



Five-Year Capital Outlay Master Plan

2010

Including

Facility Assessment Report

Index

Lake Superior State University Five-Year Capital Outlay Master Plan and Facility Assessment Report

Executive Summary

- I. University Mission, Vision and Goals Statements**
- II. Instructional Programming**
- III. Staffing and Enrollment**
- IV. Facility Assessment**
- V. Implementation Plan**
- VI. General Issues Concerning Capital Improvement Plan**
- VII. Campus Improvement Requirements**
- VIII. Master Plan Summary**

Appendix - Facility Assessment Report

Executive Summary

Lake Superior State University Five-Year Capital Outlay Master Plan and Facility Assessment Report

This document provides an overview of the University's Mission, Instructional Programming, Staffing and Enrollment, and a detailed Facility Assessment Report.

The University boasts a wonderful location on a scenic bluff overlooking the St. Marys River and close to Lake Superior in one of the most scenic parts of the State of Michigan. A unique mixture of historic buildings from Fort Brady and more modern, if sometimes aging, ones, Lake Superior State University has carefully tended its physical plant and infrastructure despite limited funds available for that purpose.

This document summarizes the University's mission, enrollments and physical plant needs. Of greatest urgency in new capital outlays are funds for a new building for the School of Business. Also included in this document are the University's principles for campus development, a summary of its major infrastructure and deferred maintenance needs. Finally, this document includes a detailed listing of the capital expenditure and deferred maintenance needs for each of LSSU's campus buildings.

I. Lake Superior State University Mission

The following are the current Vision and Mission Statements for LSSU and the institution's current overarching Goals and Objectives.

Vision Statement

Lake Superior State University aspires to be the university of choice in Michigan, Ontario, and beyond for students seeking high quality academic programs and services in a personal and supportive learning environment. The university is committed to meeting regional needs, serving a diverse student population, enhancing institutional resources, and maintaining accountability to all constituents.

Mission Statement

Lake Superior State University empowers capable and responsible students in the pursuit of academic excellence. Faculty, staff, and students value rigorous education, collaborative learning, flexible and innovative programs, and a safe and supportive environment. Honoring the history and tradition of the people of Michigan and Ontario, LSSU offers a balanced education in arts, sciences, and professional studies. LSSU graduates are broadly educated for personal and professional success in a diverse and rapidly changing world.

Goals and Objectives

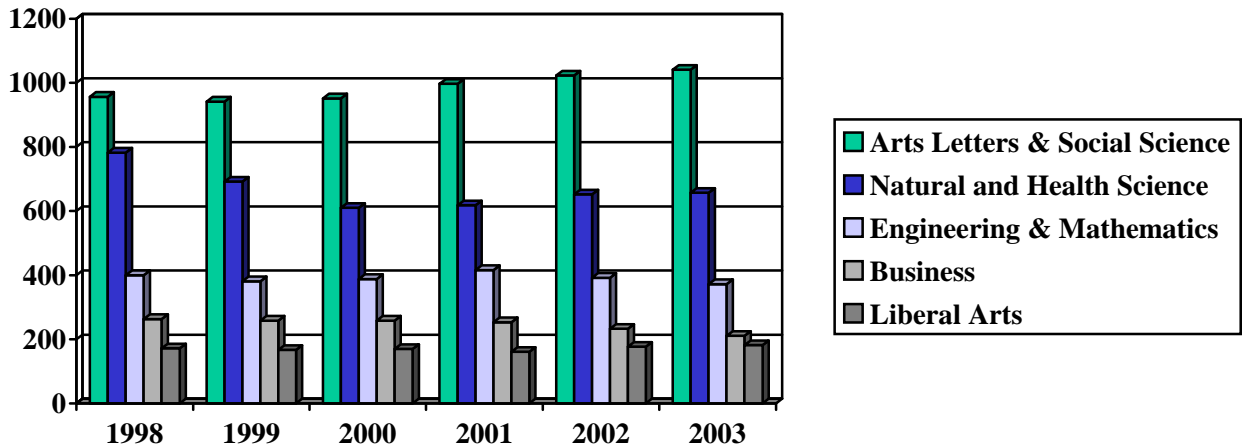
- Provide academic programs in the arts, sciences, and professions which demonstrate excellence and relevance for students and other constituencies.
 - *Support instructional excellence.*
 - *Assess and continuously improve all academic areas.*
 - *Encourage integration and collaboration across academic areas.*
 - *Achieve (an) institutional niche(s) through pillar programs.*
- Assess and improve other university programs, facilities, and all student services to ensure a strong focus on students as well as other constituencies.
- Increase and diversify financial resources.
 - *Increase state, federal, grant, foundation, and individually-based resources.*
- Effectively market LSSU to improve name recognition.
 - *Identify and implement strategies without budgetary impact.*
 - *Identify and fund other strategies.*

- Achieve enrollment growth.
 - *Develop annual quantitative goals for FTIC, transfer, and readmitted students, including goals based upon ethnic diversity, geographic region, and academic programs.*
 - *Develop annual quantitative goals for continuing students.*
 - *Develop, quantify, and implement a recruitment plan and annual recruitment strategies for FTIC, transfer, and readmitted students.*
 - *Develop, quantify, and implement a retention plan and annual retention strategies for continuing students.*

Lake Superior State University continues to have both a direct and indirect economic impact on northern Michigan. Each year, the University infuses an estimated \$150 million into the Eastern Upper Peninsula Michigan economy.

II. Instructional Programming

A. *Describe existing academic programs and projected programming changes during the*



next five years, in so far as academic programs are affected by specific structural considerations.

Courses of study at the University range from traditional, liberal arts programs to engineering and nursing. LSSU offers associate and baccalaureate degrees and a Masters of Arts in Curriculum and Instruction. As part of the University's enrollment growth strategy, it will be expanding its graduate programming and once the new School of Business building is completed, programs in the business discipline will be added. The current programmatic array will be further enhanced by the addition of new programs that take advantage of the University's international setting and the region's natural resources and climate. Existing

programs that are showing growth will receive additional resources as appropriate; programs showing extended no growth will be revamped or eliminated.

All existing programs will undergo a rigorous assessment regarding academic outcomes and cost efficiencies; new programs will be evaluated with an eye towards the needs of the State, additional revenue potential and resource availability.

B. Identify the unique characteristics of each institution's academic mission:

The student body comprises 48% male, 52% female, 90% Michigan residents, 9% non resident foreign and 10% minority students, 8% of which are Native Americans, reflecting the diversity makeup of Michigan's Upper Peninsula. Student surveys have indicated that students are drawn to LSSU for its small campus atmosphere.

The University's unique 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 while not suitable for the other Michigan public universities.

Lake Superior State University currently serves students in its region and beyond by offering 23 associate's degree programs, 54 undergraduate programs, five certificate programs, two post-baccalaureate program and one master's degree program.

Courses of study at the University range from traditional, liberal arts programs to engineering and nursing. LSSU offers associate and baccalaureate degrees and a Masters of Arts in Curriculum and Instruction. Current areas of study include:

Accounting
Athletic Training
Biology
Business Administration-Business Education
Business Administration-Intl Business
Business Administration
Business Administration-Legal Management
Business Administration-Management
Business Administration-Marketing
Chemistry
Chemistry - Pre Professional
Clinical Laboratory Science
Communication
Computer Engineering
Computer Information Systems
Computer Mathematical Sciences

Lake Superior State University
Five-Year Master Plan

Computer Networking
Computer Science
Criminal Justice and Forensic Chemistry
Criminal Justice
Curriculum and Instruction
Early Childhood Education
Electrical Engineering
Elementary Education
Engineering Management
English Language Literature
Environmental Chemistry
Environmental Health
Environmental Management
Environmental Science
Exercise Science
Finance and Economics
Fine Arts Studies
Fire Science
Fisheries Wildlife Management
Forensic Chemistry
French Studies
General Engineering
General Engineering Technology
Geology
Health Care Provider
Health/Fitness Specialist
History
Human Services
Individualized Studies
Industrial Technology
Internet/Network Specialist
Legal Assistant Studies
Legal Studies
Liberal Arts
Liberal Studies
Manufacturing Eng Technology
Mathematics
Mathematics-Elementary Education
Mathematics-Secondary Education
Mechanical Engineering
Natural Resources Technology
Nursing
Office Administration
Paramedic Technology

Lake Superior State University
Five-Year Master Plan

Paramedic Training
Parks and Recreation
Personal Computer Specialist
Political Science
Practical Nursing
Pre-Nursing
Psychology
Social Science
Social Studies
Social Work
Sociology
Sociology-Social Services
Sport and Recreation Management
Substance Abuse Prevention/Treatment
Teacher Certification
Teaching
Technical Accounting

Successful partnerships with charter schools, community colleges, 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.

III. Staffing and Enrollment

A. Current full and part-time student enrollment levels and Access

This fall's enrollment has seen a slight decrease in new freshmen and transfers and a slight increase in the retention of returning students. The University's five year, academic year unduplicated head count average is just under 3,200 students, graduate and undergraduate.

This fall 17% of our enrollment is part time, 97% of course enrollments are on the home campus and 3% at regional sites. Most courses are delivered in a classroom or lab setting with a small number provided through the internet or by tape delay.

B. Projected Enrollment Patterns for Next Five Years

Under the leadership of its new president, the University is presently reviewing its five year enrollment growth strategy. Included in the strategy will be an increase in articulation agreements with other colleges in Michigan and Ontario, collaboration with both public and private sector entities, and an active involvement in the eastern upper peninsula's economic development strategic planning that's currently underway.

Historically, as a small regional public university, LSSU's focus has been on serving the needs of its region. Hence, to date, distance learning initiatives have not been a priority. However, as part of its growth strategy, the University plans to add more quality online programs, investigating various distance learning technologies for their academic appropriateness and cost efficiency.

The University is committed to growing both on the home campus, in the regional centers and through new online programs. The goal is to take the University to an unduplicated head count of 3,500 – 4,000 students over the next five years.

C. Evaluation of Enrollment Patterns Over the Last Five Years

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 Native American tuition reimbursements.

Programs that have shown the greatest growth are in the College of Professional Studies with some growth also noted in programs housed in the College of Arts, Letters and Social Sciences. As an indication of the University's commitment to meeting the needs of the State, in the past five years, offerings in Teacher Education have been increased, the nursing program at the baccalaureate and certificate levels has been expanded and a Masters in Curriculum and Instruction has been added.

D. Student:Faculty and Student:Administrator Ratios

The University's current student/full-time faculty ratio is 17 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 75 to 1.

D. 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.

E. Average Class Sizes

Consistent with its mission emphasizing undergraduate education, more than 80% of the main campus course lecture sections enrolling fewer than 30 students. More than 150 laboratory

classes have fewer than 20 students per class and the campus provided computer to student ratio is a low 10 to 1.

IV. Facility Assessment

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

Over the last few years the University has been successful in some infrastructure repair/replacement. These mostly include upgrading mechanical and electrical infrastructure for energy conservation. The University invested \$1.5 million in renovations and upgrades to its Central Heating Plant. This renovation includes a more energy efficient operation that will save the University approximately \$200,000 per year. A water cooled HVAC system that supports our centralized computer area was upgraded to an energy miser air cooled unit at a cost of \$58,000 that has resulted in an energy savings of \$30,000 annually. The University was also able to fund a \$120,000 Walker Cisler Center brick renovation project that has added significantly to the life of the building.

Other improvements include:

Information Technology Infrastructure:

Installed cabling, conduit and required equipment to replace or repair defective and outdated connections and to provide upgrades to meet current and future needs.

Replaced administrative software system with Banner system software.

Installed TouchNet bill and payment software to automate and streamline student billing and payment transactions.

Replaced the existing telephone communication system.

University Physical Infrastructure

Made safety and ADA repairs, upgrades and improvements including restroom retrofits; door, stairway and tread repairs; required signage; and ventilation improvements.

Replaced and upgraded the University's one remaining aged electrical loop.

Began replacement of deteriorated sidewalks and roadways.

Repaired roofs on many buildings.

Upgraded the Central Heating Plant.

Renovated and reopened Brown Hall to house the Department of Education.

