



**LAKE SUPERIOR**  
STATE UNIVERSITY

**Five-Year Facilities Master Plan  
2016 - 2020**



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## SECTION I MISSION STATEMENT

Following is the current Mission and Vision Statements for LSSU.

### **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**

**Bachelor (Four-Year Programs)**

Accounting  
Athletic Training  
Biology  
Biochemistry – Pre-Professional  
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  
Prelaw (non-degree)  
Pre-Medical  
Pre-Pharmacy (transfer program)  
Pre-Veterinary  
Psychology  
Secondary Education  
Social Science  
Sociology  
Sport and Recreation Management

**Associate (Two-Year Programs)**

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 (One-Year Programs)**

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  
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 in 2016. The Lukenda School of Business recently had a site visit from the Accreditation Council for Business Schools & Programs (ACBSP) and we are optimistic in receiving this accreditation which is a good fit for our teaching focused business programs. This accreditation will increase the credibility of the school, not only with prospective students and parents but also with the business community and prospective donors. The ASBSP accreditation will raise visibility for our business school. Going through the accreditation process has improved the quality of our already strong and well received programs.

Biological and Physical Sciences are strong programs that have great growth potential, particularly when the Center for Freshwater Research and Education is brought on line, as well as those interdisciplinary programs that will be enhanced with access to the facility. Our students are trained to hit the ground running when they start their careers as we have been told by the Michigan Department of Natural Resources whose fish production staff is made up of 75% LSSU graduates.

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 lab. We are pursuing an opportunity with the City of Sault Ste. Marie and the Sault Ste. Marie Economic Development Corporation for a grant to partially fund an addition to the Smart Zone building for the new nursing simulation lab.

The Fire Science and Criminal Justice Programs are looking to add suitable specific unique space for its needs. We have less than ideal temporary solutions with plans to find more appropriate long-term solutions to house these programs that educate Michigan's firefighters, police, correction officers, paramedics, and other first responders. These combined programs are the university's second largest in enrollment next to the biological and physical sciences with great growth potential.

### **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 recently announced a new International Public and





Environmental Health Program that will be available beginning in fall 2015. This is a collaboration between LSSU, Sault College (Ontario), and Algoma Public Health. This program is the only of its kind in North America and was eight years in the making. 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-six undergraduate programs, four certificate programs, and sixty-four minors.

### **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. We expect to be able to occupy the newly renovated facility in the spring 2016.

The mission of the Lake Superior's Aquatic Research Laboratory (ARL) is to combine education and research on aquatic organisms and their associated habitats within the Great Lakes basin to serve the academic, scientific, and public communities. Lake Superior State University has developed plans for major renovations to convert a gifted building located in the heart of the upper Great Lakes. This new facility will be called the Center for Freshwater Research and Education (CFRE). This renovated facility will address the ARL's current and future research, outreach, and educational limitations and allow for the achievement of many goals that are vitally important to the Great Lakes freshwater resources. This is Lake Superior State University's number one priority for capital outlay and has been submitted to the State of Michigan for funding consideration. This facility will continue, and greatly expand, the work of our faculty, staff and students to provide premiere training, education, and research in fish, fish health and water quality. There are state and federal initiatives supporting demand for training in the scientific and educational fields provided by CFRE. In terms of talent and dollar attraction, retention and commercial spillovers, the State of Michigan has much to gain by growing and marketing Michigan's water research/education centers of excellence.

A 5,500 square foot addition to the Center for Applied Sciences and Technology has been proposed by the School of Engineering and was submitted to the State of Michigan as its 2015 Capital Outlay Request. The addition 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. LSSU's Engineering Program has a 30 year history in robotics and is among the top programs in the nation. We are competing with programs much larger than ours with space that is just barely adequate for the equipment we have and finding space for senior design projects is a challenge. The addition is very important for the university to maintain its leadership position amongst peers that it has worked so hard to build. There is an incredible demand for the graduates of robotics and other engineering programs offered at LSSU. LSSU's engineering graduates with the robotics specialization have 100% placement with starting salaries averaging \$56,000. Tremendous growth of about 35% in robotics application in manufacturing is occurring. Further, robotics application in surgery, military, and human service is also rapidly expanding. We need to be ready to supply Michigan the talent it needs to successfully compete with this growing trend which will be vital to our economy.

The University's Child Development Center was closed three years ago leaving Michigan Hall empty until fall 2016. Michigan Hall is a small historical building, once used as a fire hall for Fort Brady. The small building now houses our Regional Outdoor Center which serves students and the community by providing affordable outdoor equipment rental, guided tours, maps, and trips to enhance the LSSU experience of studying and living in the Upper Peninsula of Michigan. Our beautiful, natural location is one of the universities greatest strengths but it needs to be fully embraced to be appreciated.

The Admissions Office has found a new home on campus to be more visible, accessible, and is right next door to the Financial Aid and Business Offices in the Fletcher Center. In partnership with the Barnes & Noble Bookstore, Canusa Hall will soon be renovated to house both the Admissions Office and the bookstore. With more on-line retail sales, the bookstore will decrease its footprint and welcome the Admissions Office to share the building. The bookstore will occupy the west side of the building and Admissions the east with a common but secure entrance into the Admissions lobby. Both Barnes & Noble and the university are excited about the move and see it as beneficial to both. The bookstore expects more traffic as they become more visible to new and prospective students and their families and the Admissions Office will also be more visible and accessible. This relocation will enhance the experience of the new and prospective student. Canusa Hall being close to the Fletcher Center, diagonally across a campus street from the Cisler Center for Student Services, and sharing a parking lot with the Fine Arts Center which is used for large group meetings is the perfect location on campus for Admissions.

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.

Another need is appropriate space for the Criminal Justice Program. This program is in the same school as the Fire Science Program that share offices in the Norris Center. The university has entered into a lease with the City of Sault Ste. Marie to rent a vacant building that will be used for criminal justice training but we are looking for a more permanent solution, either stand alone or coordinated with the Fire Science Program solution.

Lake Superior State University has been working to comply with the Americans with Disabilities accessibility standards and signed a resolution with the Department of Education, Office of Civil Rights to make accessibility improvements on December 18, 2013. As a historic campus with a long list of deferred maintenance projects, this has been a real challenge. We have identified ADA projects in our five-year facilities assessment plan in accordance with our resolution agreement.

