

Replacement Value: (2013 valuation) \$2,727,017

Facility Condition Index: 38% (Poor)



Utility System Infrastructure: The entire building interior needs to be remodeled. The mechanical and electrical systems are old and inefficient. The space configuration does not meet the current needs and the building does not meet ADA standards for plumbing or multi-floor access. The building is listed on the Register of National Historic Places.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Replace entryway flooring	\$7,500
2014 - 15	Lighting retrofit	\$20,000
2014 - 15	Rebuild dormers and new windows	\$20,000
2014 - 15	Repair floor sags	\$10,000
2014 - 15	Restore & paint exterior stairs	\$6,000
2015 - 16	Clean, tuck-point and seal coat exterior	\$45,000
2015 - 16	Metering utilities	\$22,500
2015 - 16	Dewater basement/seal basement	\$150,000
2016 - 17	Renovate men's restroom	\$15,000
2016 - 17	Renovate women's restroom	\$15,000
2016 - 17	New fire alarm system	\$36,000
2017 - 18	Replace interior doors	\$33,000
2017 - 18	Install ADA ramp & door opener system	\$40,000
2018 - 19	Renovate HVAC system & add HW heating	\$460,000
2018 - 19	Elevator	\$150,000
	TOTAL	\$1,030,000

ALUMNI HOUSE

Description

Primary Use: Alumni Offices

Constructed: 1920

Building Area: 4,462 square feet on 3 floors

Building Usage

Gross Area:	4,462 square feet	100%
Net Assignable Area:	3,034 square feet	68.0%
Circulation Area:	759 square feet	17.0%
Custodial Area:	67 square feet	1.5%
Mechanical Area:	154 square feet	3.5%
Construction Area:	446 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$940,681

Facility Condition Index: 52% (Poor)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems. However, this facility is circa 1920 and needs extensive work to be brought into the 21st century.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Replace roof	\$36,000
2014 - 15	Clean/abate lead & asbestos in basement	\$7,000
2014 - 15	Install ADA door hardware	\$5,000
2015 - 16	Replace windows	\$50,000
2015 - 16	Replace electrical panels	\$7,000
2015 - 16	Replace carpeting	\$15,000
2016 - 17	Repair/replace interior ceilings	\$8,000
2016 - 17	Renovate both entrances	\$30,000
2016 - 17	New fire alarm system	\$25,000
2017 - 18	Renovate sanitary system	\$20,000
2017 - 18	Clean, tuck-point and seal coat exterior	\$45,000
2018 - 19	Install new HVAC system with steam to HW heating conversion	\$200,000
2018 - 19	Install ADA access ramp	\$36,000
	TOTAL	<u>\$484,000</u>

AQUATIC RESEARCH LABORATORY

Description

Primary Use: Education and research
 Constructed: 1902
 Building Area: 16,350 square feet on 3 floors

Building Usage

Gross Area:	16,350 square feet	100%
Net Assignable Area:	14,225 square feet	87.0%
Circulation Area:	1,602 square feet	9.8%
Custodial Area:	260 square feet	1.6%
Mechanical Area:	260 square feet	1.6%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$310,425

Facility Condition Index: +100% (Poor)



Utility System Infrastructure: The entire building interior needs to be remodeled. The mechanical and electrical systems are old and inefficient. The space configuration does not meet the current needs. The building does not meet ADA standards for plumbing or multi-floor access. The building is listed with the National Historic Civil Engineering Landmarks.

Five -Year Capital Improvement Plan

Awaiting Funding for Complete Renovation

Year	Description	Estimate
	Complete Renovation (Not included in summaries)	\$15,000,000
	TOTAL	\$15,000,000

ARTS CENTER

Description

Primary Use: Auditorium, Classrooms & Support Spaces

Constructed: Construction Completed 2004

Building Area: 63,791 square feet on 3 floors

Building Usage

Gross Area:	63,791 square feet	100.0%
Net Assignable Area:	35,723 square feet	56.0%
Circulation Area:	12,120 square feet	19.0%
Custodial Area:	128 square feet	0.2%
Mechanical Area:	8,038 square feet	12.6%
Construction Area:	7,783 square feet	12.2%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$16,127,778

Facility Condition Index: 0.22% (Good)



Utility System Infrastructure:

This facility was opened in August of 2005 for classes and performances. The infrastructure is new and in excellent condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Resurface stage wood floor	\$10,000
2015 - 16	Add lighting to auditorium	\$17,000
2017 - 18	Add additional electrical power to sound and lighting booth	\$8,000
	TOTAL	<u>\$35,000</u>

BARNES & NOBLE AT LSSU

Description

Primary Use: Campus Bookstore

Constructed: 1967

Building Area: 15,091 square feet on 2 floors

Building Usage

Gross Area:	15,091 square feet	100%
Net Assignable Area:	10,262 square feet	68.0%
Circulation Area:	2,565 square feet	17.0%
Custodial Area:	226 square feet	1.5%
Mechanical Area:	528 square feet	3.5%
Construction Area:	1,509 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$2,555,040

Facility Condition Index: 5% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2015 - 16	Replace fascia & soffit	\$15,000
2015 - 16	Dewater basement	\$5,000
2016 - 17	Install new fire alarm system	\$31,000
2017 - 18	Replace windows throughout building	\$40,000
2018 - 19	New electrical feed and panel	\$40,000
	TOTAL	<u>\$131,000</u>

BRADY HALL

Description

Primary Use: Student Residence

Constructed: 1939

Building Area: 48,896 square feet on 3 floors

Building Usage

Gross Area:	48,896 square feet	100%
Net Assignable Area:	39,117 square feet	80.0%
Circulation Area:	3,423 square feet	7.0%
Custodial Area:	489 square feet	1.0%
Mechanical Area:	978 square feet	2.0%
Construction Area:	4,890 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$11,854,530

Facility Condition Index: 12% (Poor)



Utility System Infrastructure:

Building infrastructure is in good condition with no major problems. However, the building is circa 1939 and needs renovation work to be brought into the 21st century.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Repair water infiltration into basement	\$15,000
2013 - 14	Clean and seal porches	\$25,000
2014 - 15	Re-shingle roof	\$50,000
2014 - 15	Replace SE exterior doors	\$6,000
2014 - 15	Electric re-heat elements for bathroom exhaust units	\$6,000
2014 - 15	Add card access entry system	\$25,000
2015 - 16	Renovate 4 person rooms	\$80,000
2015 - 16	Renovate bathrooms & showers	\$80,000
2015 - 16	Add exterior building drainage to south & east sides	\$20,000
2015 - 16	Replace flooring in basement hallways & areas	\$20,000
2015 - 16	Recore all locking hardware	\$10,000
2015 - 16	Clean, tuck-point and seal coat exterior	\$75,000
2016 - 17	Replace flat roof	\$160,000
2017 - 18	Add HVAC system to all floors	\$475,000
2017 - 18	Add fire suppression system	\$200,000
2018 - 19	ADA access to 1st floor	\$40,000
2018 - 19	Elevator	\$150,000
	TOTAL	\$1,437,000