Student Residential Facilities

Made some renovations to Brady Hall including renovation of bathroom facilities, interior refurbishment and external upgrades.

Refurbished some aspects of Osborn Hall and the Student Village including roof repairs, heating control improvements, plumbing fixtures and general refurbishment

Upgraded Campus Dining Facilities

Completed renovation of the Quarterdeck dining facility and Cappuccino Corner coffee shop.

Secured Professional Facility Planning Assistance

Secured professional assistance for architectural, engineering, landscaping and other facility planning and analysis.

Substantially Upgraded Landscaping and Campus Appearance

A major campus landscaping project has been successfully undertaken to restore the natural beauty of the campus after years of neglect. This includes removing dead trees, installing local stone fixtures and locally-relevant plants and trees. Much of this effort has been funded by donations of specimens and materials and use of already-on-board campus facilities personnel.

Planning Process

Beginning in 2010, the Infrastructure Development Committee of the Shared Governance system will replace the previously named Capital Improvement Plan Committee. The committee consists of the Provost, Vice President of Student Affairs, Vice President for Finance, Director of Physical Plant, Director of the Foundation, One Dean selected by the Provost's Council, two faculty members selected by the faculty association, one staff member selected by the support group association, one elected administrative professional and one student elected by Student Government.

This Committee is charged with (1) reviewing and recommending updates to the campus master plan on a periodic basis, (2) evaluating and making recommendations concerning campus facilities that may need renovation or repairs as well as the need for new facilities or

modified use of existing facilities, (3) providing recommendations about renovation and repairs to campus facilities and infrastructure, including major technology components, (4) reviewing all of these needs in light of the long range goals of the University, and (5) communicating its deliberations and findings to the President and the University community. This committee reports to the President through the Provost.

The Shared Governance system allows broader participation in the decision making process and helps to facilitate the collaboration of new ideas and innovations positioning the University to move forward.

V. Implementation Plan

A. Prioritization of Major Capital Projects for which State Funding Has Been Requested - LSSU's major capital project request includes a building for the School of Business.

B. Estimate of LSSU's Current Deferred Maintenance Backlog

Current deferred maintenance backlog for general fund facilities is currently estimated at \$6,376,500 and \$9,064,000 for auxiliary facilities. Our Infrastructure Committee will pick up where the Capital Improvement Plan Committee left off by 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.

C. Status of On-Going Projects

There are no on-going state-funded projects at this time.

D. Rate of Return Anticipated on Planned Expenditures

See specific 2009 Capital Outlay Requests.

Most savings are expected by building a new facility that meets all of Michigan's "Green Initiative" including meeting or exceeding LEED certification. Revenue increases will also be generated by attracting students to a state of the art facility which currently does not exist.

E. Alternatives to New Infrastructure

See specific 2009 Capital Outlay Requests.

F. Maintenance Schedule for Major Maintenance Items in Excess of \$1 Million

No individual project exceeds \$1 million, nor are funds available for such projects.

G. Non-Routine Budgeted Maintenance

The University has budgeted \$96,000 in our minor construction line item for non-routine maintenance.

VI. General Issues in Capital Improvements

This planning document is organized to first present background information on the University's current focus and status. It then reviews the intended use of various areas of the campus and presents specific capital needs of the University. The final section summarizes the recommendations for action.

Campus Environment and Design Issues

The lack of continuous, comprehensive facility and space planning has left the campus with several major issues which now must be addressed. Some will be addressed in the discussion of individual development zones below. However, the overall campus design calls for several actions to ensure long term viability and maturation.

First is a commitment to a landscape plan that ensures the perpetuation of site lines and interior pathways to provide pleasing views, pedestrian usability, and efficient, environmentally friendly year-round maintenance. Landscape planning, for the purposes of this plan is inclusive of trees, shrubs, ground cover, signage, structure siting and lighting.

Second, the University's pedestrian pathway, vehicle pathway and parking lot plans need extensive consideration. All of the conditions for landscape apply to the parking plan. In addition, the safety and transit interests of pedestrians and the parking needs of specific populations need to be reviewed. Consideration must extend to the interests and needs of students, staff, faculty, visitors and event attendees.

A third issue of overall design concern is the improvement of the campus entry points. They need to be improved to present a better image, easier access and exit and more direct access to services being sought by visitors to the campus. Examples of current issues needing attention include: the campus entrance is not well defined; visitors approaching the campus in vehicles are not always effectively directed to locations they may be seeking and the pedestrian/vehicle interfaces at the campus entries are dangerous to both motorists and pedestrians.

Among the guiding principles for overall campus design are:

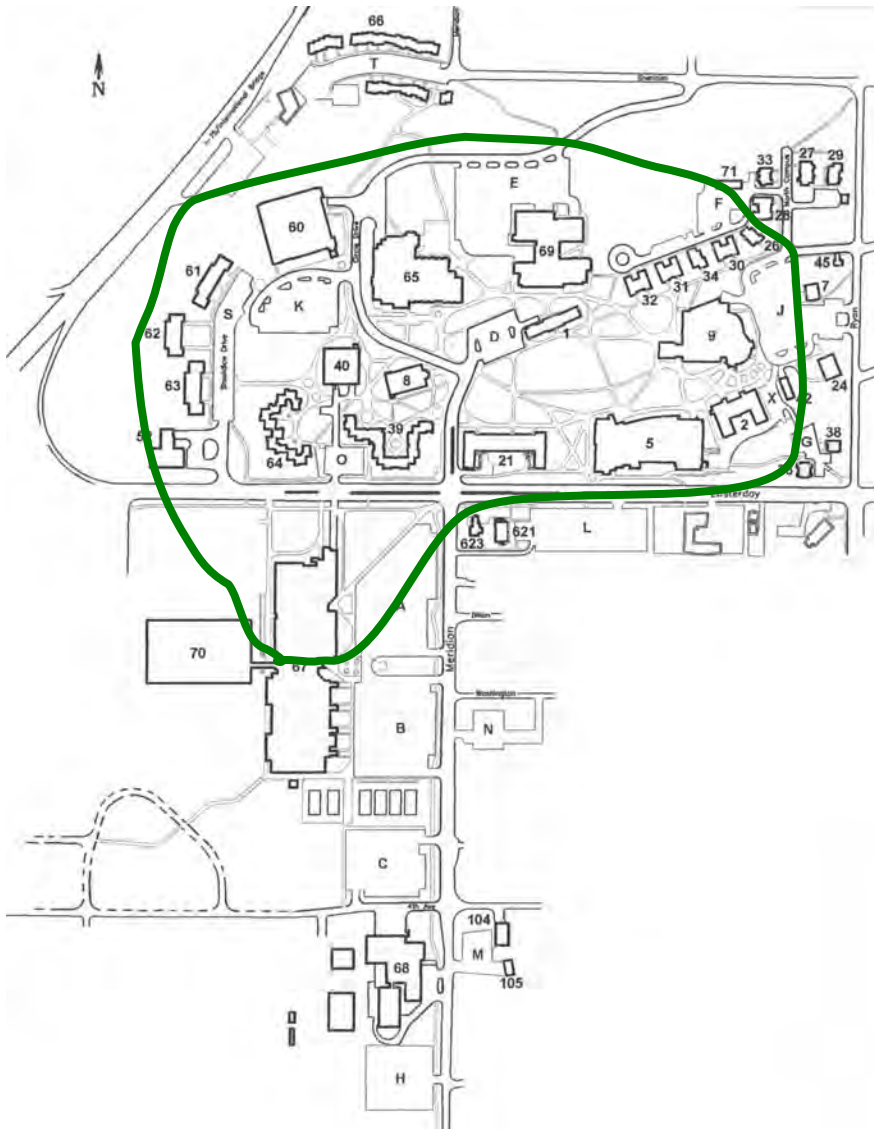
1. Establish building sites and travel routes so that the campus maintains a pleasant, pedestrian-friendly environment while enhancing connectivity between and among facilities.

2. Development of a landscape plan that ties the campus to the natural Eastern Upper Peninsula environment while providing secure, cost-efficient year round maintenance.
3. Creation of a campus entry that invites visitors into the campus and provides direct access to the services most often sought by visitors (visitor information, Admissions, Business Office, Financial Aid and Registration).
4. Design campus-wide signage to guide vehicular and pedestrian campus users more effectively.
5. Base all campus planning on an environmental landscape orientation that preserves views within and from the campus. The physical plan of the campus must be aesthetically, operationally and environmentally sound. A central “greenway” must be consistent throughout the campus.

Development Zones

“Development zones” define areas within which facilities or other campus features will be primarily located. They include current use as well as sites for future buildings or space use. The value of maintaining currently defined zone use will be continually reviewed by the Infrastructure Committee in consultation with faculty, staff and students to review to determine whether zone uses should be altered or reconsidered.

Lake Superior State University
Five-Year Master Plan



No.	Building
1	Administration Building
2	South Hall
5	Crawford Hall of Science
7	Brown Hall
8	Fletcher Center for Student Services
9	Kenneth Shouldice Library
21	Brady Hall
24	East Hall
26	Eskoonwid Endaad (Native American Center)
27	President's House
28	Erie Hall
29	Alumni House
30	Chippewa Hall
31	Huron Hall
32	Ontario Hall
33	Hillside House
34	Laker Hall
36	Easterday House
38	Ryan House
39	Osborn Hall
40	Canusa Hall (Campus Shop)
42	Michigan Hall (Child Care Center)
45	Gate House
52	Central Heating Plant
60	Fine and Performing Arts Center
61	Marquette Hall
62	Neveu Hall
63	Moloney Hall
64	The Student Village
65	Walker Cisler Center
66	Townhouses
67	James Norris Physical Education Center & Taffy Abel Arena
68	Leno A. Pianosi Maintenance Center
69	Center for Applied Science and Engineering Technology
70	Student Activity Center
71	University Row Storage Building
104	Storage Building
105	Storage Building
621	Edna M. Youngs LSSU Health Care Center
623	Continuing Education Building

Development Zone 1 – Academic Facilities

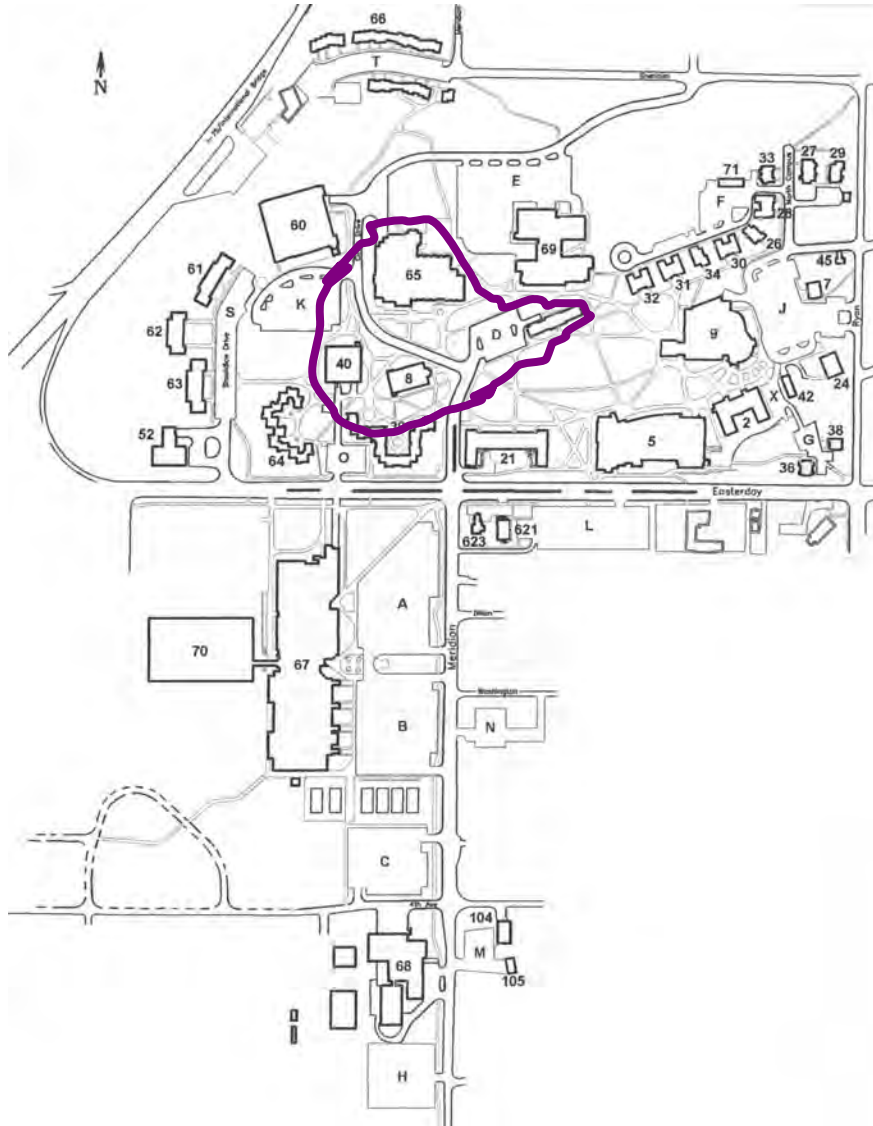
Developmental Zone 1 – Academic Facilities

This zone is primarily located on the northern side of the main campus, with one academic building on the south side of Easterday Avenue. It comprises the Kenneth Shouldice Library, the Crawford Hall of Science, South Hall, the Center for Applied Sciences and Engineering and Technology, and the Arts Center on the north, and the Norris Center on the south side of Easterday Avenue. The designation of this zone is intended to define the academic core of the University.