### **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. Some of these entities are highlighted below:

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 ARL hopes to move to a new Center for Freshwater Research and Education where it can truly be an international center of education, research, development and production of technologies around smart use of freshwater. Michigan and the Great Lakes is one of the few places that can provide a sustainable platform for long-term population and economic growth. LSSU's CFRE is in the heart of the upper Great Lakes and will play a huge part in developing Michigan's economic advantage.

Michigan has encouraged more people to go into the STEM fields, particularly in the area of Robotics. Michigan leads the nation with more high school robotics teams than any other state. We want to those high school students to stay in Michigan to study robotics and keep that talent in the state. The Robotics and Automation Laboratory at LSSU is one of the best educational facilities in North America with over a 30 year history. Tremendous growth of about 35% in robotics application in manufacturing is occurring. Automation and robotics industries specifically seek out LSSU graduates because of this robotics educational niche.

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 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, but 14% increase in new freshmen. This year's new transfer student enrollment saw a 15% decrease. The fall to fall retention of full-time degree seeking new freshmen maintained at 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 is in its sixth year being recognized by GI Jobs 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. 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.

Echoing calls from government and business leaders, LSSU's Board of Trustees approved a North American tuition initiative effective with fall semester 2015. Under the new rate, every student from throughout the United States, Canada and Mexico will be charged the same tuition rate. The program is designed to attract academically talented students to enhance Michigan's economy, intellectual capital and overall environment. LSSU is the first university in the state to establish a set tuition rate for all North American students making LSSU open and affordable to a wider range of students.

LSSU is interested in growing its non-traditional returning adult student population. Many adults in our area have some college but never obtained a degree. About 40 percent of all college students are older than 25, according to U.S. Education Department data. LSSU's non-traditional population is currently significantly less than that, meaning our program delivery is currently not meeting the needs of the non-traditional student. We are working to change that by working on models and methods of delivery that will make obtaining a degree possible at any age and for most situations.

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 with the potential to support enrollment growth are being investigated by a new shared governance task force. Initially charged with researching a one-class-at-a-time concept, the task force has opened dialog to other initiatives.

### **PAST FIVE YEAR ENROLLMENT HISTORY EVALUATION**

As the state of Michigan's economy has continued to be bleak over the last few years, restoration of cuts to higher education funding from the State have not kept pace with inflation. Due to its size, economy of scale and student demographics, Lake Superior State University has been adversely impacted by lower than historical funding from State appropriations and by not fully funding the Michigan Indian Tuition Waiver. LSSU does not actively recruit a large segment of graduating seniors in its prime area that they would otherwise because it is not advantageous for the university to accept students that do not pay tuition.

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 Biology, 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 16 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 26 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).

<b>University Space Utilization</b>						
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	74%	63%	14%	15%	31%	28%
Center for Applied Science and Engineering Technology	69%	53%	21%	18%	41%	33%
Crawford Hall of Science	70%	55%	30%	23%	42%	33%
KJS Library	55%	44%	16%	11%	35%	27%
Norris Center	73%	52%	20%	15%	32%	23%
Campus Wide	68%	53%	20%	16%	36%	29%

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 but will never expect to be able to fully catch up with the backlog of deferred maintenance without assistance. Research studies indicate that every \$1 deferred in maintenance costs \$4 of capital renewal needs in the future. We prioritize based on safety and student needs. We also consider the severity of a maintenance issue, meaning it will cost more to fix later if we don't fix it now or there is an imminent threat of failure. Recently we have re-prioritized to attempt to comply with ADA standards that we can ill afford but are required by law. Deferred maintenance costs in Michigan's schools and universities is a big challenge, but particularly challenging to the smallest Michigan university with many beautiful, but aging, historic structures.

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

- Replaced shingle roofs on the Alumni House, Moloney and Nevue Halls.
- Completed ADA renovations to Moloney Hall 113 apartment
- Renovated the Cisler Galley Lounge
- Refinished the Arts Center stage
- Renovated two Student Village with new flooring and cabinetry
- Constructed a new second floor lounge in Brady Hall
- Constructed the Laker Legion Loft, Best Seats in the House and Penalty Box Lounge in the Norris Center Ice Arena
- Created Family Changing Room for the Norris Center Pool
- Constructed rock climbing wall in the Student Activity Center
- Renovated Recreation Science Lab

### Grounds

- Completed Phase II of the Cisler Plaza Project
- Completed dewatering project on Canusa Hall
- Created recreation path in Laker Woods
- Constructed new ADA ramp for the Fletcher Center
- Completed repairs to Brady Hall steps
- Upgraded ADA parking lot signage

### Utilities and Other Infrastructure

- Installed new buried condensate line to the Townhouses
- Replaced 127 light fixtures in the Norris Center with an annual energy savings of 110,000 KWH
- Upgrade the CASET elevator
- Completed repairs to electrical breakers in the Library, CASET and the Cisler Center

### Information Technology

- Continued implementation of PC replacement strategy.
- Implemented Dell KACE appliance to allow centralized management, inventory of computer assets, and help desk intake/issue tracking.





- Upgraded network hardware (switches/routers/etc) as needed on campus.
- Replaced existing Oracle Database server hardware with new servers. Previously there was only one server for Oracle, there are now two, providing us with backup hardware and a safe environment for testing.
- Installed a new 3-phase UPS for campus datacenter, replacing 8 existing aging UPS units that caused problems for existing backup power generator
- Completely rewired power in CAS 301 to address power availability issues.

#### 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 donated parcels, a couple of which are used for laboratory/research, including the ARL, and the rest it holds for resale.

#### OBLIGATIONS TO THE STATE BUILDING AUTHORITY

The State holds title to Lake Superior State University's Arts Center until December 31, 2039.