BROWN HALL

Description

Primary Use: Graphics Department
 Constructed: 1920 original with 1965 renovation
 Building Area: 4,768 square feet on 3 floors

Building Usage

Gross Area:	4,768 square feet	100%
Net Assignable Area:	3,242 square feet	68.0%
Circulation Area:	811 square feet	17.0%
Custodial Area:	72 square feet	1.5%
Mechanical Area:	167 square feet	3.5%
Construction Area:	477 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$1,005,192

Facility Condition Index: 13% (Poor)



Utility System Infrastructure:

The building is in fair condition. Electrical and mechanical systems were updated in 2013. This building is circa 1920 and in need of some renovations to bring it into the 21st century.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Paint exterior trim	\$5,000
2014 - 15	New fire alarm system	\$18,000
2015 - 16	Install ADA door hardware	\$5,000
2016 - 17	Install metering	\$14,000
2016 - 17	Renovate sanitary system	\$12,000
2017 - 18	Add new domestic water service	\$10,000
2018 - 19	Clean, tuck-point and seal exterior	\$60,000
2018 - 19	Install ADA access ramp	\$10,000
TOTAL		\$134,000



CASET BUILDING

Description

Primary Use: Classrooms and Support Spaces

Constructed: 1981

Building Area: 82,055 square feet on 3 floors

Building Usage

Gross Area:	82,055 square feet	100%
Net Assignable Area:	59,080 square feet	72.0%
Circulation Area:	12,308 square feet	15.0%
Custodial Area:	1,231 square feet	1.5%
Mechanical Area:	2,051 square feet	2.5%
Construction Area:	7,385 square feet	9.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$19,737,255

Facility Condition Index: 3% (Good)



Utility System Infrastructure:

Building is in generally good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Lighting upgrade in shops	\$15,000
2013 - 14	Complete study on options for new cooling system	\$5,000
2014 - 15	Update elevator	\$80,000
2014 - 15	Repair brick and & drip edge east side	\$5,000
2015 - 16	Install overhead door in welding area	\$54,000
2015 - 16	Re-core and change all locking hardware to ADA	\$48,000
2016 - 17	Replace 13 exterior doors	\$40,000
2016 - 17	Overhead lift for foundry/crane machine shop	\$30,000
2017 - 18	HVAC renovation and controls	\$80,000
2017 - 18	Restroom piping retrofit for ADA compliance	\$12,000
2018 - 19	Replace and renovate cooling system	\$250,000
	TOTAL	\$619,000



CENTRAL HEATING PLANT

Description

Primary Use: Campus Steam Generating Plant

Constructed: Original Construction, 1969

Building Area: 10,376 square feet on 2 floors

Building Usage

Gross Area:	10,376 square feet	100.0%
Net Assignable Area:	7,056 square feet	68.0%
Circulation Area:	1,764 square feet	17.0%
Custodial Area:	156 square feet	1.5%
Mechanical Area:	363 square feet	3.5%
Construction Area:	1,038 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$4,102,234

Facility Condition Index: 8% (Fair)



Utility System Infrastructure:

The building and boiler systems are in good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Design stone fascia replacement	\$15,000
2015 - 16	Replace stone fascia	\$158,000
2017 - 18	Replace underground storage tanks	\$100,000
2018 - 19	Complete steam tunnel repairs	\$50,000
	TOTAL	\$323,000



CHIPPEWA HALL

Description

Primary Use: Student Residence
Constructed: 1920 with 1996 renovation
Building Area: 7,752 square feet on 3 floors

Building Usage

Gross Area:	7,752 square feet	100%
Net Assignable Area:	6,202 square feet	80.0%
Circulation Area:	543 square feet	7.0%
Custodial Area:	78 square feet	1.0%
Mechanical Area:	155 square feet	2.0%
Construction Area:	775 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$1,634,281

Facility Condition Index: 9% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Install door between sides	\$8,000
2013 - 14	Install 2 new boilers	\$18,000
2014 - 15	Replace basement windows	\$6,000
2015 - 16	Clean/abate basements	\$9,000
2015 - 16	Re-core all locking hardware	\$5,000
2016 - 17	Clean, tuck-point and seal exterior	\$45,000
2016 - 17	Install card access entry system	\$10,000
2017 - 18	Repair fascia and soffit	\$10,000
2017 - 18	Replace interior & exterior cellar doors	\$7,000
2018 - 19	Install ADA accessibility ramp	\$35,000
	TOTAL	\$153,000

CISLER CENTER

Description

Primary Use: Food Service, Classrooms,
Convention & Hospitality Center

Constructed: 1973 with 1994 addition

Building Area: 86,685 square feet on 2 floors

Building Usage

Gross Area:	86,685 square feet	100.0%
Net Assignable Area:	58,946 square feet	68.0%
Circulation Area:	14,736 square feet	17.0%
Custodial Area:	1,300 square feet	1.5%
Mechanical Area:	3,304 square feet	3.5%
Construction Area:	8,669 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$14,146,381

Facility Condition Index: 6% (Fair)



Utility System Infrastructure:

The building infrastructure is in generally good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Galley seating area ceiling replacement	\$37,000
2013 - 14	Galley kitchen extension	\$55,000
2013 - 14	Phase 2- landscape improvements	\$20,000
2013 - 14	Ballroom floor - refinish portion and install carpet in remaining area	\$35,000
2014 - 15	Phase 1 - Replace single pane windows	\$15,000
2014 - 15	Modify fire alarm system	\$15,000
2014 - 15	Install washing machine and dryer	\$5,000
2014 - 15	Replace electrical panels	\$7,000
2015 - 16	Phase 2 -Replace single pane windows	\$15,000
2016 - 17	Phase 3 - Replace single pane windows	\$15,000
2016 - 17	Phase II remodeling	\$50,000
2016 - 17	Remodel guest rooms	\$25,000
2016 - 17	Phase 3- landscape improvements	\$15,000
2017 - 18	Phase III remodeling	\$30,000
2017 - 18	Replace EPDM roofing system	\$120,000
2018 - 19	Phase IV remodel	\$30,000
2018 - 19	New cooling coil for HVAC west end	\$35,000
2018 - 19	Re-core and replace all locking hardware for ADA	\$30,000
2018 - 19	Emergency generator system	\$300,000
	TOTAL	\$854,000

CRAWFORD HALL OF SCIENCE

Description

Primary Use: Chemistry, Biology, Forestry, Fire Science, Zoology, & Nursing Science

Constructed: 1964 with 1974 & 2000 additions

Building Area: 121,599 square feet on 3 floors

Building Usage

Gross Area:	121,599 square feet	100.0%
Net Assignable Area:	82,687 square feet	68.0%
Circulation Area:	20,672 square feet	17.0%
Custodial Area:	1,824 square feet	1.5%
Mechanical Area:	4,256 square feet	3.5%
Construction Area:	12,160 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$61,654,704

Facility Condition Index: 0.2% (Good)



Utility System Infrastructure:

The entire facility is in good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Add exterior drainage on west side of building	\$15,000
2015 - 16	Water-proof wall between Room 109 and 110	\$10,000
2016 - 17	Renovate HVAC intake	\$40,000
2018 - 19	HVAC Renovations - Add space sensors for climate control	\$60,000
	TOTAL	\$125,000

EAST HALL

Description

Primary Use: Little Lakers Kinder College
 Constructed: Original Construction, 1920
 Renovated in 2012
 Building Area: 3,939 square feet on 2 floors

Building Usage

Gross Area:	3,939 square feet	100.0%
Net Assignable Area:	2,769 square feet	68.0%
Circulation Area:	670 square feet	17.0%
Custodial Area:	59 square feet	1.5%
Mechanical Area:	138 square feet	3.5%
Construction Area:	394 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$830,424

Facility Condition Index: 3% (Good)



Utility System Infrastructure:

Building completely renovated in 2012. Building infrastructure is in good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2016 - 17	Replace shingle roof	\$20,000
TOTAL		\$20,000

EASTERDAY HOUSE

Description

Primary Use: Student Residence

Constructed: 1920

Building Area: 3,500 square feet on 3 floors

Building Usage

Gross Area:	3,500 square feet	100.0%
Net Assignable Area:	2,800 square feet	80.0%
Circulation Area:	245 square feet	7.0%
Custodial Area:	35 square feet	1.0%
Mechanical Area:	70 square feet	2.0%
Construction Area:	350 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$737,872

Facility Condition Index: 72% (Poor)



Utility System Infrastructure:

Building infrastructure is in poor condition, as the building interior needs to be remodeled to conform to all applicable codes.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Re-core all locking hardware	\$5,000
2014 - 15	Re-shingle roof	\$30,000
2015 - 16	Install card access entry system	\$10,000
2015 - 16	Clean and abate basement	\$10,000
2016 - 17	Replace decks and porches	\$12,000
2016 - 17	Clean, tuck-point and seal exterior	\$35,000
2017 - 18	Renovate interior	\$300,000
2017 - 18	Replace heating system	\$60,000
2018 - 19	Replace basement windows	\$5,000
2018 - 19	Install ADA accessibility ramps	\$65,000
	TOTAL	\$532,000

ERIE HALL

Description

Primary Use: Student Residence
 Constructed: Original Construction, 1901
 Building Area: 8,766 square feet on 3 floors

Building Usage

Gross Area:	8,766 square feet	100.0%
Net Assignable Area:	7,021 square feet	80.0%
Circulation Area:	614 square feet	7.0%
Custodial Area:	88 square feet	1.0%
Mechanical Area:	176 square feet	2.0%
Construction Area:	878 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$1,848,055

Facility Condition Index: 29% (Poor)



Utility System Infrastructure:

Building infrastructure is in poor condition as the building interior needs to be remodeled to conform to current codes. This building is circa 1901 and needs many renovations and improvements.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Replace basement entrances	\$13,000
2014 - 15	Clean/abate basements	\$10,000
2015 - 16	Clean, tuck-point and seal exterior	\$46,000
2015 - 16	Repair soffit and fascia	\$10,000
2016 - 17	Install card access entry system	\$10,000
2016 - 17	Complete renovation	\$400,000
2017 - 18	Install ADA accessibility ramp	\$35,000
2018 - 19	Re-core all locking hardware	\$5,000
	TOTAL	<u>\$529,000</u>

ESKOOKWID ENDAAD

Description

Primary Use: Campus Native American Center

Constructed: Original Construction, 1920

Building Area: 5,078 square feet on 3 floors

Building Usage

Gross Area:	5,078 square feet	100.0%
Net Assignable Area:	3,529 square feet	69.5%
Circulation Area:	863 square feet	17.0%
Custodial Area:	76 square feet	1.5%
Mechanical Area:	102 square feet	2.0%
Construction Area:	508 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$1,070,547

Facility Condition Index: 18% (Poor)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Replace basement entrance	\$7,000
2014 - 15	Clean/abate basement	\$5,000
2015 - 16	New fire alarm system	\$20,000
2015 - 16	Install ADA door hardware	\$5,000
2015 - 16	Repair soffit and fascia	\$10,000
2016 - 17	Replace basement windows	\$6,000
2016 - 17	Clean, tuck-point and seal exterior	\$45,000
2017 - 18	Convert heat system from steam to HW	\$55,000
2018 - 19	Install ADA accessibility ramp	\$35,000
	TOTAL	<u>\$188,000</u>

FIRE SCIENCE BUILDING

Description

Primary Use: Laboratory

Constructed: 1998

Building Area: 800 square feet on 2 floors

Building Usage

Gross Area: 800 square feet 100%

Net Assignable Area: 800 square feet 100%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$118,060

Facility Condition Index: 25% (Poor)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2016 - 17	100 ft by 75 ft concrete pad for fire equipment	\$30,000
	TOTAL	\$30,000

FLETCHER CENTER

Description

Primary Use: Registrar, Financial Aid & Other Student Services

Constructed: 1936 original w/ 1977 renovation

Building Area: 14,540 square feet on 3 floors

Building Usage

Gross Area:	14,540 square feet	100.0%
Net Assignable Area:	9,887 square feet	68.0%
Circulation Area:	2,472 square feet	17.0%
Custodial Area:	218 square feet	1.5%
Mechanical Area:	509 square feet	3.5%
Construction Area:	1,454 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$3,065,332

Facility Condition Index: 18% (Poor)



Utility System Infrastructure:

Building infrastructure is in generally fair condition. Many needs of the building are due to circa 1936 construction and the changing needs of campus.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Repair basement walls, install drains and add exterior drainage	\$30,000
2014 - 15	Remove old boiler system and abate	\$6,000
2014 - 15	Modify existing fire alarm system	\$8,000
2015 - 16	Metering	\$21,000
2016 - 17	Clean, tuck-point and seal exterior	\$55,000
2017 - 18	Remodel main entrance	\$27,000
2018 - 19	Renovate HVAC system	\$350,000
2018 - 19	Remodel restrooms for ADA	\$35,000
	TOTAL	\$532,000



GATE HOUSE

Description

Primary Use: Vacant
Constructed: Original Construction, 1921
Building Area: 767 square feet on 1 floor

Building Usage

Gross Area:	767 square feet	100.0%
Net Assignable Area:	690 square feet	90.0%
Circulation Area:	0 square feet	0.0%
Custodial Area:	0 square feet	0.0%
Mechanical Area:	0 square feet	0.0%
Construction Area:	77 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$141,882

Facility Condition Index: 11% (Poor)



Utility System Infrastructure:

Building infrastructure is in poor condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Exterior painting including gate wings	\$5,000
2015 - 16	New roof and soffit repairs	\$5,000
2016 - 17	Clean, tuck-point and seal exterior	\$5,000
	TOTAL	<u>\$15,000</u>

HEALTH CARE CENTER

Description

Primary Use: Health Services Center
 Constructed: 1990
 Building Area: 2,540 square feet on 1 floor

Building Usage

Gross Area:	2,540 square feet	100.0%
Net Assignable Area:	1,727 square feet	68.0%
Circulation Area:	432 square feet	17.0%
Custodial Area:	38 square feet	1.5%
Mechanical Area:	89 square feet	3.5%
Construction Area:	254 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$424,908

Facility Condition Index: 2% (Good)



Utility System Infrastructure:

Building infrastructure is in good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Tie HVAC and fire alarm systems to Metasys	\$8,000
	TOTAL	<u>\$8,000</u>

HILLSIDE HOUSE

Description

Primary Use: Admissions Center

Constructed: Original Construction, 1920

Building Area: 5,064 square feet on 3 floors

Building Usage

Gross Area:	5,064 square feet	100.0%
Net Assignable Area:	3,444 square feet	68.0%
Circulation Area:	861 square feet	17.0%
Custodial Area:	76 square feet	1.5%
Mechanical Area:	177 square feet	3.5%
Construction Area:	506 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$1,067,595

Facility Condition Index: 21% (Poor)



Utility System Infrastructure:

Building infrastructure is in generally fair condition with no major problems.

