

Appendix
Five-Year Facility Assessment
2009

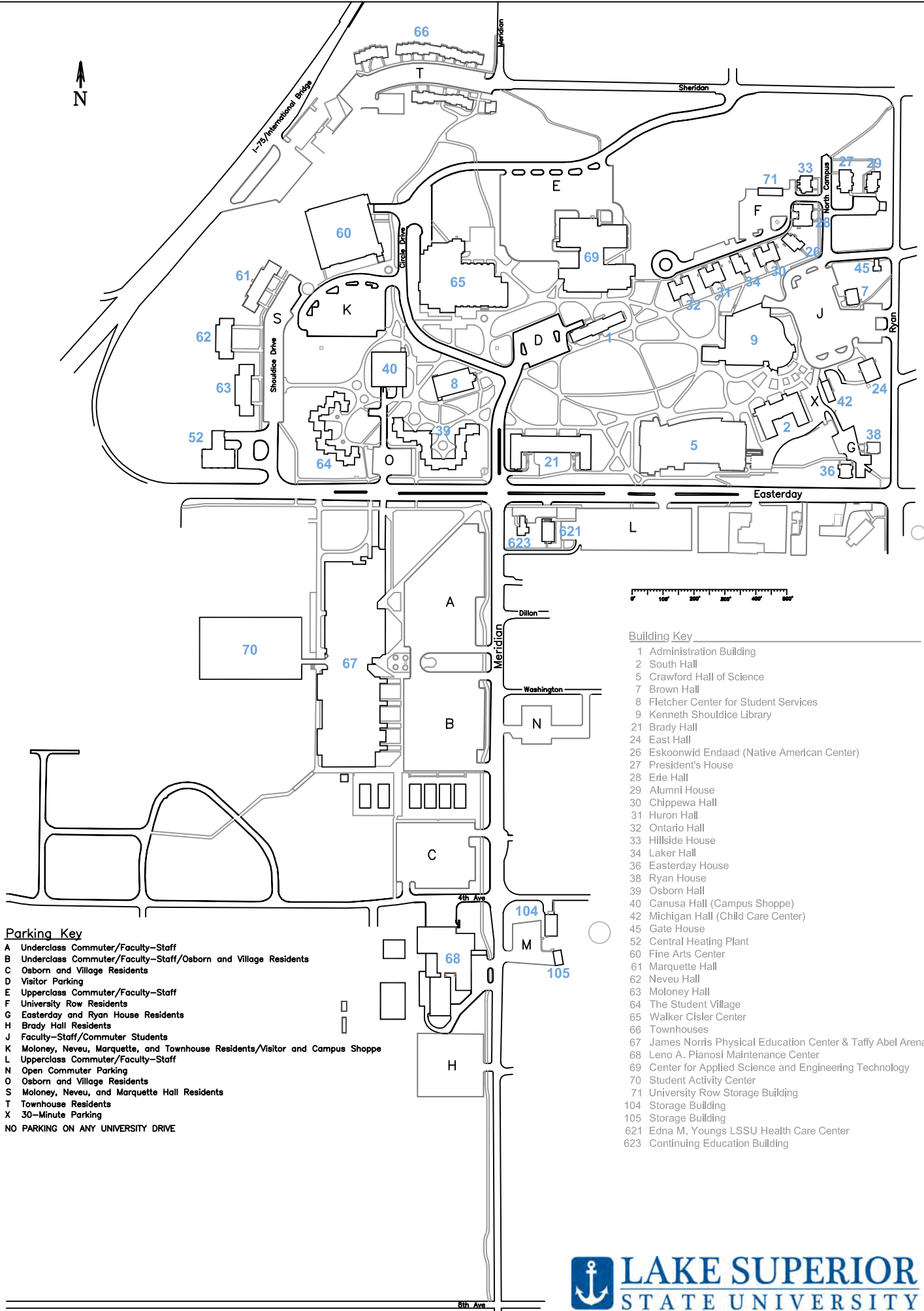


Five-Year Facility Assessment 2009

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Many deferred capital improvement items have been pushed out to 2010 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: (2008 valuation) \$2,723,284