The following key design and physical planning points shall be used to further develop Zone 1:

- Locate future academic facilities within this zone.
- Maintain a compact connection between all University academic facilities.
- Design improvements and secure traffic control changes to improve pedestrian safety at the Easterday/Meridian intersection and at campus interior roadway crossings.
- Design all academic facilities with information technology infrastructure that is applicable to current pedagogical requirements and adaptable to foreseeable technology developments.
- Develop a schedule for upgrading and/or replacing classroom furniture in academic facilities.
- Include student use areas within all academic facilities (lounge/study areas).
- Strive for maximum energy efficiency in new facility designs or rehabilitation of existing facilities.

Lake Superior State University
Five-Year Master Plan



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32	Ontario Hall
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38	Ryan House
39	Osborn Hall
40	B&N at LSSU (Campus Shop)
42	Michigan Hall (Child Care Center)
45	Gate House
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Development Zone 2 – Administrative and Student Support
Facilities

Developmental Zone 2 – Administrative and Student Support Facilities

This zone defines the locations for Administrative and student support facilities. These functions include University central Administrative and operational support functions as well as central student support functions. The zone designation derives from consideration of the needs of:

- (1) potential students and visitors;
- (2) current students; and
- (3) instructional support and operational functions of the University.

Defining this zone centered on how critical services to students could be more efficiently and effectively located. One conclusion was that the campus does not have a well-defined entrance. Another was that the services needed by both new and continuing students (Admissions, Registration, Business Office, Financial Aid, Housing Office, Student Life Office and Student Health CARE Center) need to be at a central location, or in close proximity to each other and near a visitor parking area. A third conclusion was that the University and its students would benefit from a revitalized more student oriented Cisler Center.

Further discussion resulted in recognition that the development of a new entrance and re-location of all the student support offices to a central location near the entrance is a long-term goal. However, the potential of developing the Cisler Center into a Student Union which would add the Campus Shoppe (book store), Student Government offices, and, possibly, other services to those already housed there is a near term possibility. In addition to the services noted, other desirable amenities for this building have been adapted which include lounges, study space, coffee and refreshment centers and other comfortable yet functional spaces for student use. These improvements to the Cisler Center provide a central location on campus for commuter students as well as a convenient “stop-off” location for on-campus students.

The following key planning and design points will guide development within this zone:

- Provide for barrier free access to all Administration and student support facilities.
- Provide for easy access to University Administration and student services offices with short term parking spaces for visitors.

Lake Superior State University
Five-Year Master Plan



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Development Zone 3 – Campus Residences

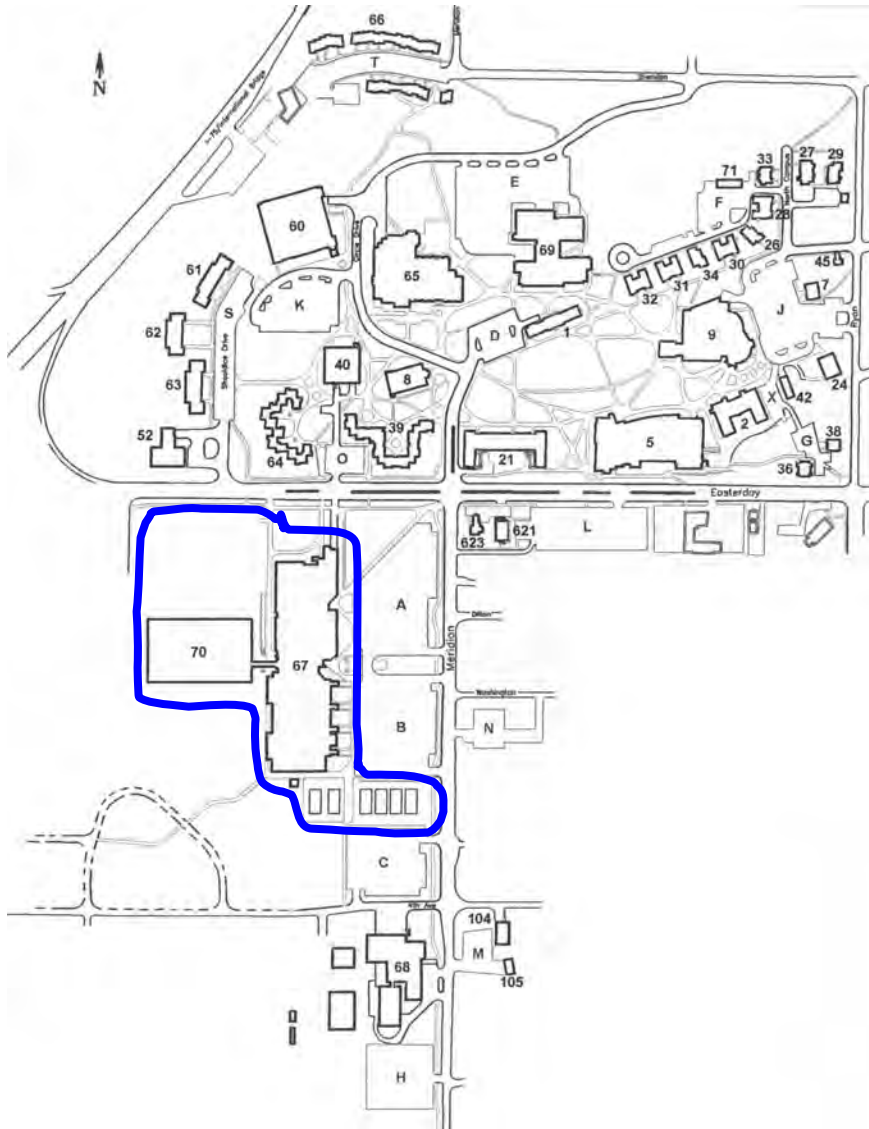
Development Zone 3 – Campus Residences

Student residential facilities will be located within the areas as shown. The residence zones closest to the center of campus are intended for freshmen and sophomore residence facilities. These locations are in close proximity to the main University dining facility and other student life services. The residential areas further from the campus core are intended to accommodate facilities for upper division students or, potentially, staff, faculty or visiting student populations. The Officers' Row residence facilities are intended for specially designated resident use. The Blair-Hastings site, on the south side of the Norris Center, is a site for future residence hall development.

The following key planning and design points will guide development of the Campus Residence Zone:

- Develop a schedule to refurbish and renovate all residence facilities on a regular basis to meet contemporary student interests and needs. Among the standards to be set for all residence hall improvements are:
 - Common areas: security; communications; conducive furnishings and color schemes; recreational spaces; and storage areas.
 - Personal accommodations: furnishings; electronic and information technology, color, drapery and floor coverings; appropriate lighting; physical environment; toilet/bath facilities; storage; and accessibility.
- Develop plans for a new freshman residential facility.
- Provide a direct connection and wireless computer technology environment in all residence halls.
- Create a landscape plan surrounding student residences that provides for secure and accommodating year-round pedestrian pathways, recreation space and green space.

Lake Superior State University
Five-Year Master Plan



Development Zone 4 – Athletic Facilities

No.	Building
1	Administration Building
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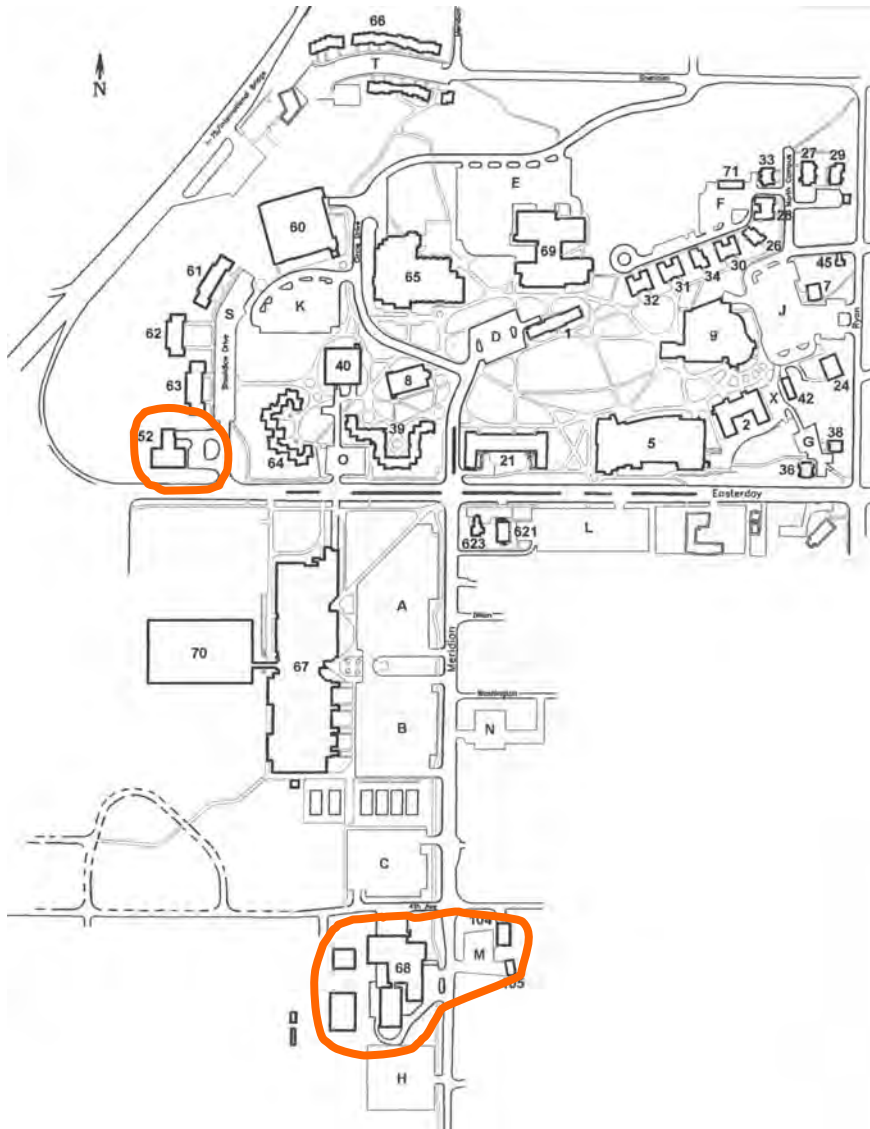
Development Zone 4 – Athletic Facilities

This zone includes the Norris Center, Student Activity Center, outdoor tennis courts and an open recreation field north of the Student Activity Center.