The south end of the building was renovated in 2000. The north end was renovated in 2001.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Repair deck and porches	\$5,000
2014 - 15	Install ADA door hardware	\$8,000
2014 - 15	Install new fire alarm system	\$38,000
2015 - 16	Clean/abate basement	\$9,000
2016 - 17	Clean, tuck-point and seal exterior	\$55,000
2017 - 18	Install electrical power distribution system	\$20,000
2017 - 18	Replace basement windows	\$6,000
2018 - 19	Install ADA accessibility ramp and door opener	\$15,000
2018 - 19	Replace steam boiler with HW heating system	\$65,000
	TOTAL	\$221,000



HOUSING STORAGE BUILDING

Description

Primary Use: Storage

Constructed: 1995

Building Area: 2,800 square feet on 1 floor

Building Usage

Gross Area: 2,800 square feet 100%

Net Assignable Area: 2,800 square feet 100%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$227,688

Facility Condition Index: 7% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Add partial second deck and lighting	\$15,000
	TOTAL	\$15,000

HURON HALL

Description

Primary Use: Student Residence
 Constructed: Original Construction, 1901
 Building Area: 8,766 square feet on 3 floors

Building Usage

Gross Area:	8,766 square feet	100.0%
Net Assignable Area:	7,013 square feet	80.0%
Circulation Area:	614 square feet	7.0%
Custodial Area:	88 square feet	1.0%
Mechanical Area:	175 square feet	2.0%
Construction Area:	877 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$1,848,055

Facility Condition Index: 3% (Good)



Utility System Infrastructure:

Building infrastructure is in good condition. Building systems and interior was remodeled in 2011.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Fix basement drainage	\$5,000
2015 - 16	Install card access entry system	\$10,000
2018 - 19	Install ADA accessibility ramp	\$35,000
	TOTAL	<u>\$50,000</u>



KJS LIBRARY

Description

Primary Use: Campus Library & Support Spaces

Constructed: 1971 original with 1996 addition

Building Area: 103,584 square feet on 4 floors

Building Usage

Gross Area:	103,584 square feet	100.0%
Net Assignable Area:	76,652 square feet	74.0%
Circulation Area:	11,394 square feet	11.0%
Custodial Area:	1,554 square feet	1.5%
Mechanical Area:	3,625 square feet	3.5%
Construction Area:	10,358 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$35,248,261

Facility Condition Index: 2% (Good)



Utility System Infrastructure:

The total building was renovated with a new addition added in 1996; the entire facility is in good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Replace circuit breaker	\$12,000
2014 - 15	Replace roof (old side)	\$250,000
2015 - 16	Repair substation switch	\$17,000
2015 - 16	Utilities metering	\$21,000
2016 - 17	Install ventilation into computer room off main lobby	\$80,000
2016 - 17	Room 208 A/C	\$20,000
2017 - 18	Replace stone fascia as needed	\$10,000
2017 - 18	A/C into IATV control room	\$30,000
2017 - 18	Window repairs to north side windows	\$25,000
2018 - 19	Clean, tuck-point and seal exterior	\$72,000
2018 - 19	Replace carpeting in main library	\$45,000
2018 - 19	Replace PRV	\$10,000
2018 - 19	Replace carpeting in offices	\$37,000
	TOTAL	<u>\$629,000</u>



LAKER HALL

Description

Primary Use: Student Residence
Constructed: Original Construction, 1920
Building Area: 4,506 square feet on 3 floors

Building Usage

Gross Area:	4,506 square feet	100.0%
Net Assignable Area:	3,605 square feet	80.0%
Circulation Area:	315 square feet	7.0%
Custodial Area:	45 square feet	1.0%
Mechanical Area:	90 square feet	2.0%
Construction Area:	451 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$949,958

Facility Condition Index: 45% (Poor)



Utility System Infrastructure:

Building infrastructure is in fair condition although building interior needs extensive remodeling.

Five-Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Clean/abate basement	\$5,000
2015 - 16	Replace basement windows	\$5,000
2016 - 17	Install card access entry system	\$10,000
2017 - 18	Clean, tuck-point and seal exterior	\$55,000
2017 - 18	Replace interior and exterior cellar doors	\$8,000
2018 - 19	Complete renovation	\$300,000
2018 - 19	Install ADA accessibility ramp	\$35,000
	TOTAL	<u>\$418,000</u>



MERIDIAN STORAGE BUILDING

Description

Primary Use: Storage

Constructed: 1940

Building Area: 736 square feet on 1 floor

Building Usage

Gross Area: 736 square feet 100%

Net Assignable Area: 736 square feet 100%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$66,673

Facility Condition Index: 8% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Add electrical service	\$5,000
	TOTAL	\$5,000

MICHIGAN HALL

Description

Primary Use: Closed in 2012
 Constructed: Original Construction, 1920
 Building Area: 1,676 square feet on 1 floor

Building Usage

Gross Area:	1,676 square feet	100.0%
Net Assignable Area:	1,140 square feet	68.0%
Circulation Area:	285 square feet	17.0%
Custodial Area:	25 square feet	1.5%
Mechanical Area:	17 square feet	1.0%
Construction Area:	168 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$309,168

Facility Condition Index: 30% (Poor)



Utility System Infrastructure:

Building infrastructure is in poor condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	New fascia, soffit, windows and exterior doors	\$25,000
2014 - 15	Install AC	\$10,000
2014 - 15	Remodel bathrooms	\$8,000
2014 - 15	Landscape improvements	\$5,000
2014 - 15	New flooring	\$5,000
2014 - 15	Replace lighting	\$5,000
2015 - 16	Clean, tuck-point seal exterior	\$15,000
2016 - 17	Renovate electric power distribution	\$12,000
2018 - 19	Replace roof	\$8,000
	TOTAL	<u>\$93,000</u>