### **SECTION V IMPLEMENTATION PLAN**

#### PRIORITIZATION OF CAPITAL PROJECTS REQUESTED FROM THE STATE

Number 1 for 2016: Center for Freshwater Research and Education (CFRE)  
Number 1 for 2015: CASET Building Addition remains a top priority

#### DEFERRED MAINTENANCE

Current deferred maintenance backlog for general fund facilities is currently estimated at \$12,197,000 and \$6,800,000 for auxiliary facilities. The Infrastructure Development Committee will assist in prioritizing and continually re-evaluating our most important needs, taking into account the serious shortage of funds for our purposes and declining support from the State of Michigan.

#### STATUS OF ON-GOING STATE PROJECTS

Lake Superior State University's School of Business Building was approved for construction under PA 102 of 2013. Bids have been let and are due November 3, 2014 on this \$12 million project. We expect construction to begin as soon as the DTMB can review and approve the bids with a planned completion date in the spring 2016.



#### 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 as will the renovation of the new Center for Freshwater Research and Education.

#### MAINTENANCE SCHEUDLE FOR MAJOR ITEMS

The University is planning a privately funded renovation of the Norris Center athletic complex beginning in the spring of 2015. The donor specific renovation is estimated to be \$4.3 million. No other major renovation or maintenance projects in excess of \$1 million are planned.

#### CURRENT BUDGETED FOR NON-ROUTINE MAINTENANCE

The University has budgeted \$89,300 in our minor construction line item and \$630,000 in a Plant Fund for general non-routine maintenance. Additionally, the housing and food service auxiliaries will contribute approximately \$300,000 to a reserve and replacement fund.

**Appendix**

**Five-Year Facility Assessment**

**2016 - 2020**



# Five-Year Facility Assessment 2015

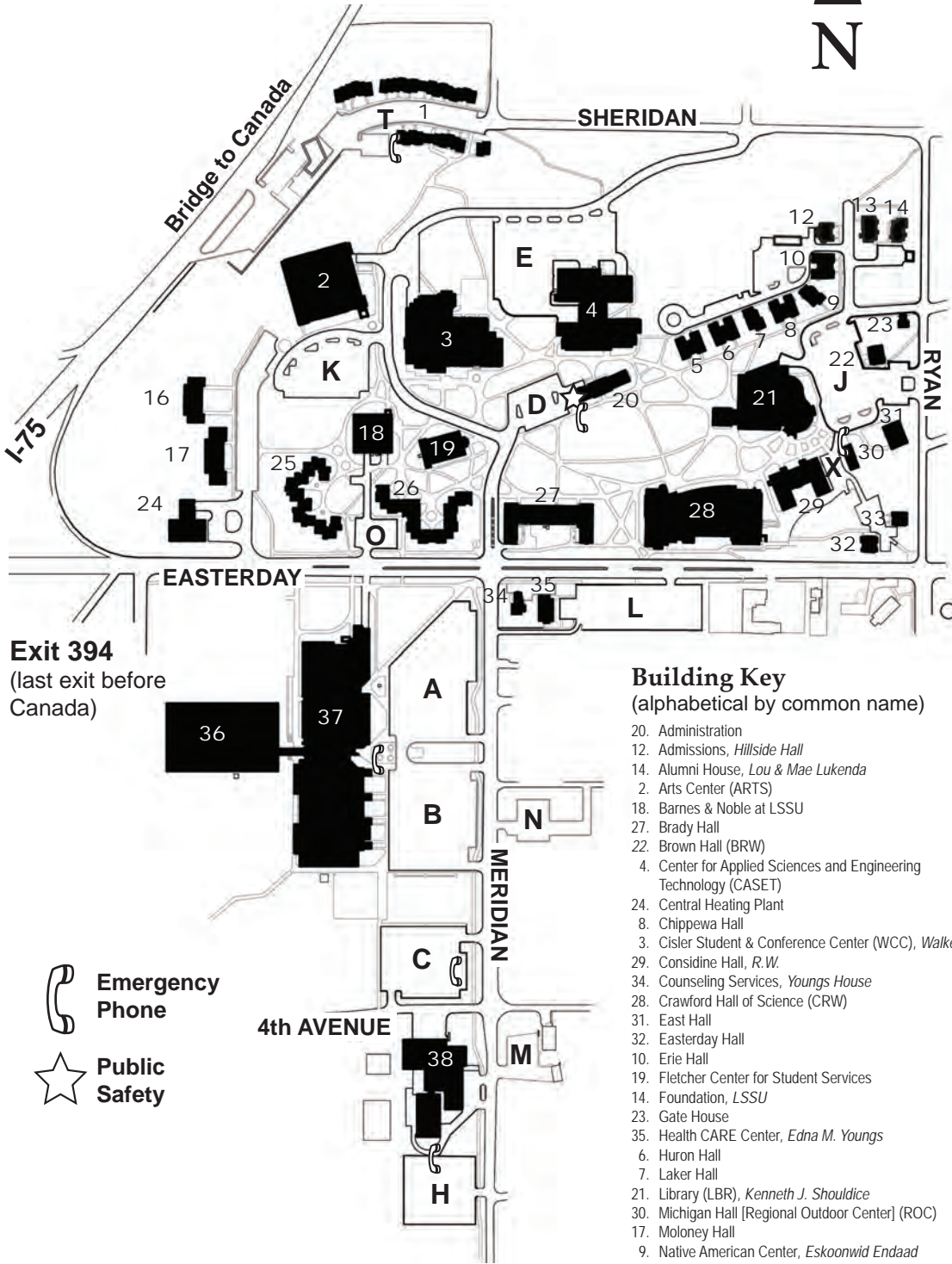
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Many capital improvement items have been deferred to 2015 and beyond with hopes that funds will become available.