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
2009 - 10	Add roof ice holders front and rear entrances	\$10,000
2010 - 11	Remodel Room 203	\$10,000
2010 - 11	Repair & paint Room 201 exterior stairs	\$6,000
2010 - 11	Repair floor sags	\$10,000
2011 - 12	Rebuild dormers and new windows	\$20,000
2011 - 12	Replace 2nd floor hallway carpet	\$10,000
2011 - 12	Renovate men's restroom with new sanitary piping to address smell	\$30,000
2011 - 12	Restore & paint exterior stairs	\$6,000
2011 - 12	Replace 1st floor carpet	\$7,500
2011 - 12	Clean, tuck-point and seal coat exterior	\$45,000
2012 - 13	Metering utilities	\$22,500
2012 - 13	Dewater basement/seal basement	\$150,000
2012 - 13	Repair vent stack - sewer system	\$25,000
2012 - 13	Lighting retrofit	\$38,000
2012 - 13	Replace all office carpet	\$30,000
2012 - 13	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
2014 - 15	Renovate 1st floor	\$40,000
2015 - 16	Replace interior doors	\$33,000
2016 - 17	Install ADA ramp & door opener system	\$40,000
2016 - 17	Renovate HVAC system & add HW heating	\$460,000
2016 - 17	Elevator	\$150,000
	TOTAL	\$1,259,000



ALUMNI HOUSE

Description

Primary Use: Alumni Offices

Constructed: 1920

Building Area: 4,462 square feet on 3 floors

Building Usage

Gross Area:	4,462 square feet	100%
Net Assignable Area:	3,3034 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: (2008 valuation) \$939,394

Facility Condition Index: 57% (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
2010 - 11	Replace roof	\$36,000
2010 - 11	Clean/abate lead & asbestos in basement	\$7,000
2010 - 11	Install ADA door hardware	\$5,000
2010 - 11	Replace windows	\$50,000
2011 - 12	Replace windows	\$50,000
2011 - 12	Replace electrical panels	\$7,000
2011 - 12	Replace carpeting	\$15,000
2011 - 12	Repair/replace interior ceilings	\$8,000
2012 - 13	Renovate both entrances	\$30,000
2012 - 13	New fire alarm system	\$25,000
2012 - 13	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		\$534,000

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:	3,3034 square feet	87.0%
Circulation Area:	759 square feet	9.8%
Custodial Area:	154 square feet	.6%
Mechanical Area:	154 square feet	2.6%

Mandated Facility Standards: N/A

Replacement Value: (2008 valuation) \$310,000

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 on the Register of National Historic Places.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2009 - 10	Architectural schematic design	\$150,000
2011 - 12	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: (2008 valuation) \$16,105,698

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
2010 - 11	Resurface wood floors	\$25,000
2010 - 11	Add lighting to auditorium	\$17,000
2010 - 11	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: (2008 valuation) \$2,551,543

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
2010 - 11	Replace fascia & soffit	\$15,000
2011 - 12	Install new fire alarm system	\$31,000
2012 - 13	Replace windows throughout building	\$40,000
2012 - 13	New electrical feed and panel	\$40,000
	TOTAL	<u>\$111,000</u>

BRADY HALL

Description

Primary Use: Student Residence

Constructed: 1939

Building Area: 48,896 square feet on 3 floors

Building Usage

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

Mandated Facility Standards: N/A

Replacement Value: (2008 valuation) \$11,838,299

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
2010 - 11	Replace DHW recirc. lines, valves & pumps	\$20,000
2010 - 11	Install floor tile in first & second floor lobbies	\$23,000
2010 - 11	Repair water infiltration into basement	\$15,000
2010 - 11	Restore exterior trim and dormers	\$25,000
2011 - 12	Electric re-heat elements for bathroom exhaust units	\$6,000
2011 - 12	Replace exterior doors	\$15,000
2011 - 12	Renovate plumbing system	\$12,000
2011 - 12	Add card access entry system	\$25,000
2011 - 12	Renovate bathrooms & showers	\$80,000
2011 - 12	Add exterior building drainage to south & east sides	\$20,000
2011 - 12	Install tile all bedrooms	\$65,000
2011 - 12	Install new flooring in first floor rooms	\$35,000
2011 - 12	Replace flooring in basement hallways & areas	\$20,000
2011 - 12	Replace porch railings	\$40,000
2012 - 13	Renovate SW basement entrance	\$10,000
2012 - 13	Recore all locking hardware	\$10,000
2012 - 13	Clean, tuck-point and seal coat exterior	\$75,000
2012 - 13	Clean and seal porches	\$30,000
2013 - 14	Replace flat roof	\$160,000
2013 - 14	Re-shingle roof	\$50,000
2014 - 15	Add HVAC system to all floors	\$300,000
2014 - 15	Add fire suppression system	\$200,000
2014 - 15	ADA access to 1st floor	\$40,000
2014 - 15	Elevator	\$150,000
	TOTAL	\$1,426,000