MOLONEY HALL

Description

Primary Use: Student Residence

Constructed: Original Construction, 1969

Building Area: 16,824 square feet on 3 floors

Building Usage

Gross Area:	16,824 square feet	100.0%
Net Assignable Area:	13,459 square feet	80.0%
Circulation Area:	1,178 square feet	7.0%
Custodial Area:	166 square feet	1.0%
Mechanical Area:	336 square feet	2.0%
Construction Area:	1,682 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$4,078,873

Facility Condition Index: 6% (Fair)



Utility System Infrastructure:

Building infrastructure is in generally fair condition although domestic water system needs replacement and the building needs to be remodeled.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Replace shingle roof	\$25,000
2014 - 15	Repair damaged bricks and tuck point	\$5,000
2015 - 16	Replace tub surrounds	\$40,000
2016 - 17	Replace entrance doorways	\$9,000
2016 - 17	Re-core all locking hardware	\$8,000
2017 - 18	Exterior drainage around steam tunnel	\$10,000
2018 - 19	Abate or cover asbestos floor tile and replacement flooring	\$140,000
	TOTAL	\$237,000



NEVEU HALL

Description

Primary Use: Student Residence
Constructed: Original Construction, 1970
Building Area: 13,203 square feet on 3 floors

Building Usage

Gross Area:	13,203 square feet	100.0%
Net Assignable Area:	10,562 square feet	80.0%
Circulation Area:	924 square feet	7.0%
Custodial Area:	132 square feet	1.0%
Mechanical Area:	264 square feet	2.0%
Construction Area:	1,320 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$3,200,984

Facility Condition Index: 6% (Fair)



Utility System Infrastructure:

Building infrastructure is in generally fair condition although building interior needs to be remodeled.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Replace shingle roof	\$25,000
2014 - 15	Repair damaged bricks and tuck point	\$5,000
2015 - 16	Replace entrance doors	\$10,000
2015 - 16	Re-core all locking hardware	\$8,000
2017 - 18	Exterior drainage around steam tunnel	\$10,000
2018 - 17	Abate or cover asbestos floor tile and replacement flooring	\$140,000
	TOTAL	\$198,000

NORRIS CENTER

Description

Primary Use: Classrooms, Gymnasium, Pool, Ice Arena, & related athletic functions and support space

Constructed: 1974 w/ addition to Ice Arena in 1995

Building Area: 209,928 square feet on 3 floors

Building Usage

Gross Area:	209,928 square feet	100.0%
Net Assignable Area:	157,446 square feet	75.0%
Circulation Area:	27,291 square feet	13.0%
Custodial Area:	3,149 square feet	1.5%
Mechanical Area:	5,248 square feet	2.5%
Construction Area:	16,794 square feet	8.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$23,031,838

Facility Condition Index: 9% (Fair)



Utility System Infrastructure:

Building is in generally good condition although a new fire alarm system and a pool dehumidification system are needed.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Pool pit pump on generator	\$5,000
2014 - 15	Replace tennis courts	\$60,000
2014 - 15	Clean, tuck-point and seal exterior	\$125,000
2014 - 15	Repair/resurface dance floor	\$18,000
2014 - 15	New rink roof	\$350,000
2014 - 15	Replace carpet in 2nd floor classrooms	\$8,000
2015 - 16	Replace basement electrical	\$60,000
2015 - 16	Abate & refinish tennis court light poles	\$13,000
2015 - 16	Rink dehumidification	\$70,000
2015 - 16	Replace domestic water pipes in north end	\$70,000
2015 - 16	Replace carpeting first floor	\$25,000
2015 - 16	Renovate gym HVAC system to add humidity control	\$60,000
2016 - 17	New roof on lobby and entrances	\$70,000
2016 - 17	Refurbish rifle range HVAC system	\$28,000
2016 - 17	Repair electrical to tennis courts	\$10,000
2016 - 17	Replace electrical lines and breakers	\$25,000
2017 - 18	Replace fire alarm system	\$170,000
2017 - 18	Renovate pool lap pool drain system	\$60,000
2017 - 18	New storage garage (30x40x10)	\$20,000
2017 - 18	Pipe insulation for restrooms	\$45,000
2018 - 19	Emergency generator	\$350,000
2018 - 19	Pool dehumidification	\$300,000
	TOTAL	<u>\$1,942,000</u>

ONTARIO HALL

Description

Primary Use: Student Residence
 Constructed: 1920 with 1994 renovation
 Building Area: 7,752 square feet on 4 floors

Building Usage

Gross Area:	7,752 square feet	100.0%
Net Assignable Area:	6,202 square feet	80.0%
Circulation Area:	543 square feet	7.0%
Custodial Area:	78 square feet	1.0%
Mechanical Area:	155 square feet	2.0%
Construction Area:	775 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$1,634,281

Facility Condition Index: 6% (Fair)



Utility System Infrastructure:

Building infrastructure is in good condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Clean, tuck-point and seal exterior	\$50,000
2014 - 15	Replace basement windows	\$8,000
2015 - 16	Install card access system	\$10,000
2016 - 17	Clean/abate basements	\$10,000
2018 - 19	Replace interior and exterior cellar doors	\$8,000
	TOTAL	<u>\$86,000</u>



OSBORN HALL

Description

Primary Use: Student Residence
Constructed: Original Construction, 1967
Building Area: 47,476 square feet on 4 floors

Building Usage

Gross Area:	47,476 square feet	100.0%
Net Assignable Area:	37,981 square feet	80.0%
Circulation Area:	3,323 square feet	7.0%
Custodial Area:	475 square feet	1.0%
Mechanical Area:	950 square feet	2.0%
Construction Area:	4,748 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$11,510,259

Facility Condition Index: 20% (Poor)



Utility System Infrastructure:

Building is structurally in fair condition but needs new heating and domestic hot water systems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2012 - 13	Replace hot water heater	\$35,000
2014 - 15	Install card access entry system	\$25,000
2014 - 15	Energy management system control of RTU's	\$12,000
2015 - 16	Clean, tuck-point and seal exterior	\$75,000
2015 - 16	Replace domestic hot water system	\$180,000
2016 - 17	Reconfigure heating system	\$800,000
2016 - 17	New electrical power feed / fix water infiltration	\$350,000
2017 - 18	AHU replacements	\$350,000
2018 - 19	Add electrical power for rooms	\$180,000
2018 - 19	Fire suppression system	\$350,000
	TOTAL	\$2,357,000

PIANOSI MAINTENANCE BUILDING

Description

Primary Use: Campus Maintenance Shops,
Office & Storage Building

Constructed: Original Construction, 1977

Building Area: 35,464 square feet on 1 floor
w/attached warehouse

Building Usage

Gross Area:	35,464 square feet	100.0%
Net Assignable Area:	24,116 square feet	68.0%
Circulation Area:	6,029 square feet	17.0%
Custodial Area:	532 square feet	1.5%
Mechanical Area:	1,241 square feet	3.5%
Construction Area:	3,546 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$5,026,596

Facility Condition Index: 8% (Fair)



Utility System Infrastructure:

The building is in fair condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Install fire alarm panel	\$10,000
2014 - 15	Replace loading dock door	\$6,000
2014 - 15	Emergency generator	\$70,000
2015 - 16	Install fire suppression system	\$80,000
2015 - 16	Metering	\$18,000
2015 - 16	Replace carpeting	\$20,000
2016 - 17	Install A/C in offices	\$20,000
2017 - 18	Replace office roof	\$80,000
2018 - 19	Storage building	\$100,000
	TOTAL	<u>\$404,000</u>

PRESIDENT'S HOUSE

Description

Primary Use: University President Residence
 Constructed: Original Construction, 1920
 Building Area: 7,027 square feet on 4 floors

Building Usage

Gross Area:	7,027 square feet	100.0%
Net Assignable Area:	5,762 square feet	82.0%
Circulation Area:	351 square feet	5.0%
Custodial Area:	70 square feet	1.0%
Mechanical Area:	141 square feet	2.0%
Construction Area:	703 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$1,481,436

Facility Condition Index: 37% (Poor)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems. However, this facility is circa 1920 and needs extensive work to be brought into the 21st century.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Repair chimneys	\$16,000
2014 - 15	Replace basement windows	\$8,000
2014 - 15	New windows	\$50,000
2014 - 15	Replace basement cellar doors	\$5,000
2015 - 16	Metering	\$14,000
2015 - 16	Convert heating system from steam to HW	\$250,000
2016 - 17	Electrical upgrades	\$25,000
2016 - 17	Clean, tuck-point and seal exterior	\$55,000
2016 - 17	Kitchen remodel	\$20,000
2017 - 18	New garage	\$25,000
2017 - 18	Clean and abate basement	\$10,000
2017 - 18	Dewater basement	\$10,000
2018 - 19	Relocate laundry room	\$10,000
2018 - 19	Fire suppression system	\$40,000
	TOTAL	\$538,000

ROW HOUSING STORAGE BUILDING

Description

Primary Use: Storage

Constructed: 1999

Building Area: 1,920 square feet on 1 floor

Building Usage

Gross Area: 1,920 square feet 100%

Net Assignable Area: 1,920 square feet 100%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$137,034

Facility Condition Index: 7% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2017 - 18	Replace shingle roof	\$10,000
	TOTAL	\$10,000

RYAN HOUSE

Description

Primary Use: Student Residence
Constructed: Original Construction, 1920
Building Area: 3,456 square feet on 3 floors

Building Usage

Gross Area:	3,456 square feet	100.0%
Net Assignable Area:	2,419 square feet	70.0%
Circulation Area:	588 square feet	17.0%
Custodial Area:	35 square feet	1.0%
Mechanical Area:	69 square feet	2.0%
Construction Area:	346 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$728,596

Facility Condition Index: 57% (Poor)



Utility System Infrastructure:

Building infrastructure is in fair condition although building interior needs to be remodeled.

Five-Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Repair east porch	\$6,000
2014 - 15	Renovate HW heating system	\$60,000
2014 - 15	Replace basement windows	\$8,000
2015 - 16	Install card access entry system	\$10,000
2015 - 16	Abate asbestos floor tiles and replacement flooring	\$20,000
2016 - 17	Clean/abate basement	\$10,000
2016 - 17	Clean, tuck-point and seal exterior	\$55,000
2017 - 18	Add electrical power to each room	\$40,000
2018 - 19	Remodel interior	\$200,000
	TOTAL	<u>\$409,000</u>



SOUTH HALL

Description

Primary Use: Student Support & Classroom Space

Constructed: 1920 w/1946 renovation

Building Area: 33,812 square feet on 3 floors

Building Usage

Gross Area:	33,812 square feet	100.0%
Net Assignable Area:	22,654 square feet	67.0%
Circulation Area:	5,410 square feet	16.0%
Custodial Area:	338 square feet	1.0%
Mechanical Area:	1,352 square feet	4.0%
Construction Area:	4,057 square feet	12.0%

Mandated Facility Standards: N/A

Replacement Value: (2012 valuation) \$2,980,771

Facility Condition Index: +100% (Poor)



Utility System Infrastructure:

Building was vacated, August 2005. Planning has begun for complete renovation of South Hall.

Five -Year Capital Improvement Plan

Capital Project Approved for complete renovation

	Year	Estimate
	Complete Renovation	\$12,000,000
	(Not included in Summaries)	
	TOTAL	\$12,000,000

STUDENT ACTIVITIES CENTER

Description

Primary Use: Student Intramural Sports / Physical Activity Center

Constructed: Original Construction, 1999

Building Area: 69,095 square feet on 1 floor

Building Usage

Gross Area:	69,095 square feet	100.0%
Net Assignable Area:	46,985 square feet	68.0%
Circulation Area:	11,746 square feet	17.0%
Custodial Area:	1,036 square feet	1.5%
Mechanical Area:	2,418 square feet	3.5%
Construction Area:	6,910 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$10,924,988

Facility Condition Index: 2% (Good)



Utility System Infrastructure:

This building is a newer structure and in good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Fix exterior doors	\$10,000
2014 - 15	Add electrical power for events	\$20,000
2015 - 16	Metering	\$14,000
2016 - 17	Replace curtains	\$50,000
2018 - 19	Add second level for exercise equipment	\$100,000
	TOTAL	<u>\$194,000</u>



STUDENT VILLAGE

Description

Primary Use: Student Residence
Constructed: Original Construction, 1970
Building Area: 48,192 square feet on 4 floors

Building Usage

Gross Area:	48,192 square feet	100.0%
Net Assignable Area:	32,771 square feet	68.0%
Circulation Area:	8,193 square feet	17.0%
Custodial Area:	723 square feet	1.5%
Mechanical Area:	1,687square feet	3.5%
Construction Area:	4,819 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$11,683,849

Facility Condition Index: 7% (Fair)



Utility System Infrastructure:

Building infrastructure is in good condition although building interiors need to be remodeled.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Address mechanical room ventilation	\$25,000
2013 - 14	Replace five lower level doors and frames	\$12,000
2014 - 15	ADA upgrade to apartment B2	\$10,000
2014 - 15	Install card access entry system	\$36,000
2014 - 15	Replace primary transformer and switch gear	\$25,000
2015 - 16	Clean, tuck-point and seal exterior	\$80,000
2015 - 16	Clean and abate basement	\$20,000
2015 - 16	Recore all locking hardware	\$12,000
2016 - 17	Replace apartment doors	\$40,000
2016 - 17	Interior renovations in Tower A	\$55,000
2016 - 17	Abate and replace floor tile in A tower	\$35,000
2016 - 17	Install new stair tread	\$10,000
2017 - 18	Add electrical to each room	\$34,000
2017 - 18	Interior renovations in Tower B	\$55,000
2017 - 18	Abate and replace floor tile in B tower	\$35,000
2018 - 19	Abate and replace floor tile in C tower	\$35,000
2018 - 19	Abate and replace floor tile in D tower	\$35,000
2018 - 19	Replace water and sewer pipes in all towers	\$40,000
2018 - 19	Fire suppression system	\$200,000
	TOTAL	\$794,000



TOWNHOUSES

Description

Primary Use: Student Residence
Constructed: Original Construction, 1974
Building Area: 29,665square feet on 2 floors