# LAKE SUPERIOR STATE UNIVERSITY



**Exit 394**  
(last exit before  
Canada)

 **Emergency Phone**

 **Public Safety**

### 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*
- 29. Considine Hall, *R.W.*
- 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*
- 30. Michigan Hall [Regional Outdoor Center] (ROC)
- 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   | L Osborn and Village Residents                                |
| B Commuter/Faculty-Staff   | M Motor Pool  |
| C Osborn and Village Residents   | N Commuter Parking  |
| D Visitor Parking ( <i>register at Public Safety</i> )                 | O Osborn and Village Residents' Day Use: No Overnight Parking |
| E Senior Commuter/Faculty-Staff  | S Moloney and Neveu Hall Residents                            |
| F University Row Residents and Staff                                   | T Townhouse Residents   |
| G Easterday and Ryan House Residents                                   | X 30-Minute Parking   |
| H Brady Hall Residents   |   |
| J Faculty-Staff  |   |
| K Parking as designated for Barnes & Noble, Faculty-Staff and Visitors |   |
- 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	21
Business Operations	19
Café a la Carté	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
Mail Room	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	30, 36 & 37
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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

[www.lssu.edu](http://www.lssu.edu)

**Public Safety: 906-635-2100**

**Admissions: 906-635-2231**

**Switchboard: 906-632-6841**



# 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:** (2014 valuation) \$2,776,060

**Facility Condition Index:** 40% (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
2014 - 15	Rebuild dormers and new windows	\$50,000
2015 - 16	First floor renovation	\$200,000
2015 - 16	Install ADA ramp & door opener system	\$40,000
2016 - 17	Lighting retrofit	\$20,000
2017 - 18	Restore & paint exterior stairs	\$6,000
2017 - 18	New fire alarm system	\$36,000
2017 - 18	Restore & paint exterior stairs	\$6,000
2017 - 18	Dewater basement/seal basement	\$150,000
2018 - 19	Renovate HVAC system & add HW heating	\$460,000
2019 - 20	Elevator	\$150,000
	TOTAL	<u>\$1,118,000</u>

## 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:** (2014 valuation) \$957,599

**Facility Condition Index:** 38% (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
2015 - 16	Install ADA access ramp	\$20,000
2015 - 16	Install ADA door hardware	\$5,000
2016 - 17	Replace windows	\$50,000
2017 - 18	Replace carpeting	\$15,000
2017 - 18	New fire alarm system	\$25,000
2018 - 19	Renovate sanitary system	\$20,000
2018 - 19	Renovate both entrances	\$30,000
2019 - 20	Update electrical and heating systems	\$200,000
	TOTAL	\$365,000

# AQUATIC RESEARCH LABORATORY

<b>Description</b>		
Primary Use: Education and research		
Constructed: 1902		
Building Area: 16,350 square feet on 3 floors		
<b>Building Usage</b>		
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%
<b>Mandated Facility Standards:</b> N/A		
<b>Replacement Value:</b> (2014 valuation)	\$316,008	
<b>Facility Condition Index:</b>	+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)	\$10,000,000
	TOTAL	\$10,000,000

## 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:** (2014 valuation) \$16,417,824

**Facility Condition Index:** 0.11% (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
	2017 - 18	Add lighting to auditorium	<u>\$17,000</u>
		TOTAL	<u>\$17,000</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:** (2014 valuation) \$2,600,990

**Facility Condition Index:** 19% (Poor)



## Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

## Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Phase I Renovations	\$200,000
2014 - 15	Dewater basement	\$5,000
2015 - 16	Phase II Renovations	\$150,000
2016 - 17	Replace fascia & soffit	\$15,000
2017 - 18	Install new fire alarm system	\$31,000
2018 - 19	Replace windows throughout building	\$40,000
2019 - 20	New electrical feed and panel	\$40,000
	TOTAL	<u>\$481,000</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:** (2014 valuation) \$12,067,724

**Facility Condition Index:** 11% (Poor)



### Utility System Infrastructure:

Building envelop 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. Mechanical systems need to be updated.



## Five-Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Re-shingle roof	\$50,000
2015 - 16	ADA Renovations	\$80,000
2015 - 16	Renovate 4 person to 2 person rooms	\$80,000
2016 - 17	Renovate lobby	\$20,000
2017 - 18	Electric re-heat elements for bathroom exhaust units	\$6,000
2017 - 18	Add card access entry system	\$25,000
2017 - 18	Renovate bathrooms & showers	\$80,000
2017 - 18	Clean and seal porches	\$25,000
2017 - 18	Replace flat roof	\$160,000
2018 - 19	Add HVAC system to all floors	\$475,000
2018 - 19	Add fire suppression system	\$200,000
2019 - 20	Add card access entry system	\$25,000
	TOTAL	\$1,226,000



## 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:** (2014 valuation) \$1,023,270

**Facility Condition Index:** 3% (Good)



### Utility System Infrastructure:

The building is in good 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
2014 - 15	Paint exterior trim	\$5,000
2017 - 18	New fire alarm system	\$10,000
2018 - 19	Install ADA door hardware	\$5,000
2019 - 20	Renovate sanitary system	\$12,000
	TOTAL	\$32,000



# 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:** (2014 valuation) \$20,092,213

**Facility Condition Index:** 3% (Good)



## Utility System Infrastructure:

Building is in generally good condition.

## Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Update elevator	\$80,000
2014 - 15	Change classroom door hardware to ADA compliant hardware	\$25,000
2014 - 15	Complete study on options for new cooling system	\$5,000
2015 - 16	Robotics Addition	\$5,000,000
2017 - 18	Lighting upgrade in shops	\$15,000
2017 - 18	Replace 13 exterior doors	\$40,000
2017 - 18	Repair brick and & drip edge east side	\$5,000
2018 - 19	Install overhead door in welding area	\$54,000
2018 - 19	Restroom piping retrofit for ADA compliance	\$12,000
2019 - 20	Replace and renovate cooling system	\$250,000
TOTAL		\$5,486,000



## 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:** (2014 valuation) \$4,176,009

**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
2016 - 17	Design stone fascia replacement	\$15,000
2017 - 18	Replace stone fascia	\$158,000
2018 - 19	Replace underground storage tanks	\$100,000
2019 - 20	Complete steam tunnel repairs	\$50,000
	TOTAL	<u>\$323,000</u>

## 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:** (2014 valuation) \$1,663,672

**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
2014 - 15	Install 2 new boilers	\$18,000
2015 - 16	Install door between sides	\$8,000
2017 - 18	ADA renovations	\$50,000
2017 - 18	Install card access entry system	\$10,000
2018 - 19	Replace basement windows	\$6,000
2018 - 19	Re-core all locking hardware	\$5,000
2018 - 19	Repair fascia and soffit	\$10,000
2019 - 20	Replace interior & exterior cellar doors	\$7,000
	TOTAL	\$114,000

## 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:** (2014 valuation) \$14,400,792

**Facility Condition Index:** 6% (Fair)



### Utility System Infrastructure:

The building infrastructure is in generally good condition.

## Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Remodel guest rooms	\$25,000
2016 - 17	Ballroom floor - refinish portion and install carpet in remaining area	\$85,000
2016 - 17	Phase 1 - Replace single pane windows	\$15,000
2016 - 17	Galley kitchen extension	\$55,000
2017 - 18	Replace modified roofing system	\$120,000
2017 - 18	Replace electrical panels	\$7,000
2017 - 18	Phase 2 -Replace single pane windows	\$15,000
2018 - 19	Phase 3 - Replace single pane windows	\$15,000
2018 - 19	Phase 3- landscape improvements	\$15,000
2018 - 19	Replace EPDM roofing system	\$120,000
2019 - 20	New cooling coil for HVAC west end	\$35,000
2019 - 20	Re-core and replace all locking hardware for ADA	\$30,000
2019 - 20	Emergency generator system	\$300,000
	TOTAL	<u>\$837,000</u>

## 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:** (2014 valuation) \$62,763,514

**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	Install natural gas shut off valves for labs	\$50,000
2015 - 16	Add exterior drainage on east side of building	\$5,000
2018 - 19	Renovate HVAC intake	\$40,000
	TOTAL	<u>\$95,000</u>

# 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:** (2014 valuation) \$845,358  
**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
	2019 - 20	Replace shingle roof	\$20,000
		TOTAL	<u>\$20,000</u>

## 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:** (2014 valuation) \$751,143

**Facility Condition Index:** 46% (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
2016 - 17	Re-shingle roof	\$25,000
2017 - 18	Re-core all locking hardware	\$5,000
2018 - 19	Install card access entry system	\$10,000
2019 - 20	Replace basement windows	\$5,000
2019 - 20	Complete renovation including electrical and mechanical systems	\$300,000
	TOTAL	<u>\$345,000</u>

# 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:** (2014 valuation) \$1,881,290  
**Facility Condition Index:** 10% (Fair)



**Utility System Infrastructure:**

Building infrastructure is in fair 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
2014 - 15	Replace basement entrances	\$10,000
2015 - 16	Renovate bathrooms	\$48,000
2017 - 18	Re-core all locking hardware	\$5,000
2018 - 19	Repair soffit and fascia	\$10,000
2018 - 19	Install card access entry system	\$10,000
2019 - 20	Renovation electrical and mechanical systems	\$160,000
	TOTAL	\$185,000



## 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:** (2014 valuation) \$1,089,800

**Facility Condition Index:** 12% (Poor)



### Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

## Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Install ADA accessibility ramp	\$10,000
2016 - 17	ADA renovations	\$25,000
2016 - 17	Replace basement entrance	\$7,000
2017 - 18	Install ADA door hardware	\$5,000
2017 - 18	Repair soffit and fascia	\$10,000
2018 - 19	Replace basement windows	\$6,000
2018 - 19	New fire alarm system	\$12,000
2019 - 20	Convert heat system from steam to HW	\$55,000
	TOTAL	\$130,000

## 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:** (2014 valuation) \$120,183

**Facility Condition Index:** 0% (Good)



### Utility System Infrastructure:

Building infrastructure is in good condition with no major problems.

## Five -Year Capital Improvement Plan

Year	Description	Estimate
TOTAL		\$0

No projects currently scheduled

## 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:** (2014 valuation) \$3,120,459

**Facility Condition Index:** 14% (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. Mechanical systems need updating.



## Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Repair basement walls, install drains and add exterior drainage	\$10,000
2017 - 18	Remove old boiler system and abate	\$6,000
2017 - 18	Modify existing fire alarm system	\$8,000
2018 - 19	Remodel restrooms for ADA	\$20,000
2018 - 19	Remodel main entrance	\$27,000
2019 - 20	Renovate HVAC system	\$350,000
	TOTAL	\$421,000



# 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:** (2014 valuation) \$144,343

**Facility Condition Index:** 7% (Fair)



## Utility System Infrastructure:

Building infrastructure is in fair condition.

## Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Exterior painting including gate wings	\$5,000
2015 - 16	New roof and soffit repairs	\$5,000
	TOTAL	<u>\$10,000</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:** (2014 valuation) \$432,550

**Facility Condition Index:** 0% (Good)



### Utility System Infrastructure:

Building infrastructure is in good condition.

## Five -Year Capital Improvement Plan

Year	Description	Estimate
	TOTAL	\$0

No projects currently scheduled

# 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:** (2014 valuation) \$1,086,795

**Facility Condition Index:** 15% (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
2016 - 17	Repair deck and porches	\$5,000
2016 - 17	Install ADA accessibility ramp and door opener	\$15,000
2016 - 17	Install ADA door hardware	\$8,000
2017 - 18	Install new fire alarm system	\$38,000
2017 - 18	Install electrical power distribution system	\$20,000
2018 - 19	Replace basement windows	\$6,000
2018 - 19	Install ADA accessibility ramp and door opener	\$15,000
2019 - 20	Replace steam boiler with HW heating system	\$65,000
	<b>TOTAL</b>	<b>\$172,000</b>



## 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:** (2014 valuation) \$231,783

**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
	2019 - 20	Add partial second deck and lighting	<u>\$15,000</u>
		TOTAL	<u>\$15,000</u>

# 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:** (2014 valuation) \$1,881,290

**Facility Condition Index:** 4% (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
	2015 - 16	Fix basement drainage	\$5,000
	2018 - 19	ADA renovations	\$50,000
	2019 - 20	Install card access entry system	\$10,000
		TOTAL	<u>\$65,000</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:** (2014 valuation) \$35,882,172

**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
2017 - 18	Replace roof (old side)	\$250,000
2018 - 19	Repair substation switch	\$17,000
2018 - 19	Install ventilation into computer room off main lobby	\$80,000
2018 - 19	Room 208 A/C	\$20,000
2018 - 19	Replace stone fascia as needed	\$10,000
2019 - 20	A/C into IATV control room	\$30,000
2019 - 20	Replace carpeting in main library	\$45,000
2019 - 20	Replace carpeting in offices	\$37,000
	TOTAL	\$489,000