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: (2008 valuation) \$1,003,817

Facility Condition Index: 49% (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.

In August of 2005, Brown Hall was vacated.

Five -Year Capital Improvement Plan

No plans to upgrade this facility		
Year	Description	Estimate
	Replace roof	\$20,000
	Install metering	\$14,000
	Add HVAC system with steam to HW heating conversion	\$225,000
	Lighting retrofit	\$5,000
	New fire alarm system	\$18,000
	Replace windows throughout building	\$46,000
	Install ADA door hardware	\$5,000
	Clean, tuck-point and seal exterior	\$60,000
	Install exit from second floor	\$30,000
	Insulate attic spaces	\$5,000
	Add new domestic water service	\$10,000
	Recore all locking hardware	\$5,000
	Renovate sanitary system	\$12,000
	Install ADA access ramp	\$35,000
	TOTAL	\$490,000

CASET BUILDING

Description

Primary Use: Classrooms and Support Spaces

Constructed: 1981

Building Area: 82,055 square feet on 3 floors

Building Usage

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

Mandated Facility Standards: N/A

Replacement Value: (2008 valuation) \$19,710,233

Facility Condition Index: 4% (Good)



Utility System Infrastructure:

Building is in generally good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2010 - 11	Install emergency generator for computer room	\$120,000
2010 - 11	Replace carpeting and flooring	\$30,000
2010 - 11	Repair brick and & drip edge east side	\$5,000
2010 - 11	Replace and renovate cooling system	\$250,000
2011 - 12	Install new overhead door in welding area	\$54,000
2011 - 12	Replace classroom furnishings	\$54,000
2012 - 13	Replace 13 exterior doors	\$40,000
2012 - 13	Overhead lift for foundry/crane machine shop	\$30,000
2012 - 13	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: (2008 valuation) \$4,096,617

Facility Condition Index: 2% (Good)



Utility System Infrastructure:

The building and boiler systems are in good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2010 - 11	Complete steam tunnel repairs	\$50,000
2011 - 12	Replace stone fascia	<u>\$25,000</u>
	TOTAL	\$75,000



CHIPPEWA HALL

Description

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

Building Usage

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

Mandated Facility Standards: N/A

Replacement Value: (2008 valuation) \$1,632,044

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
2010 - 11	Clean, tuck-point and seal exterior	\$45,000
2010 - 11	Replace basement windows	\$6,000
2010 - 11	Clean/abate basements	\$9,000
2010 - 11	Re-core all locking hardware	\$5,000
2011 - 12	Repair fascia and soffit	\$10,000
2011 - 12	Repair both main entrances	\$24,000
2011 - 12	Install 2 new boilers	\$18,000
2011 - 12	Replace carpet	\$10,000
2012 - 13	Replace interior & exterior cellar doors	\$7,000
2013 - 14	Install card access entry system	\$10,000
2014 - 15	Add fire suppression system	\$45,000
2014 - 15	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: (2008 valuation) \$14,127,013

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	Replace hood system in galley	\$50,000
2010 - 11	Modify fire alarm system	\$15,000
2010 - 11	Replace electrical panels	\$7,000
2010 - 11	Address kitchen odor issues — ventilation	\$15,000
2010 - 11	Phase II remodeling	\$50,000
2011 - 12	Refinish ballroom floor	\$10,000
2011 - 12	Add more electrical power to Room 201 and galley	\$10,000
2011 - 12	Replace meeting room flooring	\$8,000
2011 - 12	Replace single pane windows	\$90,000
2011 - 12	Phase III remodeling	\$30,000
2011 - 12	Replace EPDM roofing system	\$120,000
2011 - 12	Remodel guest rooms	\$25,000
2012 - 13	Install washing machine and dryer	\$5,000
2012 - 13	Replace staging	\$10,000
2012 - 13	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
2014 - 15	New cooling coil for HVAC west end	\$35,000
2014 - 15	New dish machine galley and servery	\$50,000
2014 - 15	Upgrade elevator controls to meet ADA	\$10,000
2014 - 15	Re-core and replace all locking hardware for ADA	\$30,000
	TOTAL	\$950,000