Building Usage

Gross Area:	29,665 square feet	100.0%
Net Assignable Area:	22,249 square feet	75.0%
Circulation Area:	2,967square feet	10.0%
Custodial Area:	445 square feet	1.5%
Mechanical Area:	1,038 square feet	3.5%
Construction Area:	2,967 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$7,192,093

Facility Condition Index: 14% (Poor)



Utility System Infrastructure:

Building infrastructure is in generally fair condition although domestic hot water system needs replacement. Townhouses need to be re-modeled.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Re-core all locks with new hardware	\$75,000
2014 - 15	Phase 1 - Interior renovations	\$125,000
2014 - 15	Install card access system	\$75,000
2015 - 16	Clean and abate mechanical room	\$5,000
2015 - 16	Phase 2 - Interior renovations	\$125,000
2016 - 17	Clean, tuck-point and seal exterior	\$30,000
2016 - 17	Phase 3 - Interior renovations	\$125,000
2018 - 19	Fire suppression system	\$350,000
2018 - 19	Replace domestic water lines	\$93,000
	TOTAL	<u>\$1,003,000</u>

YOUNGS HOUSE

Description

Primary Use: Housing Director Residence
 Constructed: 1959
 Building Area: 1,426 square feet on 1 floor

Building Usage

Gross Area:	1,426 square feet	100%
Net Assignable Area:	1,332 square feet	93.5%
Custodial Area:	22 square feet	1.5%
Mechanical Area:	72 square feet	5.0%

Mandated Facility Standards: N/A

Replacement Value: (2013 valuation) \$51,171

Facility Condition Index: 9% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2015 - 16	Replace carpet	\$5,000
	TOTAL	\$5,000



LAKE SUPERIOR

STATE UNIVERSITY

**Five-Year Facility Assessment
Infrastructure**

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Primary electric line replacement (2/yr)	\$50,000
2013 - 14	Replace sidewalks	\$20,000
2013 - 14	Electrical switch gear repairs	\$30,000
2014 - 15	Replace sidewalks	\$50,000
2014 - 15	Primary electric line replacement (2/yr)	\$50,000
2014 - 15	Electrical switch gear repairs	\$30,000
2014 - 15	Repair and dewater electric vaults	\$30,000
2014 - 15	Parking lot upkeep, repair and replacement	\$70,000
2014 - 15	Campus road upkeep, repair and replacement	\$40,000
2014 - 15	Sanitary / storm sewer repairs	\$12,000
2014 - 15	IT communication line maintenance	\$50,000
2014 - 15	Fire hydrant and water line upgrades	\$25,000
2015 - 16	Electrical switch gear repairs	\$30,000
2015 - 16	Replace sidewalks	\$50,000
2015 - 16	Replace Row House water main	\$200,000
2015 - 16	Primary electric line replacement (2/yr)	\$50,000
2015 - 16	Repair and dewater electric vaults	\$30,000
2015 - 16	Parking lot upkeep, repair and replacement	\$70,000
2015 - 16	Campus road upkeep, repair and replacement	\$40,000
2015 - 16	Sanitary / storm sewer repairs	\$12,000
2015 - 16	IT communication line upgrade	\$50,000
2015 - 16	Fire hydrant and water line upgrades	\$25,000
2016 - 17	Replace sidewalks	\$50,000
2016 - 17	Primary electric line replacement (2/yr)	\$50,000
2016 - 17	Electrical switch gear repairs	\$30,000
2016 - 17	Repair and dewater electric vaults	\$30,000
2016 - 17	Parking lot upkeep, repair and replacement	\$70,000
2016 - 17	Campus road upkeep, repair and replacement	\$40,000
2016 - 17	Sanitary / storm sewer repairs	\$12,000
2016 - 17	IT communication line upgrade	\$50,000
2016 - 17	Fire hydrant and water line upgrades	\$25,000

Infrastructure continued on next page

Five -Year Capital Improvement Plan

2017 - 18	Replace sidewalks	\$50,000
2017 - 18	Primary electric line replacement (2/yr)	\$50,000
2017 - 18	Electrical switch gear repairs	\$30,000
2017 - 18	Parking lot upkeep, repair and replacement	\$70,000
2017 - 18	Campus road upkeep, repair and replacement	\$20,000
2017 - 18	Sanitary / storm sewer repairs	\$12,000
2017 - 18	IT communication line upgrade	\$50,000
2017 - 18	Fire hydrant and water line upgrades	\$25,000
2018 - 19	Replace sidewalks	\$50,000
2018 - 19	Primary electric line replacement (2/yr)	\$50,000
2018 - 19	Electrical switch gear repairs	\$30,000
2018 - 19	Parking lot upkeep, repair and replacement	\$70,000
2018 - 19	Campus road upkeep, repair and replacement	\$20,000
2018 - 19	Sanitary / storm sewer repairs	\$12,000
2018 - 19	IT communication line upgrade	\$50,000
2018 - 19	Fire hydrant and water line upgrades	\$25,000
TOTAL		<u>\$1,985,000</u>



LAKE SUPERIOR

STATE UNIVERSITY

**Five-Year Facility Assessment
Summary by Year**

2013-14 Capital Improvement Summary

Building	Estimate
Administration Building	\$7,500
Alumni House	\$36,000
Aquatic Research Laboratory	\$0
Arts Center	\$10,000
Barnes & Noble at LSSU	\$0
Brady Hall	\$40,000
Brown Hall	\$5,000
CASET Building	\$20,000
Central Heating Plant	\$0
Chippewa Hall	\$26,000
Cisler Center	\$147,000
Crawford Hall of Science	\$0
East Hall	\$0
Easterday House	\$0
Erie Hall	\$13,000
Eskoonwid Endaad	\$0
Fire Science Building	\$0
Fletcher Center	\$30,000
Gate House	\$5,000
Health Care Center	\$0
Hillside House	\$5,000
Housing Storage Building	\$15,000
Huron Hall	\$5,000
KJS Library	\$12,000
Laker Hall	\$0
Meridian Storage Building	\$0
Michigan Hall	\$0
Moloney Hall	\$25,000
Neveu Hall	\$25,000
Norris Center	\$5,000
Ontario Hall	\$0
Osborn Hall	\$35,000
Pianosi Maintenance Building	\$10,000
President's House	\$16,000
Row Housing Storage Building	\$0
Ryan House	\$6,000
South Hall	\$0
Student Activity Center	\$10,000
Student Village	\$37,000
Townhouses	\$75,000
Youngs House	\$0
Infrastructure	\$100,000
TOTAL	\$720,500