The open field north of the Student Activity Center presents an opportunity to develop playing fields. Intramural soccer, softball and football could be accommodated in this space. The following key planning and design points will guide development of the campus athletic facilities zone:

- Secure external funding to improve Norris Center facilities;
- Develop a better and clearer entrance to the Norris Center, integrating the building complex;
- Secure student interest in changes to existing facilities or for additional recreation facility development.
- Develop a schedule for upgrading and refurbishing existing facilities; and
- Describe the safety, cost effectiveness and “green” requirements to be included and maintained at all recreational locations and facilities.

Lake Superior State University
Five-Year Master Plan



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Development Zone 5 – Maintenance and Heating Facilities

Development Zone 5 – Maintenance and Heating Facilities

This Zone is split between the Heating plant located at the south west corner of the main campus and the central physical plant offices, shops, warehouses and receiving located on the south campus. The following key planning and design points will guide development of the campus maintenance projects and heating facilities.

- Maintain current rosters of deferred maintenance projects and costs;
- Develop interior storage for large University equipment and vehicles in order to extend life cycle; and
- Maintain high standard of grounds and building exterior maintenance around all central maintenance facilities, etc.

Circulation Issues

The movement of pedestrians and vehicles to and within campus presents several different problems for resolution. The matter is complicated by regulations and traffic issues leading to or immediately adjacent to the University.

Vehicular Movement

A major goal of this and future facility planning efforts is to limit vehicular traffic in the core campus area. The intent is to move vehicular traffic from the interior of the main campus to the perimeter of the campus. Moving forward with this concept will create a safer pedestrian environment. However, it will require revamping or relocating some of the existing parking and related access roads.

The current main entrance off Easterday Avenue will be maintained for the foreseeable future. However, substantial improvements to this entrance must be made to create a clearly defined and inviting gateway to the campus. Alternatives exist, but each presents major problems due to traffic and site line problems which would have major negative impacts on pedestrians.

The existing Easterday/Meridian intersection should be improved, however, and the City of Sault Ste. Marie is willing to work with the University in the planning of these improvements. The establishment of turn lanes and changes or additions to traffic signaling will help eliminate the vehicular accidents and close calls involving pedestrians at this location.

Presently, circulation of vehicles from the current main entrance through campus must be maintained in order to access the visitor's parking lot (D Lot) at the Administration Building, Lot K at the Arts Center, and Lot E behind the Cisler Student and Conference Center and the Center for Applied Sciences Building. This road is the only vehicular route through the main campus. At this point the City of Sault Ste. Marie has requested that the University limit

traffic from the perimeter city streets on the north side of campus. Honoring this request requires that the current entrance be maintained as the main access route for vehicles to the central campus. Consequently, this roadway carries a heavy passenger vehicle, delivery vehicle and large truck traffic load. The current entrances on the east side of the campus (Ryan Street and Sheridan Drive) should be maintained. However, the traffic there should be limited and monitored in order to honor the privacy of the homes surrounding the campus.

Pedestrian Movement

Pedestrian movement around the main campus faces three specific problems. The first is the need for substantial replacement and repair of sidewalks through the campus. Second, due to the large number of students going to the Norris Center and the Norris parking lots from the central campus, a continuous interface between student foot traffic and vehicles traveling Easterday Avenue is created. The third pedestrian issue is the lack of adequate signage and traffic control on the campus. Each of these issues is more specifically addressed below. In general, however, keeping future development of academic buildings grouped within the academic development zone will help maintain the needed close proximity for students and faculty moving between classes.

The existing sidewalk inventory is in immediate need of upgrading. Many sidewalks are broken, have different levels where they join creating trip hazards or are underwater at rainy or snowy times. Another problem is the narrowness of the many existing walks. Because they are narrow they create problems for efficient snow removal.

The crossing at Easterday Avenue is a major, continuous safety concern. Students currently cross Easterday at three main locations. The largest number cross at the intersection of Easterday and Meridian where a traffic signal helps control the traffic flow. However, many pedestrians cross between the Norris Center and parking Lot O and between parking Lot L and Crawford Hall where no signals exist. The City of Sault Ste. Marie is willing to work with the University in developing a better traffic/pedestrian signal at the Easterday and Meridian intersection and will consider adjusting the speed limit through that area. The control of the pedestrians at locations with no crossing signals is a matter that has to be addressed cooperatively by the City and the University Public Safety Department.

The last pedestrian issue needing attention is signage. Implicit in this consideration are the review and updating of University traffic and parking regulations. Most importantly, though, signage clearly marking pedestrian crossings, indicating pedestrian right of way, identifying campus building and facilities, and giving clear directions to campus locations is required.

VI. Campus Improvement Requirements

The Physical Plant Department of the University annually updates its assessment of deferred maintenance for all University buildings. The current estimated cost of addressing all of the

existing deficiencies is \$6,005,550 for general fund facilities and \$7,591,150 for auxiliary fund facilities. Facility specific cost estimates are included in the appendix.

Academic Facilities

The currently defined Academic Development Zone provides enough space to accommodate academic facility needs for the immediate future. The inventory of classrooms and laboratories on campus, while currently reasonable in number, requires many upgrades and improvements. The University has a request before the State of Michigan for funding to construct a new building to be used primarily by the School of Business, Economics and Legal Studies. Completion of this project will provide much more effective classrooms and enable more efficient scheduling of the entire instructional facility inventory to accommodate the demand for classrooms. However, improvements to other structures are needed to meet barrier free accessibility standards and bring the facilities up to date in terms of technology, general function and appearance. Classrooms must be upgraded to support current and emerging pedagogy. These changes need to provide for group work assignments, emerging classroom instructional technology and a wireless computer environment for both student and faculty interests. A companion need for classroom upgrades is a schedule or process for the replacement of classroom furniture.

Space for future expansion is available within the defined academic zone. Maintaining the academic core on the north side of Easterday Avenue provides ample infill growth opportunities. For new facilities as well as the refurbishment and upgrading of existing facilities, the general exterior design standard for the University will continue to be design, materials and finishes that match or closely align with the historical appearance of the campus.

The Norris Center on the south campus provides the classroom space for the Recreation, Exercise Science and Criminal Justice and Fire Science programs. This facility is dated and in need of both cosmetic and structural updates.

The new addition of the donated building for housing the Aquatics Research Laboratory and Educational Center needs substantial re-fitting before the facility can be re-located from its current temporary building to the donated building.

Infrastructure

The electrical, mechanical, water and other infrastructure systems at the University are, except for those within new facilities, quite old and outdated. They have been well maintained over the years and, for the most part, remain usable. They do, however, require frequent repair.

Priority infrastructure issues include:

- The University has made substantial progress in upgrading its Information Technology capability and in moving to a mostly wireless campus. However, more work is needed in the classrooms to assure that all have the appropriate infrastructure for our pedagogical needs.
- There are many safety, access and deferred maintenance issues needing attention at the University. Walkways, roadways, railings, entry ways, drainage and stairways are in need of attention. Similarly, there is a backlog of repair requirements for the roofs and exteriors of campus buildings that need attention before major winter or water damage occurs. The Facility Assessment Report in the appendix describes the majority of these projects.

Student Services

As plans for new or reconfigured space use in the Cisler Center are made, consideration needs to be given to locating all of the University services required by students in a central location. These services include admissions, registration, financial aid, business office, residential housing and food services; and possibly student health services. Reconfiguration of the Cisler Center as a student union/center is a possible location. However, having all of these services in a location that can be easily accessed by both off-campus visitors and campus students is important. As a new campus entry and new facilities are considered, a central, easily accessible location for these operations should be considered.

Housing Facilities

The current location of residential facilities meets the goal of easy student accessibility of academic and support facilities. However, each of the current residential facilities requires updating and many major renovations or replacements to meet current student interests. These improvements are needed not only to better accommodate current students. They are required if LSSU is to be in a more competitive position with other universities for student enrollment. Renovation of the existing facilities must be scheduled during the summer months or at other times that will avoid displacing students.

The Appendix describes the majority of the required repairs. However, that section does not address the refurbishment needs of these facilities. Refurbishment is a major need to maintain student satisfaction of University residence facilities. Staff members from Student Life, Housing and Residential Life and Plant Services are continually working on plans that will address the upgrading of these facilities.

Food Service Facilities

Food facilities are currently offered in four locations at LSSU: the Quarterdeck, the major food service facility for resident students; the Galley, a lunch hour grill in the lower level of the Cisler Center; Cappuccino Corner, a sandwich and coffee room in the Library; and Café

Lake Superior State University
Five-Year Master Plan

ala Cart, a coffee and snack facility in Crawford Hall. Through a partnership arrangement with the University's food service management firm, SODEXHO, Café ala Carte was added in January, 2004 and the Quarterdeck and Cappuccino Corner were updated in the summer of 2004. The updates, funded by SODEXHO, are based, in part, on student interests expressed in focus groups and research on student food interests.

VII. Master Plan Summary

The University is blessed with a beautiful campus with a wonderful location overlooking the St. Marys River and close to Lake Superior. The campus is a delightful mixture of historic and newer buildings. However, in order to maintain the integrity of the campus and to advance its mission, considerable attention is needed to infrastructure issues.

Although there are many needs, the following reflect the University's current priorities and interests for campus development:

- Maintain the request to the State of Michigan for funding to develop a new building for the School of Business;
- Identify funding for the rehabilitation of the donated building to house the Aquatics Research Laboratory and Educational Center;
- Continue upgrading the University's technology infrastructure to deliver Internet and network connections required by the students, faculty and staff, including the provision of wireless technology in specific areas of the campus.
- Improve and upgrade the most critical campus infrastructure needs including safety and access improvements, the main electrical service, the central heating plant, the most damaged walkways and roadways, and the highest priority roof replacements and building exteriors.
- Plan needed improvements to campus residential facilities. The existing residential facilities need substantial upgrading, refurbishment or replacement. The University's freshman housing facilities are in particular need of attention.
- Develop campus signage that provides effective directional orientation for all campus constituents and promotes a "pedestrian first" environment.
- Plan for the development of a Student Union at the Cisler Center. The planning should include the incorporation of an improved restaurant facility, lounges, study areas and student activity offices.
- Maintain the historical architectural look of the old Fort Brady complex of historically important buildings. The scale and design of new buildings should be integrated with the historical presence of the existing structures. It is suggested that Hillside House, which is currently being used by the Admissions Office, be converted into a student residential facility.
- Facilitate building linkages and develop a more pedestrian-oriented campus.

Lake Superior State University
Five-Year Master Plan

- Base all campus planning on an environmental landscape orientation that preserves views within and from the campus and builds on the natural look and feel of the campus. The physical plan of the campus must be aesthetically, operationally and environmentally sound. A central “greenway” must be consistent throughout the campus.
- Include environmental compatibility and economy of operation in all capital planning and improvement decisions.
- Maintain regular meetings of the Infrastructure Committee and annual updates of the University’s Five-Year Master Plan.