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: (2008 valuation) \$61,570,294

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
2010 - 11	Renovate HVAC intake	\$40,000
2011 - 12	HVAC Renovations - Add space sensors for climate control	\$60,000
	TOTAL	<u>\$125,000</u>



EAST GATE HOUSE

Description

Primary Use: 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: (2008 valuation) \$141,688

Facility Condition Index: 11% (Poor)



Utility System Infrastructure:

Building infrastructure is in good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2010 - 11	Exterior painting including gate wings	\$5,000
2011 - 12	New roof and soffit repairs	\$5,000
2012 - 13	Clean, tuck-point and seal exterior	\$5,000
	TOTAL	<u>\$15,000</u>



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: (2008 valuation) \$829,286

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: (2008 valuation) \$736,862

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
2010 - 11	Re-core all locking hardware	\$5,000
2010 - 11	Re-shingle roof	\$30,000
2011 - 12	Clean and abate basement	\$10,000
2011 - 12	Replace decks and porches	\$12,000
2011 - 12	Clean, tuck-point and seal exterior	\$35,000
2012 - 13	Renovate interior	\$300,000
2012 - 13	Replace heating system	\$60,000
2014 - 15	Replace basement windows	\$5,000
2014 - 15	Install ADA accessibility ramps	\$65,000
2014 - 15	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: (2008 valuation) \$1,845,524

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
2010 - 11	Clean/abate basements	\$10,000
2010 - 11	Clean, tuck-point and seal exterior	\$46,000
2011 - 12	Replace basement entrances	\$13,000
2011 - 12	Replace decks and porches	\$24,000
2011 - 12	Repair soffit and fascia	\$10,000
2012 - 13	Replace basement windows	\$7,000
2012 - 13	Convert heating system from steam to HW	\$65,000
2012 - 13	Re-core all locking hardware	\$5,000
2013 - 14	Remodel north side interior	\$200,000
2013 - 14	Remodel south side interior	\$200,000
2014 - 15	Add fire suppression system	\$35,000
2014 - 15	Install ADA accessibility ramp	\$35,000
2014 - 15	Install card access entry system	\$10,000
	TOTAL	<u>\$668,000</u>



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: (2008 valuation) \$1,069,081

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
2010 - 11	Repair chimneys	\$8,000
2010 - 11	Clean/abate basement	\$5,000
2010 - 11	Replace decks and porches	\$12,000
2010 - 11	New fire alarm system	\$20,000
2010 - 11	Install ADA door hardware	\$5,000
2011 - 12	Repair soffit and fascia	\$10,000
2012 - 13	Replace basement windows	\$6,000
2012 - 13	Clean, tuck-point and seal exterior	\$45,000
2013 - 14	Convert heat system from steam to HW	\$55,000
2014 - 15	Add fire suppression system	\$25,000
2014 - 15	Install ADA accessibility ramp	\$35,000
	TOTAL	<u>\$226,000</u>

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: (2008 valuation) \$3,067,135

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
2010 - 11	Repair brick columns at main entrance	\$5,000
2010 - 11	Remove old boiler system and abate	\$6,000
2010 - 11	Replace flooring	\$8,000
2010 - 11	Modify existing fire alarm system	\$8,000
2010 - 11	Metering	\$21,000
2011 - 12	Repair basement walls, install drains and add exterior drainage	\$30,000
2011 - 12	Clean, tuck-point and seal exterior	\$55,000
2012 - 13	Remodel main entrance	\$27,000
2012 - 13	Repair basement windows	\$8,000
2013 - 14	Renovate HVAC system	\$350,000
2014 - 15	Remodel restrooms for ADA	\$35,000
	TOTAL	<u>\$553,000</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: (2008 valuation) \$424,327