2014-15 Capital Improvement Summary

Building	Estimate
Administration Building	\$56,000
Alumni House	\$12,000
Aquatic Research Laboratory	\$0
Arts Center	\$0
Barnes & Noble at LSSU	\$0
Brady Hall	\$87,000
Brown Hall	\$18,000
CASET Building	\$85,000
Central Heating Plant	\$15,000
Chippewa Hall	\$6,000
Cisler Center	\$42,000
Crawford Hall of Science	\$15,000
East Hall	\$0
Easterday House	\$35,000
Erie Hall	\$10,000
Eskoonwid Endaad	\$12,000
Fire Science Building	\$0
Fletcher Center	\$14,000
Gate House	\$0
Health Care Center	\$8,000
Hillside House	\$46,000
Housing Storage Building	\$0
Huron Hall	\$0
KJS Library	\$250,000
Laker Hall	\$5,000
Meridian Storage Building	\$5,000
Michigan Hall	\$58,000
Moloney Hall	\$25,000
Neveu Hall	\$5,000
Norris Center	\$561,000
Ontario Hall	\$58,000
Osborn Hall	\$37,000
Pianosi Maintenance Building	\$76,000
President's House	\$63,000
Row Housing Storage Building	\$0
Ryan House	\$68,000
South Hall	\$0
Student Activity Center	\$20,000
Student Village	\$71,000
Townhouses	\$200,000
Youngs House	\$0
Infrastructure	\$357,000
TOTAL	\$2,320,000

2015-16 Capital Improvement Summary

Building	Estimate
Administration Building	\$217,500
Alumni House	\$72,000
Aquatic Research Laboratory	\$0
Arts Center	\$17,000
Barnes & Noble at LSSU	\$20,000
Brady Hall	\$285,000
Brown Hall	\$5,000
CASET Building	\$102,000
Central Heating Plant	\$158,000
Chippewa Hall	\$14,000
Cisler Center	\$15,000
Crawford Hall of Science	\$10,000
East Hall	\$0
Easterday House	\$20,000
Erie Hall	\$56,000
Eskoonwid Endaad	\$35,000
Fire Science Building	\$0
Fletcher Center	\$21,000
Gate House	\$5,000
Health Care Center	\$0
Hillside House	\$9,000
Housing Storage Building	\$0
Huron Hall	\$10,000
KJS Library	\$38,000
Laker Hall	\$5,000
Meridian Storage Building	\$0
Michigan Hall	\$15,000
Moloney Hall	\$5,000
Neveu Hall	\$18,000
Norris Center	\$298,000
Ontario Hall	\$10,000
Osborn Hall	\$255,000
Pianosi Maintenance Building	\$118,000
President's House	\$264,000
Row Housing Storage Building	\$0
Ryan House	\$30,000
South Hall	\$0
Student Activity Center	\$14,000
Student Village	\$112,000
Townhouses	\$130,000
Youngs House	\$5,000
Infrastructure	\$557,000
TOTAL	\$2,945,500

2016-17 Capital Improvement Summary

Building	Estimate
Administration Building	\$66,000
Alumni House	\$63,000
Aquatic Research Laboratory	\$0
Arts Center	\$0
Barnes & Noble at LSSU	\$31,000
Brady Hall	\$160,000
Brown Hall	\$26,000
CASET Building	\$70,000
Central Heating Plant	\$0
Chippewa Hall	\$55,000
Cisler Center	\$105,000
Crawford Hall of Science	\$40,000
East Hall	\$20,000
Easterday House	\$47,000
Erie Hall	\$410,000
Eskoonwid Endaad	\$51,000
Fire Science Building	\$30,000
Fletcher Center	\$55,000
Gate House	\$5,000
Health Care Center	\$0
Hillside House	\$55,000
Housing Storage Building	\$0
Huron Hall	\$0
KJS Library	\$100,000
Laker Hall	\$10,000
Meridian Storage Building	\$0
Michigan Hall	\$12,000
Moloney Hall	\$17,000
Neveu Hall	\$0
Norris Center	\$133,000
Ontario Hall	\$10,000
Osborn Hall	\$1,150,000
Pianosi Maintenance Building	\$20,000
President's House	\$100,000
Row Housing Storage Building	\$0
Ryan House	\$65,000
South Hall	\$0
Student Activity Center	\$50,000
Student Village	\$140,000
Townhouses	\$155,000
Youngs House	\$0
Infrastructure	\$357,000
TOTAL	\$3,608,000

2017-18 Capital Improvement Summary

Building	Estimate
Administration Building	\$73,000
Alumni House	\$65,000
Aquatic Research Laboratory	\$0
Arts Center	\$8,000
Barnes & Noble at LSSU	\$40,000
Brady Hall	\$675,000
Brown Hall	\$10,000
CASET Building	\$92,000
Central Heating Plant	\$100,000
Chippewa Hall	\$17,000
Cisler Center	\$150,000
Crawford Hall of Science	\$0
East Hall	\$0
Easterday House	\$360,000
Erie Hall	\$35,000
Eskoonwid Endaad	\$55,000
Fire Science Building	\$0
Fletcher Center	\$27,000
Gate House	\$0
Health Care Center	\$0
Hillside House	\$26,000
Housing Storage Building	\$0
Huron Hall	\$0
KJS Library	\$65,000
Laker Hall	\$63,000
Meridian Storage Building	\$0
Michigan Hall	\$0
Moloney Hall	\$10,000
Neveu Hall	\$10,000
Norris Center	\$295,000
Ontario Hall	\$0
Osborn Hall	\$350,000
Pianosi Maintenance Building	\$80,000
President's House	\$45,000
Row Housing Storage Building	\$10,000
Ryan House	\$40,000
South Hall	\$0
Student Activity Center	\$0
Student Village	\$124,000
Townhouses	\$0
Youngs House	\$0
Infrastructure	\$307,000
TOTAL	\$3,132,000

2018-19 Capital Improvement Summary

Building	Estimate
Administration Building	\$610,000
Alumni House	\$236,000
Aquatic Research Laboratory	\$0
Arts Center	\$0
Barnes & Noble at LSSU	\$40,000
Brady Hall	\$190,000
Brown Hall	\$70,000
CASET Building	\$250,000
Central Heating Plant	\$50,000
Chippewa Hall	\$35,000
Cisler Center	\$395,000
Crawford Hall of Science	\$60,000
East Hall	\$0
Easterday House	\$70,000
Erie Hall	\$5,000
Eskoonwid Endaad	\$35,000
Fire Science Building	\$0
Fletcher Center	\$385,000
Gate House	\$0
Health Care Center	\$0
Hillside House	\$80,000
Housing Storage Building	\$0
Huron Hall	\$35,000
KJS Library	\$164,000
Laker Hall	\$335,000
Meridian Storage Building	\$0
Michigan Hall	\$8,000
Moloney Hall	\$140,000
Neveu Hall	\$140,000
Norris Center	\$650,000
Ontario Hall	\$8,000
Osborn Hall	\$530,000
Pianosi Maintenance Building	\$100,000
President's House	\$50,000
Row Housing Storage Building	\$0
Ryan House	\$200,000
South Hall	\$0
Student Activity Center	\$100,000
Student Village	\$310,000
Townhouses	\$443,000
Youngs House	\$0
Infrastructure	\$307,000
TOTAL	<u>\$6,031,000</u>
Auxiliary Building Total	\$9,090,000
General Fund Building Total	\$9,682,000
6 Year Grand Total	\$18,772,000