## 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:** (2014 valuation) \$967,043

**Facility Condition Index:** 16% (Poor)



### Utility System Infrastructure:

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

## Five -Year Capital Improvement Plan

Year	Description	Estimate
2016 - 17	Replace basement windows	\$5,000
2017 - 18	ADA renovations	\$50,000
2017 - 18	Replace interior and exterior cellar doors	\$8,000
2018 - 19	Renovate electrical and mechanical systems	\$80,000
2019 - 20	Install card access entry system	\$10,000
	TOTAL	<u>\$153,000</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:** (2014 valuation) \$67,872

**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
	2018 - 19	Add electrical service	<u>\$5,000</u>
		TOTAL	<u>\$5,000</u>



# MICHIGAN HALL

## Description

Primary Use: Regional Outdoor Center  
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:** (2014 valuation) \$314,728

**Facility Condition Index:** 28% (Poor)



## Utility System Infrastructure:

Building infrastructure is in poor condition.

## Five -Year Capital Improvement Plan

Year	Description	Estimate
2019 - 20	New fascia, soffit, windows and exterior doors	\$35,000
2019 - 20	Install AC	\$10,000
2019 - 20	Remodel bathrooms	\$8,000
2019 - 20	Landscape improvements	\$5,000
2019 - 20	New flooring	\$5,000
2019 - 20	Replace lighting	\$5,000
2019 - 20	Renovate electric power distribution	\$12,000
2019 - 20	Replace roof	\$8,000
	TOTAL	\$88,000

## 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:** (2014 valuation) \$4,152,228

**Facility Condition Index:** 3% (Good)



### Utility System Infrastructure:

Building infrastructure is in generally fair condition.

## Five -Year Capital Improvement Plan

Year	Description	Estimate
2017 - 18	Replace tub surrounds	\$60,000
2018 - 19	Replace entrance doorways	\$9,000
2018 - 19	Re-core all locking hardware	\$8,000
2019 - 20	Exterior drainage around steam tunnel	\$10,000
	TOTAL	\$87,000

# 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:** (2014 valuation) \$3,258,551

**Facility Condition Index:** 3% (Good)



## Utility System Infrastructure:

Building infrastructure is in generally fair condition.

## Five -Year Capital Improvement Plan

Year	Description	Estimate
2017 - 18	Replace tub surrounds	\$60,000
2018 - 19	Replace entrance doorways	\$9,000
2018 - 19	Re-core all locking hardware	\$8,000
2019 - 20	Exterior drainage around steam tunnel	\$10,000
	TOTAL	\$87,000

# 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:** (2014 valuation) \$23,446,047

**Facility Condition Index:** 8% (Fair)



## Utility System Infrastructure:

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



## Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Pool pit pump on generator	\$5,000
2014 - 15	Roof repairs	\$25,000
2014 - 15	Repair tennis courts	\$15,000
2015 - 16	New gym roof	\$175,000
2015 - 16	Replace carpet in 2nd floor classrooms	\$8,000
2015 - 16	Paint tennis court light poles	\$10,000
2015 - 16	Replace domestic water pipes in north end	\$70,000
2015 - 16	Replace carpeting first floor	\$25,000
2016 - 17	Renovate gym HVAC system to add humidity control	\$120,000
2017 - 18	New roof on lobby and entrances	\$70,000
2017 - 18	Refurbish rifle range HVAC system	\$28,000
2017 - 18	Repair/resurface wood floor	\$10,000
2017 - 18	Replace electrical lines and breakers	\$25,000
2017 - 18	Replace fire alarm system	\$170,000
2017 - 18	Replace basement electrical	\$60,000
2017 - 18	New storage garage (30x40x10)	\$40,000
2018 - 19	New rink roof	\$350,000
2018 - 19	Rink dehumidification	\$70,000
2018 - 19	Emergency generator for rink	\$350,000
2019 - 20	Gym bleacher replacement	\$250,000
	<b>TOTAL</b>	<b>\$1,876,000</b>



# 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:** (2014 valuation) \$1,663,672

**Facility Condition Index:** 5% (Good)



## Utility System Infrastructure:

Building infrastructure is in good condition with no major problems.

## Five -Year Capital Improvement Plan

Year	Description	Estimate
2017 - 18	Replace basement windows	\$8,000
2018 - 19	Replace interior and exterior cellar doors	\$8,000
2018 - 19	ADA renovations	\$50,000
2019 - 20	Install card access system	\$10,000
	TOTAL	<u>\$76,000</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:** (2014 valuation) \$11,717,262

**Facility Condition Index:** 19% (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
2015 - 16	Replace domestic water heater	\$70,000
2016 - 17	ADA renovations	\$80,000
2017 - 18	Energy management system control of RTU's	\$12,000
2017 - 18	AHU replacements	\$350,000
2018 - 19	New electrical power feed / fix water infiltration	\$350,000
2018 - 19	Install card access entry system	\$25,000
2018 - 19	Add electrical power for rooms	\$180,000
2019 - 20	Fire suppression system	\$350,000
2019 - 20	Reconfigure heating system	\$800,000
	TOTAL	<u>\$2,217,000</u>

# 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:** (2014 valuation) \$5,116,995

**Facility Condition Index:** 8% (Fair)



## Utility System Infrastructure:

The building is in fair condition.

## Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Install fire alarm panel	\$10,000
2015 - 16	Replace loading dock door	\$6,000
2016 - 17	Replace office roof	\$80,000
2017 - 18	Storage building	\$100,000
2018 - 19	Install A/C in offices	\$20,000
2018 - 19	Emergency generator	\$70,000
2019 - 20	Install fire suppression system	\$80,000
	TOTAL	<u>\$366,000</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:** (2014 valuation) \$1,508,079

**Facility Condition Index:** 26% (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
2014 - 15	Install wood burning insert	\$5,000
2014 - 15	Replace basement windows	\$8,000
2014 - 15	New windows	\$50,000
2014 - 15	Install air conditioning	\$10,000
2015 - 16	Relocate laundry room	\$10,000
2016 - 17	Replace basement cellar doors	\$5,000
2017 - 18	Electrical upgrades	\$25,000
2018 - 19	Kitchen remodel	\$20,000
2018 - 19	Dewater basement	\$10,000
2019 - 20	Convert heating system from steam to HW	\$250,000
TOTAL		\$393,000

# 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:** (2014 valuation) \$139,498  
**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
	2018 - 19	Replace shingle roof	<u>\$10,000</u>
		TOTAL	<u>\$10,000</u>

## RYAN HOUSE

### Description

Primary Use: Housing Director 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:** (2014 valuation) \$741,700

**Facility Condition Index:** 13% (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
2017 - 18	Replace basement windows	\$8,000
2018 - 19	Add electrical power to each room	\$40,000
2019 - 20	Install card access entry system	\$10,000
2019 - 20	Renovation to split unit	\$40,000
	TOTAL	<u>\$98,000</u>

## SOUTH HALL

### Description

Primary Use: Closed  
 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:** (2014 valuation) \$3,070,790

**Facility Condition Index:** +100% (Poor)



### Utility System Infrastructure:

Building was vacated, August 2005. Complete renovation of South Hall to begin in December 2014.

## Five -Year Capital Improvement Plan

Capital Project scheduled to start December 2014

Year		Estimate
	Complete Renovation (Not included in Summaries)	\$12,000,000
	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:** (2014 valuation) \$11,121,465

**Facility Condition Index:** 3% (Good)



### Utility System Infrastructure:

This building is a newer structure and in good condition.



## Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	Fix exterior doors	\$18,000
2014 - 15	Modify end curtains	\$70,000
2015 - 16	Replace light fixtures	\$50,000
2017 - 18	Add electrical power for events	\$20,000
2018 - 19	Curtain system replacement	\$80,000
2019 - 20	Add second level for exercise equipment	\$100,000
	TOTAL	\$338,000

# 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:** (2014 valuation) \$11,893,973

**Facility Condition Index:** 5% (Good)



## Utility System Infrastructure:

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

## Five -Year Capital Improvement Plan

Year	Description	Estimate
2014 - 15	ADA upgrade to apartment B2	\$10,000
2015 - 16	Address mechanical room ventilation	\$25,000
2016 - 17	Replace five lower level doors and frames	\$12,000
2016 - 17	Replace primary transformer and switch gear	\$25,000
2017 - 18	Recore all locking hardware	\$12,000
2017 - 18	Replace apartment doors	\$40,000
2017 - 18	Interior renovations in Tower A	\$55,000
2017 - 18	Install new stair tread	\$10,000
2017 - 18	Add electrical to each room	\$34,000
2018 - 19	Interior renovations in Tower B	\$55,000
2018 - 19	Replace water and sewer pipes in all towers	\$40,000
2019 - 20	Install card access entry system	\$36,000
2019 - 20	Fire suppression system	\$200,000
	<b>TOTAL</b>	<b>\$554,000</b>

# 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:** (2014 valuation) \$7,321,437

**Facility Condition Index:** 11% (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
2016 - 17	Phase 1 - Interior renovations	\$125,000
2017 - 18	Phase 2 - Interior renovations	\$125,000
2018 - 19	Phase 3 - Interior renovations	\$125,000
2019 - 20	Fire suppression system	\$350,000
2019 - 20	Install card access system	\$75,000
	TOTAL	<u>\$800,000</u>



## YOUNGS HOUSE

### Description

Primary Use: Counseling Center

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:** (2014 valuation) \$52,091

**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
	2019 - 20	Replace shingle roof	<u>\$8,000</u>
		TOTAL	<u>\$8,000</u>



**LAKE SUPERIOR**  

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**STATE UNIVERSITY**

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



## 2014-15 Capital Improvement Summary

Building	Estimate
Administration Building	\$50,000
Alumni House	\$0
Aquatic Research Laboratory	\$0
Arts Center	\$0
Barnes & Noble at LSSU	\$205,000
Brady Hall	\$50,000
Brown Hall	\$5,000
CASET Building	\$110,000
Central Heating Plant	\$0
Chippewa Hall	\$18,000
Cisler Center	\$25,000
Crawford Hall of Science	\$50,000
East Hall	\$0
Easterday House	\$0
Erie Hall	\$10,000
Eskoonwid Endaad	\$10,000
Fire Science Building	\$0
Fletcher Center	\$10,000
Gate House	\$5,000
Health Care Center	\$0
Hillside House	\$0
Housing Storage Building	\$0
Huron Hall	\$0
KJS Library	\$0
Laker Hall	\$0
Meridian Storage Building	\$0
Michigan Hall	\$0
Moloney Hall	\$0
Neveu Hall	\$0
Norris Center	\$45,000
Ontario Hall	\$0
Osborn Hall	\$0
Pianosi Maintenance Building	\$10,000
President's House	\$63,000
Row Housing Storage Building	\$0
Ryan House	\$0
South Hall	\$0
Student Activity Center	\$88,000
Student Village	\$10,000
Townhouses	\$0
Youngs House	\$0
TOTAL	\$764,000

## 2015-16 Capital Improvement Summary

Building	Estimate
Administration Building	\$240,000
Alumni House	\$5,000
Aquatic Research Laboratory	\$0
Arts Center	\$0
Barnes & Noble at LSSU	\$150,000
Brady Hall	\$160,000
Brown Hall	\$0
CASET Building	\$5,000,000
Central Heating Plant	\$0
Chippewa Hall	\$8,000
Cisler Center	\$0
Crawford Hall of Science	\$5,000
East Hall	\$0
Easterday House	\$0
Erie Hall	\$48,000
Eskoonwid Endaad	\$0
Fire Science Building	\$0
Fletcher Center	\$0
Gate House	\$5,000
Health Care Center	\$0
Hillside House	\$0
Housing Storage Building	\$0
Huron Hall	\$5,000
KJS Library	\$0
Laker Hall	\$0
Meridian Storage Building	\$0
Michigan Hall	\$0
Moloney Hall	\$0
Neveu Hall	\$0
Norris Center	\$288,000
Ontario Hall	\$0
Osborn Hall	\$70,000
Pianosi Maintenance Building	\$6,000
President's House	\$10,000
Row Housing Storage Building	\$0
Ryan House	\$0
South Hall	\$0
Student Activity Center	\$50,000
Student Village	\$25,000
Townhouses	\$0
Youngs House	\$0
TOTAL	<u>\$6,075,000</u>