Appendix



Five-Year Facility Assessment

2010

Appendix



Five-Year Facility Assessment

2010

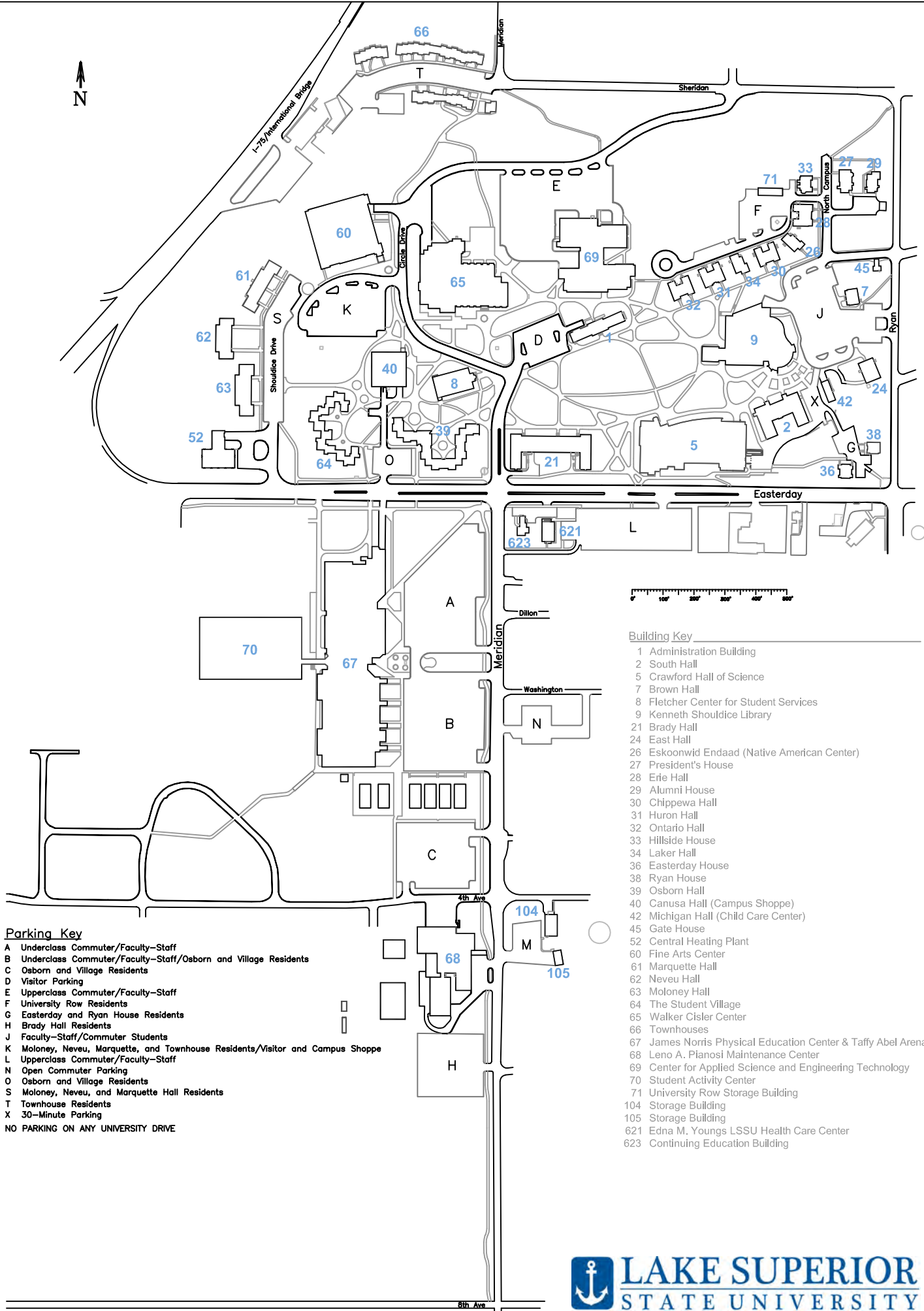


Five-Year Facility Assessment 2010

Table of Contents

Campus Map.....	i	Marquette Hall	51
Administration Building	1	Meridian Storage Bldg	53
Alumni House	3	Michigan Hall	55
Aquatic Research Laboratory	5	Moloney Hall	57
Arts Center	7	Neveu Hall	59
Barnes & Noble at LSSU	9	Norris Center	61
Brady Hall	11	Ontario Hall	63
Brown Hall	13	Osborn Hall	65
CASET Building	15	Pianosi Maintenance Building	67
Central Heating Plant	17	President's House	69
Chippewa Hall	19	Row Housing Storage Bldg	71
Cisler Center	21	Ryan House	73
Crawford Hall of Science	23	South Hall	75
East Hall	25	Student Activity Center	77
Easterday House	27	Student Village	79
Erie Hall	29	Townhouses	81
Eskoonwid Endaad	31	Youngs House	83
Fire Science Bldg	33	Infrastructure	85
Fletcher Center	35	2009-10 Summary	87
Gate House	37	2010-11 Summary	88
Health Care Center	39	2011-12 Summary	89
Hillside House	41	2012-13 Summary	90
Housing Storage Bldg	43	2013-14 Summary.....	91
Huron Hall	45		
KJS Library	47		
Laker Hall	49		

Many capital improvement items have been deferred to 2011 and beyond with hopes that funds will become available.



Parking Key

- A Underclass Commuter/Faculty-Staff
 - B Underclass Commuter/Faculty-Staff/Osborn and Village Residents
 - C Osborn and Village Residents
 - D Visitor Parking
 - E Upperclass Commuter/Faculty-Staff
 - F University Row Residents
 - G Easterday and Ryan House Residents
 - H Brady Hall Residents
 - J Faculty-Staff/Commuter Students
 - K Moloney, Neveu, Marquette, and Townhouse Residents/Visitor and Campus Shoppe
 - L Upperclass Commuter/Faculty-Staff
 - N Open Commuter Parking
 - O Osborn and Village Residents
 - S Moloney, Neveu, and Marquette Hall Residents
 - T Townhouse Residents
 - X 30-Minute Parking
- NO PARKING ON ANY UNIVERSITY DRIVE**

Building Key

- 1 Administration Building
- 2 South Hall
- 5 Crawford Hall of Science
- 7 Brown Hall
- 8 Fletcher Center for Student Services
- 9 Kenneth Shouldice Library
- 21 Brady Hall
- 24 East Hall
- 26 Eskoonwid Endaad (Native American Center)
- 27 President's House
- 28 Erie Hall
- 29 Alumni House
- 30 Chippewa Hall
- 31 Huron Hall
- 32 Ontario Hall
- 33 Hillside House
- 34 Laker Hall
- 36 Easterday House
- 38 Ryan House
- 39 Osborn Hall
- 40 Canusa Hall (Campus Shoppe)
- 42 Michigan Hall (Child Care Center)
- 45 Gate House
- 52 Central Heating Plant
- 60 Fine Arts Center
- 61 Marquette Hall
- 62 Neveu Hall
- 63 Moloney Hall
- 64 The Student Village
- 65 Walker Cisler Center
- 66 Townhouses
- 67 James Norris Physical Education Center & Taffy Abel Arena
- 68 Leno A. Pianosi Maintenance Center
- 69 Center for Applied Science and Engineering Technology
- 70 Student Activity Center
- 71 University Row Storage Building
- 104 Storage Building
- 105 Storage Building
- 621 Edna M. Youngs LSSU Health Care Center
- 623 Continuing Education Building



Campus Map

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: (2009 valuation) \$2,750,517

Facility Condition Index: 46% (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
2011 - 12	Remodel Room 203	\$10,000
2011 - 12	Repair & paint Room 201 exterior stairs	\$6,000
2011 - 12	Repair floor sags	\$10,000
2012 - 13	Rebuild dormers and new windows	\$20,000
2012 - 13	Replace 2nd floor hallway carpet	\$10,000
2012 - 13	Renovate men's restroom with new sanitary piping to address smell	\$30,000
2012 - 13	Restore & paint exterior stairs	\$6,000
2012 - 13	Replace 1st floor carpet	\$7,500
2012 - 13	Clean, tuck-point and seal coat exterior	\$45,000
2013 - 14	Metering utilities	\$22,500
2013 - 14	Dewater basement/seal basement	\$150,000
2013 - 14	Repair vent stack - sewer system	\$25,000
2013 - 14	Lighting retrofit	\$38,000
2013 - 14	Replace all office carpet	\$30,000
2013 - 14	Paint all offices	\$25,000
2013 - 14	Renovate women's restroom	\$15,000
2013 - 14	New fire alarm system	\$36,000
2013 - 14	Renovate 2nd floor	\$40,000
2013 - 14	Renovate 1st floor	\$40,000
2013 - 14	Replace interior doors	\$33,000
2013 - 14	Install ADA ramp & door opener system	\$40,000
2013 - 14	Renovate HVAC system & add HW heating	\$460,000
2013 - 14	Elevator	\$150,000
	TOTAL	<u>\$1,249,000</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: (2009 valuation) \$948,788

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
2011 - 12	Replace roof	\$36,000
2011 - 12	Clean/abate lead & asbestos in basement	\$7,000
2011 - 12	Install ADA door hardware	\$5,000
2011 - 12	Replace windows	\$50,000
2012 - 13	Replace electrical panels	\$7,000
2012 - 13	Replace carpeting	\$15,000
2012 - 14	Repair/replace interior ceilings	\$8,000
2013 - 14	Renovate both entrances	\$30,000
2013 - 14	New fire alarm system	\$25,000
2013 - 14	Renovate sanitary system	\$20,000
2013 - 14	Clean, tuck-point and seal coat exterior	\$45,000
2013 - 14	Install new HVAC system with steam to HW heating conversion	\$200,000
2013 - 14	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: (2009 valuation) \$313,100
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

Year	Description	Estimate
2010 - 11	Architectural schematic design	\$150,000
2012 - 13	Complete renovation	<u>\$9,000,000</u>
	TOTAL	\$9,150,000

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: (2009 valuation) \$16,266,755

Facility Condition Index: 0.31% (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
2011 - 12	Resurface wood floors	\$25,000
2011 - 12	Add lighting to auditorium	\$17,000
2011 - 12	Add additional electrical power to sound and lighting booth	\$8,000
	TOTAL	<u>\$50,000</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: (2009 valuation) \$2,577,058

Facility Condition Index: 4% (Good)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2011 - 12	Replace fascia & soffit	\$15,000
2012 - 13	Install new fire alarm system	\$31,000
2013 - 14	Replace windows throughout building	\$40,000
2013 - 14	New electrical feed and panel	\$40,000
TOTAL		\$126,000

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: (2009 valuation) \$11,956,682

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
2009 - 10	Install floor tile in floor lobbies	\$23,000
2009 - 10	Replace SW exterior doors	\$6,000
2011 - 12	Replace DHW recirc. lines, valves & pumps	\$20,000
2011 - 12	Repair water infiltration into basement	\$15,000
2011 - 12	Restore exterior trim and dormers	\$25,000
2012 - 13	Replace SE exterior doors	\$6,000
2012 - 13	Electric re-heat elements for bathroom exhaust units	\$6,000
2012 - 13	Renovate plumbing system	\$12,000
2012 - 13	Add card access entry system	\$25,000
2012 - 13	Renovate bathrooms & showers	\$80,000
2012 - 13	Add exterior building drainage to south & east sides	\$20,000
2012 - 13	Install tile all bedrooms	\$65,000
2012 - 13	Install new flooring in first floor rooms	\$35,000
2012 - 13	Replace flooring in basement hallways & areas	\$20,000
2012 - 13	Replace porch railings	\$40,000
2013 - 14	Renovate SW basement entrance	\$10,000
2013 - 14	Recore all locking hardware	\$10,000
2013 - 14	Clean, tuck-point and seal coat exterior	\$75,000
2013 - 14	Clean and seal porches	\$30,000
2013 - 14	Replace flat roof	\$160,000
2013 - 14	Re-shingle roof	\$50,000
2013 - 14	Add HVAC system to all floors	\$300,000
2013 - 14	Add fire suppression system	\$200,000
2013 - 14	ADA access to 1st floor	\$40,000
2013 - 14	Elevator	\$150,000
	TOTAL	<u>\$1,423,000</u>



BROWN HALL

Description

Primary Use: Administrative Offices
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: (2009 valuation) \$1,013,855

Facility Condition Index: 41% (Poor)



Utility System Infrastructure:

The building is in poor condition. This building is circa 1920 and in need of a major renovation to bring it into the 21st century.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2009 - 10	Lighting retrofit	\$5,000
2010 - 11	Replace roof	\$20,000
2011 - 12	Install ADA access ramp	\$5,000
2012 - 13	Add HVAC system with steam to HW heating conversion	\$225,000
2013 - 14	New fire alarm system	\$18,000
2013 - 14	Install ADA door hardware	\$5,000
2013 - 14	Clean, tuck-point and seal exterior	\$60,000
2013 - 14	Install exit from second floor	\$30,000
2013 - 14	Insulate attic spaces	\$5,000
2013 - 14	Add new domestic water service	\$10,000
2013 - 14	Install metering	\$14,000
2013 - 14	Renovate sanitary system	\$12,000
	TOTAL	<u>\$409,000</u>

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: (2009 valuation) \$19,907,335

Facility Condition Index: 4% (Good)



Utility System Infrastructure:

Building is in generally good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2010 - 11	Replace and renovate cooling system	\$250,000
2011 - 12	Replace carpeting and flooring	\$30,000
2011 - 12	Repair brick and & drip edge east side	\$5,000
2012 - 13	Install emergency generator for computer room	\$120,000
2012 - 13	Install overhead door in welding area	\$54,000
2012 - 13	Replace classroom furnishings	\$54,000
2013 - 14	Replace 13 exterior doors	\$40,000
2013 - 14	Overhead lift for foundry/crane machine shop	\$30,000
2013 - 14	HVAC renovation and controls	\$80,000
2013 - 14	Re-core and change all locking hardware to ADA	\$48,000
2013 - 14	Restroom piping retrofit for ADA compliance	\$12,000
	TOTAL	\$723,000

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: (2009 valuation) \$4,137,583

Facility Condition Index: 5% (Fair)



Utility System Infrastructure:

The building and boiler systems are in good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2011 - 12	Complete steam tunnel repairs	\$50,000
2012 - 13	Replace underground storage tanks	\$100,000
2012 - 13	Replace stone fascia	\$25,000
	TOTAL	<u>\$175,000</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: (2009 valuation) \$1,648,364

Facility Condition Index: 14% (Poor)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2011 - 12	Clean, tuck-point and seal exterior	\$45,000
2011 - 12	Replace basement windows	\$6,000
2011 - 12	Clean/abate basements	\$9,000
2011 - 12	Re-core all locking hardware	\$5,000
2012 - 13	Repair fascia and soffit	\$10,000
2012 - 13	Repair both main entrances	\$24,000
2012 - 13	Install 2 new boilers	\$18,000
2012 - 13	Replace carpet	\$10,000
2013 - 14	Replace interior & exterior cellar doors	\$7,000
2013 - 14	Install card access entry system	\$10,000
2013 - 14	Add fire suppression system	\$45,000
2013 - 14	Install ADA accessibility ramp	\$35,000
	TOTAL	\$224,000

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: (2009 valuation) \$14,268,283

Facility Condition Index: 7% (Fair)



Utility System Infrastructure:

The building infrastructure is in generally good condition with only some specific issues to be addressed in the Five-Year Capital Plan.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2009 - 10	Renovate SE entrance	\$12,000
2009 - 10	Replace hood system in galley	\$80,000
2009 - 10	Replace meeting room flooring	\$15,000
2010 - 11	Phase II remodeling	\$50,000
2011 - 12	Modify fire alarm system	\$15,000
2011 - 12	Replace electrical panels	\$7,000
2011 - 12	Address kitchen odor issues — ventilation	\$15,000
2012 - 13	Refinish ballroom floor	\$10,000
2012 - 13	Add more electrical power to Room 201 and galley	\$10,000
2012 - 13	Replace single pane windows	\$90,000
2012 - 13	Phase III remodeling	\$30,000
2012 - 13	Replace EPDM roofing system	\$120,000
2012 - 13	Remodel guest rooms	\$25,000
2013 - 14	Install washing machine and dryer	\$5,000
2013 - 14	Replace staging	\$10,000
2013 - 14	Remodel food service offices	\$20,000
2013 - 14	Install emergency lighting system	\$30,000
2013 - 14	Emergency generator system	\$300,000
2013 - 14	Phase IV remodel	\$30,000
2013 - 14	New cooling coil for HVAC west end	\$35,000
2013 - 14	New dish machine galley and servery	\$50,000
2013 - 14	Upgrade elevator controls to meet ADA	\$10,000
2013 - 14	Re-core and replace all locking hardware for ADA	\$30,000
	TOTAL	\$999,000



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: (2009 valuation) \$62,185,997

Facility Condition Index: 0.2% (Good)



Utility System Infrastructure:

The entire facility is in good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2010 - 11	Add exterior drainage on west side of building	\$15,000
2010 - 11	Water-proof wall between Room 109 and 110	\$10,000
2011 - 12	Renovate HVAC intake	\$40,000
2012 - 13	HVAC Renovations - Add space sensors for climate control	\$60,000
	TOTAL	\$125,000



EAST HALL

Description

Primary Use: Music Program and Classrooms

Constructed: Original Construction, 1920

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: (2009 valuation) \$837,579

Facility Condition Index: 57% (Poor)



Utility System Infrastructure:

In August of 2005, East Hall was vacated.

Five -Year Capital Improvement Plan

No plans to upgrade this facility		
Year	Description	Estimate
	Chimney repairs	\$4,000
	Clean, tuck-point and seal exterior	\$40,000
	Install metering	\$12,000
	New fire alarm system	\$17,000
	Install new HVAC system with steam to HW heating conversion	\$200,000
	Renovate interior	\$200,000
	TOTAL	\$473,000



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: (2009 valuation) \$744,231

Facility Condition Index: 74% (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
2011 - 12	Re-core all locking hardware	\$5,000
2011 - 12	Re-shingle roof	\$30,000
2012 - 13	Clean and abate basement	\$10,000
2012 - 13	Replace decks and porches	\$12,000
2012 - 13	Clean, tuck-point and seal exterior	\$35,000
2013 - 14	Renovate interior	\$300,000
2013 - 14	Replace heating system	\$60,000
2013 - 14	Replace basement windows	\$5,000
2013 - 14	Install ADA accessibility ramps	\$65,000
2013 - 14	Add fire suppression system	\$25,000
	TOTAL	\$547,000



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: (2009 valuation) \$1,863,979

Facility Condition Index: 36% (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
2010 - 11	Repair chimneys	\$8,000
2011 - 12	Clean/abate basements	\$10,000
2011 - 12	Clean, tuck-point and seal exterior	\$46,000
2012 - 13	Replace basement entrances	\$13,000
2012 - 13	Replace decks and porches	\$24,000
2012 - 13	Repair soffit and fascia	\$10,000
2013 - 14	Replace basement windows	\$7,000
2013 - 14	Convert heating system from steam to HW	\$65,000
2013 - 14	Re-core all locking hardware	\$5,000
2013 - 14	Remodel north side interior	\$200,000
2013 - 14	Remodel south side interior	\$200,000
2013 - 14	Add fire suppression system	\$35,000
2013 - 14	Install ADA accessibility ramp	\$35,000
2013 - 14	Install card access entry system	\$10,000
	TOTAL	\$668,000



ESKONWID 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: (2009 valuation) \$1,079,772

Facility Condition Index: 21% (Poor)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2011 - 12	Repair chimneys	\$8,000
2011 - 12	Clean/abate basement	\$5,000
2011 - 12	Replace decks and porches	\$12,000
2011 - 12	New fire alarm system	\$20,000
2011 - 12	Install ADA door hardware	\$5,000
2012 - 13	Repair soffit and fascia	\$10,000
2013 - 14	Replace basement windows	\$6,000
2013 - 14	Clean, tuck-point and seal exterior	\$45,000
2013 - 14	Convert heat system from steam to HW	\$55,000
2013 - 14	Add fire suppression system	\$25,000
2013 - 14	Install ADA accessibility ramp	\$35,000
	TOTAL	\$226,000

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: (2009 valuation) \$119,077

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
2012 - 13	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: (2009 valuation) \$3,091,746

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
2011 - 12	Remove old boiler system and abate	\$6,000
2011 - 12	Replace flooring	\$8,000
2011 - 12	Modify existing fire alarm system	\$8,000
2011 - 12	Metering	\$21,000
2012 - 13	Repair basement walls, install drains and add exterior drainage	\$30,000
2012 - 13	Clean, tuck-point and seal exterior	\$55,000
2013 - 14	Remodel main entrance	\$27,000
2013 - 14	Repair basement windows	\$8,000
2013 - 14	Renovate HVAC system	\$350,000
2013 - 14	Remodel restrooms for ADA	\$35,000
	TOTAL	\$548,000



GATE HOUSE

Description

Primary Use: Secondary Electrical Distribution
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: (2009 valuation) \$143,105

Facility Condition Index: 11% (Poor)



Utility System Infrastructure:

Building infrastructure is in good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2011 - 12	Exterior painting including gate wings	\$5,000
2012 - 13	New roof and soffit repairs	\$5,000
2013 - 14	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: (2009 valuation) \$428,570

Facility Condition Index: 10% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2010 - 11	Exterior and crawl space drainage	\$10,000
2011 - 12	Install vinyl siding	\$15,000
2011 - 12	Tie HVAC and fire alarm systems to Metasys	\$8,000
2012 - 13	Install air conditioning	\$8,000
	TOTAL	<u>\$41,000</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: (2009 valuation) \$1,076,795

Facility Condition Index: 26% (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
2011 - 12	Repair deck and porches	\$5,000
2011 - 12	Install ADA door hardware	\$8,000
2011 - 12	Install new fire alarm system	\$38,000
2011 - 12	Clean/abate basement	\$9,000
2011 - 12	Clean, tuck-point and seal exterior	\$55,000
2012 - 13	Install electrical power distribution system	\$20,000
2012 - 13	Replace basement windows	\$6,000
2013 - 14	Replace steam boiler with HW heating system	\$65,000
2013 - 14	Fire suppression system	\$25,000
2013 - 14	Install ADA accessibility ramp and door opener	\$45,000
	TOTAL	\$276,000

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: (2009 valuation) \$229,649

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
2010 - 11	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: (2009 valuation) \$1,863,979

Facility Condition Index: 40% (Poor)



Utility System Infrastructure:

Building infrastructure is in fair condition although building interior needs to be extensively remodeled. The building is currently vacant and awaiting funding availability to conduct extensive renovations.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2011 - 12	Replace decks and porches	\$24,000
2011 - 12	Repair soffit and fascia	\$10,000
2011 - 12	Clean and abate basement	\$9,000
2012 - 13	Clean, tuck-point and seal exterior	\$55,000
2012 - 13	Replace basement windows	\$8,000
2012 - 13	Replace steam boilers with HW heating system	\$150,000
2012 - 13	Remodel east side interior	\$200,000
2013 - 14	Remodel west side interior	\$200,000
2013 - 14	Replace interior and exterior cellar doors	\$8,000
2013 - 14	Fire suppression system	\$35,000
2013 - 14	Install card access entry system	\$10,000
2013 - 14	Install ADA accessibility ramp	\$35,000
	TOTAL	<u>\$744,000</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: (2009 valuation) \$35,552,003

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
2010 - 11	Replace roof (old side)	\$280,000
2011 - 12	Replace circuit breaker	\$12,000
2011 - 12	Repair substation switch	\$17,000
2011 - 12	Utilities metering	\$21,000
2012 - 13	Install ventilation into computer room off main lobby	\$80,000
2012 - 13	Room 208 A/C	\$20,000
2012 - 13	Replace stone fascia as needed	\$10,000
2013 - 14	A/C into IATV control room	\$30,000
2013 - 14	Window repairs to north side windows	\$25,000
2013 - 14	Clean, tuck-point and seal exterior	\$72,000
2013 - 14	Replace carpeting in main library	\$45,000
2013 - 14	Replace PRV	\$10,000
2013 - 14	Replace carpeting in offices	\$37,000
	TOTAL	<u>\$659,000</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: (2009 valuation) \$958,144

Facility Condition Index: 44% (Poor)



Utility System Infrastructure:

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

Five -Year Capital Improvement Plan

Year	Description	Estimate
2009 - 10	Replace roof	\$30,000
2009 - 10	Replace decks and soffit repairs	\$15,000
2010 - 11	Repair chimney	\$5,000
2012 - 13	Clean/abate basement	\$5,000
2012 - 13	Remodel interior	\$200,000
2012 - 13	Replace basement windows	\$5,000
2013 - 14	Replace steam boiler with HW heating system	\$25,000
2013 - 14	Clean, tuck-point and seal exterior	\$55,000
2013 - 14	Replace interior and exterior cellar doors	\$8,000
2013 - 14	Fire suppression system	\$25,000
2013 - 14	Install card access entry system	\$10,000
2013 - 14	Install ADA accessibility ramp	\$35,000
	TOTAL	<u>\$418,000</u>



MARQUETTE HALL

Description

Primary Use: Student Residence

Constructed: Original Construction, 1968

Building Area: 15,719 square feet on 2 floors

Building Usage

Gross Area:	15,719 square feet	100.0%
Net Assignable Area:	12,575 square feet	80.0%
Circulation Area:	1,100 square feet	7.0%
Custodial Area:	157 square feet	1.0%
Mechanical Area:	314 square feet	2.0%
Construction Area:	1,572 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2009 valuation) \$3,843,813

Facility Condition Index: 22% (Poor)



Utility System Infrastructure:

Building infrastructure is in poor condition. The domestic water system needs to be replaced and building needs remodeling. This building is currently vacant.

Five -Year Capital Improvement Plan

No plans to upgrade this facility		
Year	Description	Estimate
	Replace tub surrounds	\$40,000
	Abate asbestos floor tile and replacement flooring	\$130,000
	Replace domestic water lines	\$125,000
	Add exterior drainage around steam tunnels	\$10,000
	Renovate laundry room	\$8,000
	Replace entrance doorways	\$9,000
	Re-core all locking hardware	\$8,000
	Install card access entry system	\$10,000
	Remodel building	\$350,000
	Entryway awnings	\$20,000
	Clean, tuck-point seal exterior	\$45,000
	Fire suppression system	\$80,000
	TOTAL	\$835,000

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: (2009 valuation) \$67,247

Facility Condition Index: 15% (Poor)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2011 - 12	Install vinyl siding	\$10,000
	TOTAL	\$10,000



MICHIGAN HALL

Description

Primary Use: Campus Child Care 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: (2009 valuation) \$311,832

Facility Condition Index: 33% (Poor)



Utility System Infrastructure:

Building infrastructure is in good condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2011 - 12	New roof, fascia and soffit	\$15,000
2011 - 12	Replace windows	\$12,000
2012 - 13	Clean, tuck-point seal exterior	\$15,000
2012 - 13	Renovate electric power distribution	\$12,000
2013 - 14	Replace lighting	\$5,000
2013 - 14	New flooring	\$5,000
2013 - 14	Remodel bathrooms	\$8,000
2013 - 14	Fire suppression system with new water main	\$30,000
	TOTAL	\$102,000



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: (2009 valuation) \$4,114,022

Facility Condition Index: 21% (Poor)



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
2011 - 12	Replace tub surrounds	\$40,000
2011 - 12	Abate or cover asbestos floor tile and replacement flooring	\$140,000
2011 - 12	Replace domestic water lines	\$125,000
2011 - 12	Replace entrance doorways	\$9,000
2012 - 13	Re-core all locking hardware	\$8,000
2012 - 13	Entryway awnings	\$10,000
2012 - 13	Clean, tuck-point seal exterior	\$75,000
2013 - 14	Install card access entry system	\$10,000
2013 - 14	Exterior drainage around steam tunnel	\$10,000
2013 - 14	Remodel building	\$350,000
2013 - 14	Fire suppression system	\$80,000
	TOTAL	\$857,000



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: (2009 valuation) \$3,228,568

Facility Condition Index: 25% (Poor)



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
2011 - 12	Replace entrance doors	\$10,000
2012 - 13	Abate or cover asbestos floor tile and replacement flooring	\$140,000
2012 - 13	Replace domestic water lines	\$125,000
2012 - 13	Re-core all locking hardware	\$8,000
2013 - 14	Exterior drainage around steam tunnel	\$10,000
2013 - 14	Install card access entry system	\$10,000
2013 - 14	Repair damaged bricks, clean, tuck-point and seal exterior	\$75,000
2013 - 14	Remodel building	\$350,000
2013 - 14	Fire suppression system	\$80,000
	TOTAL	<u>\$808,000</u>



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: (2009 valuation) \$23,230,308

Facility Condition Index: 11% (Poor)



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
2009 - 10	Repair diving pool drains	\$30,000
2011 - 12	Replace women's steam room with sauna	\$12,000
2011 - 12	Repair electrical to tennis courts	\$10,000
2011 - 12	New ice rink controls	\$30,000
2011 - 12	Replace DHW system in rink locker rooms	\$20,000
2011 - 12	Replace tennis courts	\$60,000
2012 - 13	Replace air conditioners - AHU 1 & 10	\$70,000
2012 - 13	Clean, tuck-point and seal exterior	\$125,000
2012 - 13	Replace heating coil south unit	\$15,000
2012 - 13	Repair/resurface dance floor	\$18,000
2012 - 13	Replace rink Freon (R-22) (mandated)	\$30,000
2012 - 13	New rink roof	\$350,000
2013 - 14	Replace basement electrical	\$60,000
2013 - 14	Install new door from east hall to cooling tower	\$11,000
2013 - 14	New pool roof	\$222,000
2013 - 14	Abate & refinish tennis court light poles	\$13,000
2013 - 14	Rink dehumidification	\$70,000
2013 - 14	Replace carpeting first floor	\$25,000
2013 - 14	Renovate gym HVAC system to add humidity control	\$60,000
2013 - 14	New roof on lobby and entrances	\$70,000
2013 - 14	Refurbish rifle range HVAC system	\$28,000
2013 - 14	Replace electrical lines and breakers	\$25,000
2013 - 14	Replace fire alarm system	\$170,000
2013 - 14	Renovate pool to make regulation	\$180,000
2013 - 14	Refurbish fascia and soffit at entranceways	\$20,000
2013 - 14	Paint walls and ceiling in gym and rink areas	\$75,000
2013 - 14	Replace carpets on second floor	\$25,000
2013 - 14	New storage garage (30x40x10)	\$20,000
2013 - 14	Pipe insulation for restrooms	\$45,000
2013 - 14	Emergency generator	\$350,000
2013 - 14	Pool dehumidification	\$300,000
	TOTAL	\$2,539,000



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: (2009 valuation) \$1,648,364

Facility Condition Index: 10% (Fair)



Utility System Infrastructure:

Building infrastructure is in good condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2009 - 10	Renovate decks and porches	\$15,000
2011 - 12	Clean, tuck-point and seal exterior	\$50,000
2011 - 12	Replace basement windows	\$8,000
2012 - 13	Clean/abate basements	\$10,000
2013 - 14	Replace interior and exterior cellar doors	\$8,000
2013 - 14	Replace floor covering	\$15,000
2013 - 14	Fire suppression system	\$35,000
2013 - 14	Install card access system	\$10,000
	TOTAL	\$151,000



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: (2009 valuation) \$11,609,445

Facility Condition Index: 24% (Poor)



Utility System Infrastructure:

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

Five -Year Capital Improvement Plan

Year	Description	Estimate
2009 - 10	Renovate roof accesses	\$15,000
2010 - 11	Energy management system control of RTU's	\$12,000
2011 - 12	Install card access entry system	\$25,000
2011 - 12	Replace flooring on level two	\$28,000
2011 - 12	Replace trim, soffit and fascia	\$55,000
2011 - 12	Clean, tuck-point and seal exterior	\$75,000
2012 - 13	Replace flooring on level one	\$30,000
2012 - 13	Replace domestic hot water system	\$180,000
2013 - 14	Dewater mechanical room	\$45,000
2013 - 14	Replace flooring on third level	\$30,000
2013 - 14	Reconfigure heating system	\$800,000
2013 - 14	New electrical power feed / fix water infiltration	\$350,000
2013 - 14	AHU replacements	\$350,000
2013 - 14	Remove / abate asbestos floor tile and replacement flooring	\$250,000
2013 - 14	Add electrical power for rooms	\$180,000
2013 - 14	Fire suppression system	\$350,000
TOTAL		<u>\$2,775,000</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: (2009 valuation) \$5,069,911

Facility Condition Index: 9% (Fair)



Utility System Infrastructure:

The building is in fair condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2010 - 11	Replace three overhead doors in Camp Lucas Storage Building	\$15,000
2010 - 11	Drainage around Camp Lucas Storage Building	\$10,000
2011 - 12	Emergency generator	\$70,000
2011 - 12	Install fire suppression system	\$80,000
2011 - 12	Install metal siding on Camp Lucas Storage Building	\$30,000
2012 - 13	Metering	\$18,000
2012 - 13	Replace carpeting	\$20,000
2012 - 13	Install A/C in offices	\$20,000
2013 - 14	Storage building	\$100,000
2013 - 14	Construct hazardous waste storage building	\$25,000
2013 - 14	Paint offices and corridors	\$30,000
	TOTAL	\$418,000

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: (2009 valuation) \$1,494,202

Facility Condition Index: 37% (Poor)



Utility System Infrastructure:

Building infrastructure is in good condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2011 - 12	Replace basement windows	\$8,000
2011 - 12	Repair chimneys	\$16,000
2011 - 12	Replace basement cellar doors	\$5,000
2011 - 12	Metering	\$14,000
2012 - 13	Convert heating system from steam to HW	\$250,000
2012 - 13	Electrical upgrades	\$25,000
2012 - 13	Clean, tuck-point and seal exterior	\$55,000
2012 - 13	New windows	\$50,000
2013 - 14	Kitchen remodel	\$20,000
2013 - 14	New garage	\$25,000
2013 - 14	Clean and abate basement	\$10,000
2013 - 14	Dewater basement	\$20,000
2013 - 14	Relocate laundry room	\$10,000
2013 - 14	Fire suppression system	\$40,000
	TOTAL	\$548,000

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: (2009 valuation) \$138,214

Facility Condition Index: 10% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2013 - 14	Re-shingle roof	\$15,000
	TOTAL	<u>\$15,000</u>



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: (2009 valuation) \$734,875

Facility Condition Index: 68% (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
2011 - 12	Replace roof	\$35,000
2011 - 12	Replace decks and porches	\$24,000
2012 - 13	Renovate HW heating system	\$60,000
2012 - 13	Remodel interior	\$200,000
2012 - 13	Replace basement windows	\$8,000
2013 - 14	Abate asbestos floor tiles and replacement flooring	\$20,000
2013 - 14	Clean/abate basement	\$10,000
2013 - 14	Clean, tuck-point and seal exterior	\$55,000
2013 - 14	Add electrical power to each room	\$40,000
2013 - 14	Fire suppression system	\$35,000
2013 - 14	Install card access entry system	\$10,000
	TOTAL	<u>\$497,000</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: (2009 valuation) \$3,042,534

Facility Condition Index: +100% (Poor)



Utility System Infrastructure:

Building was vacated, August 2005.

Five -Year Capital Improvement Plan

No plans to upgrade this facility		
Year		Estimate
	Clean and abate basement	\$30,000
	Metering	\$20,000
	Paint interior, abate/replace wall-coverings	\$75,000
	New fire alarm system	\$60,000
	Replace floor coverings	\$50,000
	Replace roof	\$75,000
	Lighting retrofit	\$60,000
	Dewater basement	\$100,000
	Recore all locking hardware	\$35,000
	Fire suppression system with new water main	\$130,000
	HVAC replacement	\$400,000
	Complete renovation	\$7,000,000
	TOTAL	\$8,035,000



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: (2009 valuation) \$11,019,131

Facility Condition Index: 4% (Good)



Utility System Infrastructure:

This building is a newer structure and in good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2011 - 12	Patch and repair Mondo flooring	\$8,000
2011 - 12	Add electrical power for events	\$20,000
2011 - 12	New carpeting in work out area	\$20,000
2011 - 12	Add sand jump pit	\$12,000
2011 - 12	Replace exterior doors	\$10,000
2012 - 13	Replace insulation on walls and add protection	\$50,000
2012 - 13	Metering	\$14,000
2013 - 14	Upgrade weight room and fitness equipment	\$20,000
2013 - 14	Add indirect lighting	\$260,000
	TOTAL	<u>\$414,000</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: (2009 valuation) \$11,784,531

Facility Condition Index: 8% (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
2010 - 11	Replace trim soffit and fascia	\$100,000
2010 - 11	Replace exhaust fan curbs	\$15,000
2010 - 11	Replace primary transformer and switch gear	\$25,000
2010 - 11	Repair transformer enclosure	\$7,000
2011 - 12	Replace five lower level doors and frames	\$12,000
2011 - 12	Replace countertops and cabinets in commons	\$75,000
2012 - 13	Clean, tuck-point and seal exterior	\$80,000
2012 - 13	Clean and abate basement	\$20,000
2012 - 13	Recore all locking hardware	\$12,000
2012 - 13	Replace apartment doors	\$40,000
2013 - 14	Renovate bathrooms	\$110,000
2013 - 14	Abate and replace floor tile in A tower	\$35,000
2013 - 14	Install card access entry system	\$36,000
2013 - 14	Install new stair tread	\$10,000
2013 - 14	Insulate steam and DHW piping	\$15,000
2013 - 14	Add electrical to each room	\$34,000
2013 - 14	Abate and replace floor tile in B tower	\$35,000
2013 - 14	Abate and replace floor tile in C tower	\$35,000
2013 - 14	Abate and replace floor tile in D tower	\$35,000
2013 - 14	Replace water and sewer pipes in all towers	\$40,000
2013 - 14	Fire suppression system	\$200,000
	TOTAL	\$971,000