## 2016-17 Capital Improvement Summary

Building	Estimate
Administration Building	\$20,000
Alumni House	\$50,000
Aquatic Research Laboratory	\$0
Arts Center	\$0
Barnes & Noble at LSSU	\$15,000
Brady Hall	\$20,000
Brown Hall	\$0
CASET Building	\$0
Central Heating Plant	\$15,000
Chippewa Hall	\$0
Cisler Center	\$70,000
Crawford Hall of Science	\$0
East Hall	\$0
Easterday House	\$25,000
Erie Hall	\$0
Eskoonwid Endaad	\$32,000
Fire Science Building	\$0
Fletcher Center	\$0
Gate House	\$0
Health Care Center	\$0
Hillside House	\$28,000
Housing Storage Building	\$0
Huron Hall	\$0
KJS Library	\$0
Laker Hall	\$5,000
Meridian Storage Building	\$0
Michigan Hall	\$0
Moloney Hall	\$0
Neveu Hall	\$0
Norris Center	\$120,000
Ontario Hall	\$0
Osborn Hall	\$80,000
Pianosi Maintenance Building	\$80,000
President's House	\$5,000
Row Housing Storage Building	\$0
Ryan House	\$0
South Hall	\$0
Student Activity Center	\$0
Student Village	\$12,000
Townhouses	\$125,000
Youngs House	\$0
TOTAL	\$702,000

## 2017-18 Capital Improvement Summary

Building	Estimate
Administration Building	\$198,000
Alumni House	\$40,000
Aquatic Research Laboratory	\$0
Arts Center	\$17,000
Barnes & Noble at LSSU	\$31,000
Brady Hall	\$296,000
Brown Hall	\$10,000
CASET Building	\$60,000
Central Heating Plant	\$158,000
Chippewa Hall	\$60,000
Cisler Center	\$142,000
Crawford Hall of Science	\$0
East Hall	\$0
Easterday House	\$5,000
Erie Hall	\$10,000
Eskoonwid Endaad	\$15,000
Fire Science Building	\$0
Fletcher Center	\$14,000
Gate House	\$0
Health Care Center	\$0
Hillside House	\$58,000
Housing Storage Building	\$0
Huron Hall	\$0
KJS Library	\$250,000
Laker Hall	\$58,000
Meridian Storage Building	\$0
Michigan Hall	\$0
Moloney Hall	\$60,000
Neveu Hall	\$60,000
Norris Center	\$403,000
Ontario Hall	\$8,000
Osborn Hall	\$362,000
Pianosi Maintenance Building	\$100,000
President's House	\$25,000
Row Housing Storage Building	\$0
Ryan House	\$8,000
South Hall	\$0
Student Activity Center	\$20,000
Student Village	\$105,000
Townhouses	\$125,000
Youngs House	\$0
TOTAL	\$2,698,000

## 2018-19 Capital Improvement Summary

Building	Estimate
Administration Building	\$460,000
Alumni House	\$50,000
Aquatic Research Laboratory	\$0
Arts Center	\$0
Barnes & Noble at LSSU	\$40,000
Brady Hall	\$675,000
Brown Hall	\$5,000
CASET Building	\$66,000
Central Heating Plant	\$100,000
Chippewa Hall	\$21,000
Cisler Center	\$150,000
Crawford Hall of Science	\$40,000
East Hall	\$0
Easterday House	\$10,000
Erie Hall	\$20,000
Escoonwid Endaad	\$67,000
Fire Science Building	\$0
Fletcher Center	\$47,000
Gate House	\$0
Health Care Center	\$0
Hillside House	\$21,000
Housing Storage Building	\$0
Huron Hall	\$50,000
KJS Library	\$127,000
Laker Hall	\$80,000
Meridian Storage Building	\$5,000
Michigan Hall	\$0
Moloney Hall	\$17,000
Neveu Hall	\$17,000
Norris Center	\$770,000
Ontario Hall	\$58,000
Osborn Hall	\$555,000
Pianosi Maintenance Building	\$90,000
President's House	\$30,000
Row Housing Storage Building	\$10,000
Ryan House	\$40,000
South Hall	\$0
Student Activity Center	\$80,000
Student Village	\$89,000
Townhouses	\$125,000
Youngs House	\$0
TOTAL	<u>\$3,915,000</u>

## 2019-20 Capital Improvement Summary

Building	Estimate
Administration Building	\$150,000
Alumni House	\$200,000
Aquatic Research Laboratory	\$0
Arts Center	\$0
Barnes & Noble at LSSU	\$40,000
Brady Hall	\$25,000
Brown Hall	\$12,000
CASET Building	\$250,000
Central Heating Plant	\$50,000
Chippewa Hall	\$7,000
Cisler Center	\$365,000
Crawford Hall of Science	\$0
East Hall	\$20,000
Easterday House	\$305,000
Erie Hall	\$160,000
Eskoonwid Endaad	\$0
Fire Science Building	\$0
Fletcher Center	\$350,000
Gate House	\$0
Health Care Center	\$0
Hillside House	\$65,000
Housing Storage Building	\$15,000
Huron Hall	\$10,000
KJS Library	\$112,000
Laker Hall	\$10,000
Meridian Storage Building	\$0
Michigan Hall	\$88,000
Moloney Hall	\$10,000
Neveu Hall	\$10,000
Norris Center	\$250,000
Ontario Hall	\$10,000
Osborn Hall	\$1,150,000
Pianosi Maintenance Building	\$80,000
President's House	\$250,000
Row Housing Storage Building	\$0
Ryan House	\$40,000
South Hall	\$0
Student Activity Center	\$100,000
Student Village	\$276,000
Townhouses	\$425,000
Youngs House	\$8,000
TOTAL	\$4,843,000
Auxiliary Building Total	\$6,800,000
General Fund Building Total	\$12,197,000
6 Year Grand Total	\$18,997,000