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: (2009 valuation) \$7,254,069

Facility Condition Index: 22% (Poor)



Utility System Infrastructure:

Building infrastructure is in generally fair condition although domestic water system needs replacement. Exterior needs to be painted. Townhouses need to be remodeled.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2010 - 11	Replace siding and soffit on all units	\$150,000
2011 - 12	Replace DHW Tank	\$35,000
2012 - 13	Replace tub surrounds	\$10,000
2012 - 13	Remodel four units	\$100,000
2012 - 13	Remodel four units and laundry	\$125,000
2013 - 14	Replace tub surrounds	\$10,000
2013 - 14	Remodel four units	\$125,000
2013 - 14	Re-core all locks with new hardware	\$75,000
2013 - 14	Clean and abate mechanical room	\$5,000
2013 - 14	Replace tub surrounds	\$10,000
2013 - 14	Replace domestic water lines	\$93,000
2013 - 14	Clean, tuck-point and seal exterior	\$30,000
2013 - 14	Install card access system	\$75,000
2013 - 14	Fire suppression system	\$350,000
2013 - 14	Replace roof	\$150,000
2013 - 14	Remodel eight units	\$250,000
	TOTAL	\$1,593,000

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: (2009 valuation) \$51,611

Facility Condition Index: 33% (Poor)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2009 - 10	Replace windows on east side of house	\$7,000
2010 - 11	Replace remaining windows and exterior doors	\$10,000
	TOTAL	<u>\$17,000</u>



Five-Year Facility Assessment Infrastructure

Five -Year Capital Improvement Plan

Year	Description	Estimate
2009 - 10	Primary electric line replacement (2/yr)	\$50,000
2009 - 10	Replace sidewalks - Townhouses	\$20,000
2009 - 10	Electrical switch gear cleaning & testing	\$15,000
2010 - 11	Replace lighting posts along Housing Row	\$30,000
2010 - 11	Electrical switch gear cleaning & testing	\$15,000
2010 - 11	Replace sidewalks	\$50,000
2010 - 11	Primary electric line replacement (2/yr)	\$50,000
2010 - 11	Repair and dewater electric vaults	\$30,000
2010 - 11	Parking lot upkeep, repair and replacement	\$70,000
2010 - 11	Campus road upkeep, repair and replacement	\$40,000
2010 - 11	Sanitary / storm sewer repairs	\$12,000
2010 - 11	IT communication line maintenance	\$50,000
2010 - 11	Fire hydrant and water line upgrades	\$25,000
2011 - 12	Electrical switch gear cleaning & testing	\$15,000
2011 - 12	Replace sidewalks	\$50,000
2011 - 12	Replace Row House water main	\$200,000
2011 - 12	Primary electric line replacement (2/yr)	\$50,000
2011 - 12	Repair and dewater electric vaults	\$30,000
2011 - 12	Parking lot upkeep, repair and replacement	\$70,000
2011 - 12	Campus road upkeep, repair and replacement	\$40,000
2011 - 12	Sanitary / storm sewer repairs	\$12,000
2011 - 12	IT communication line upgrade	\$50,000
2011 - 12	Fire hydrant and water line upgrades	\$25,000
2012 - 13	Replace sidewalks	\$50,000
2012 - 13	Primary electric line replacement (2/yr)	\$50,000
2012 - 13	Repair and dewater electric vaults	\$30,000
2012 - 13	Parking lot upkeep, repair and replacement	\$70,000
2012 - 13	Campus road upkeep, repair and replacement	\$40,000
2012 - 13	Sanitary / storm sewer repairs	\$12,000
2012 - 13	IT communication line upgrade	\$50,000
2012 - 13	Fire hydrant and water line upgrades	\$25,000

Infrastructure continued on next page

Five -Year Capital Improvement Plan

2013 - 14	Replace sidewalks	\$50,000
2013 - 14	Primary electric line replacement (2/yr)	\$50,000
2013 - 14	Parking lot upkeep, repair and replacement	\$70,000
2013 - 14	Campus road upkeep, repair and replacement	\$20,000
2013 - 14	Sanitary / storm sewer repairs	\$12,000
2013 - 14	IT communication line upgrade	\$50,000
2013 - 14	Fire hydrant and water line upgrades	\$25,000
	TOTAL	<u>\$1,603,000</u>

2009-10 Capital Improvement Summary

Building	Estimate
Administration Building	\$0
Alumni House	\$0
Aquatic Research Laboratory	\$0
Arts Center	\$0
Barnes & Noble at LSSU	\$0
Brady Hall	\$29,000
Brown Hall	\$5,000
CASET Building	\$0
Central Heating Plant	\$0
Chippewa Hall	\$0
Cisler Center	\$107,000
Crawford Hall of Science	\$0
East Hall	\$0
Easterday House	\$0
Erie Hall	\$0
Eskoonwid Endaad	\$0
Fire Science Building	\$0
Fletcher Center	\$0
Gate House	\$0
Health Care Center	\$0
Hillside House	\$0
Housing Storage Building	\$0
Huron Hall	\$0
KJS Library	\$0
Laker Hall	\$45,000
Marquette Hall	\$0
Meridian Storage Building	\$0
Michigan Hall	\$0
Moloney Hall	\$0
Neveu Hall	\$0
Norris Center	\$30,000
Ontario Hall	\$15,000
Osborn Hall	\$15,000
Pianosi Maintenance Building	\$0
President's House	\$0
Row Housing Storage Building	\$0
Ryan House	\$0
South Hall	\$0
Student Activity Center	\$0
Student Village	\$0
Townhouses	\$0
Youngs House	\$7,000
Infrastructure	\$85,000
TOTAL	\$338,000

2010-11 Capital Improvement Summary

Building	Estimate
Administration Building	\$0
Alumni House	\$0
Aquatic Research Laboratory	\$150,000
Arts Center	\$0
Barnes & Noble at LSSU	\$0
Brady Hall	\$0
Brown Hall	\$20,000
CASET Building	\$250,000
Central Heating Plant	\$0
Chippewa Hall	\$0
Cisler Center	\$50,000
Crawford Hall of Science	\$25,000
East Hall	\$0
Easterday House	\$0
Erie Hall	\$8,000
Eskoonwid Endaad	\$0
Fire Science Building	\$0
Fletcher Center	\$0
Gate House	\$0
Health Care Center	\$10,000
Hillside House	\$0
Housing Storage Building	\$15,000
Huron Hall	\$0
KJS Library	\$280,000
Laker Hall	\$5,000
Marquette Hall	\$0
Meridian Storage Building	\$0
Michigan Hall	\$0
Moloney Hall	\$0
Neveu Hall	\$0
Norris Center	\$0
Ontario Hall	\$0
Osborn Hall	\$12,000
Pianosi Maintenance Building	\$25,000
President's House	\$0
Row Housing Storage Building	\$0
Ryan House	\$0
South Hall	\$0
Student Activity Center	\$0
Student Village	\$147,000
Townhouses	\$150,000
Youngs House	\$10,000
Infrastructure	\$372,000
TOTAL	\$1,529,000

2011-12 Capital Improvement Summary

Building	Estimate
Administration Building	\$26,000
Alumni House	\$98,000
Aquatic Research Laboratory	\$0
Arts Center	\$50,000
Barnes & Noble at LSSU	\$15,000
Brady Hall	\$60,000
Brown Hall	\$5,000
CASET Building	\$35,000
Central Heating Plant	\$50,000
Chippewa Hall	\$65,000
Cisler Center	\$37,000
Crawford Hall of Science	\$40,000
East Hall	\$0
Easterday House	\$35,000
Erie Hall	\$56,000
Eskoonwid Endaad	\$50,000
Fire Science Building	\$0
Fletcher Center	\$43,000
Gate House	\$5,000
Health Care Center	\$23,000
Hillside House	\$115,000
Housing Storage Building	\$0
Huron Hall	\$43,000
KJS Library	\$50,000
Laker Hall	\$0
Marquette Hall	\$0
Meridian Storage Building	\$10,000
Michigan Hall	\$27,000
Moloney Hall	\$314,000
Neveu Hall	\$10,000
Norris Center	\$120,000
Ontario Hall	\$58,000
Osborn Hall	\$183,000
Pianosi Maintenance Building	\$180,000
President's House	\$43,000
Row Housing Storage Building	\$0
Ryan House	\$59,000
South Hall	\$0
Student Activity Center	\$70,000
Student Village	\$87,000
Townhouses	\$35,000
Youngs House	\$0
Infrastructure	\$542,000
TOTAL	\$2,639,000

2012-13 Capital Improvement Summary

Building	Estimate
Administration Building	\$118,500
Alumni House	\$30,000
Aquatic Research Laboratory	\$9,000,000
Arts Center	\$0
Barnes & Noble at LSSU	\$31,000
Brady Hall	\$309,000
Brown Hall	\$225,000
CASET Building	\$228,000
Central Heating Plant	\$125,000
Chippewa Hall	\$62,000
Cisler Center	\$285,000
Crawford Hall of Science	\$60,000
East Hall	\$0
Easterday House	\$57,000
Erie Hall	\$47,000
Eskoonwid Endaad	\$10,000
Fire Science Building	\$30,000
Fletcher Center	\$85,000
Gate House	\$5,000
Health Care Center	\$8,000
Hillside House	\$26,000
Housing Storage Building	\$0
Huron Hall	\$413,000
KJS Library	\$110,000
Laker Hall	\$205,000
Marquette Hall	\$0
Meridian Storage Building	\$0
Michigan Hall	\$27,000
Moloney Hall	\$93,000
Neveu Hall	\$273,000
Norris Center	\$608,000
Ontario Hall	\$10,000
Osborn Hall	\$210,000
Pianosi Maintenance Building	\$58,000
President's House	\$380,000
Row Housing Storage Building	\$0
Ryan House	\$268,000
South Hall	\$0
Student Activity Center	\$64,000
Student Village	\$152,000
Townhouses	\$235,000
Youngs House	\$0
Infrastructure	\$327,000
TOTAL	\$14,174,500

2013-14 Capital Improvement Summary

Building	Estimate
Administration Building	\$1,104,500
Alumni House	\$356,000
Aquatic Research Laboratory	\$0
Arts Center	\$0
Barnes & Noble at LSSU	\$80,000
Brady Hall	\$1,025,000
Brown Hall	\$154,000
CASET Building	\$210,000
Central Heating Plant	\$0
Chippewa Hall	\$97,000
Cisler Center	\$520,000
Crawford Hall of Science	\$0
East Hall	\$0
Easterday House	\$455,000
Erie Hall	\$557,000
Eskoonwid Endaad	\$166,000
Fire Science Building	\$0
Fletcher Center	\$420,000
Gate House	\$5,000
Health Care Center	\$0
Hillside House	\$135,000
Housing Storage Building	\$0
Huron Hall	\$288,000
KJS Library	\$219,000
Laker Hall	\$158,000
Marquette Hall	\$0
Meridian Storage Building	\$0
Michigan Hall	\$48,000
Moloney Hall	\$450,000
Neveu Hall	\$525,000
Norris Center	\$1,769,000
Ontario Hall	\$68,000
Osborn Hall	\$2,355,000
Pianosi Maintenance Building	\$155,000
President's House	\$125,000
Row Housing Storage Building	\$15,000
Ryan House	\$170,000
South Hall	\$0
Student Activity Center	\$280,000
Student Village	\$585,000
Townhouses	\$1,173,000
Youngs House	\$0
Infrastructure	\$277,000
TOTAL	\$13,944,500
5 Year Grand Total	\$32,625,000