Facility Condition Index: 9% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2009 - 10	Replace deck on south side	\$8,000
2010 - 11	Install vinyl siding	\$15,000
2010 - 11	Tie HVAC and fire alarm systems to Metasys	\$8,000
2011 - 12	Install air conditioning	\$8,000
	TOTAL	\$39,000



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: (2008 valuation) \$1,066,134

Facility Condition Index: 25% (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
2010 - 11	Repair deck and porches	\$5,000
2010 - 11	Install ADA door hardware	\$5,000
2010 - 11	Install new fire alarm system	\$38,000
2010 - 11	Clean/abate basement	\$9,000
2010 - 11	Clean, tuck-point and seal exterior	\$55,000
2011 - 12	Install electrical power distribution system	\$20,000
2011 - 12	Replace basement windows	\$6,000
2012 - 13	Replace steam boiler with HW heating system	\$55,000
2013 - 14	Fire suppression system	\$25,000
2014 - 15	Install ADA accessibility ramp and door opener	\$45,000
	TOTAL	\$263,000



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: (2008 valuation) \$1,845,524

Facility Condition Index: 36% (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
2010 - 11	Replace decks and porches	\$24,000
2010 - 11	Repair soffit and fascia	\$10,000
2010 - 11	Clean and abate basement	\$9,000
2011 - 12	Clean, tuck-point and seal exterior	\$55,000
2011 - 12	Replace basement windows	\$8,000
2011 - 12	Replace steam boilers with HW heating system	\$65,000
2011 - 12	Remodel east side interior	\$200,000
2012 - 13	Remodel west side interior	\$200,000
2012 - 13	Replace interior and exterior cellar doors	\$8,000
2013 - 14	Fire suppression system	\$35,000
2014 - 15	Install card access entry system	\$10,000
2014 - 15	Install ADA accessibility ramp	\$35,000
	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: (2008 valuation) \$948,657

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
2010 - 11	Replace roof	\$30,000
2010 - 11	Repair chimney	\$5,000
2010 - 11	Replace decks and soffit repairs	\$15,000
2011 - 12	Clean/abate basement	\$5,000
2011 - 12	Remodel interior	\$200,000
2011 - 12	Replace basement windows	\$5,000
2012 - 13	Replace steam boiler with HW heating system	\$25,000
2012 - 13	Clean, tuck-point and seal exterior	\$55,000
2012 - 13	Replace interior and exterior cellar doors	\$8,000
2013 - 14	Fire suppression system	\$25,000
2014 - 15	Install card access entry system	\$10,000
2014 - 15	Install ADA accessibility ramp	\$35,000
	TOTAL	<u>\$418,000</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: (2007 valuation) \$36,200,033

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 circuit breaker	\$12,000
2010 - 11	Repair substation switch	\$17,000
2010 - 11	Utilities metering	\$21,000
2011 - 12	Install ventilation into computer room off main lobby	\$80,000
2011 - 12	Room 208 A/C	\$20,000
2011 - 12	Replace stone fascia as needed	\$10,000
2012 - 13	A/C into IATV control room	\$30,000
2012 - 13	Replace roof (old side)	\$280,000
2012 - 13	Window repairs to north side windows	\$25,000
2012 - 13	Clean, tuck-point and seal exterior	\$72,000
2012 - 13	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>



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: (2008 valuation) \$3,805,755

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



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: (2008 valuation) \$308,745

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
2010 - 11	New roof, fascia and soffit	\$15,000
2010 - 11	Replace windows	\$12,000
2011 - 12	Clean, tuck-point seal exterior	\$15,000
2011 - 12	Renovate electric power distribution	\$12,000
2012 - 13	Replace lighting	\$5,000
2012 - 13	New flooring	\$5,000
2013 - 14	Remodel bathrooms	\$8,000
2013 - 14	Fire suppression system with new water main	\$30,000
	TOTAL	<u>\$102,000</u>



MOLONEY HALL

Description

Primary Use: Student Residence

Constructed: Original Construction, 1969

Building Area: 16,824 square feet on 3 floors

Building Usage

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

Mandated Facility Standards: N/A

Replacement Value: (2008 valuation) \$4,073,289

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
2010 - 11	Replace tub surrounds	\$40,000
2010 - 11	Abate asbestos floor tile and replacement flooring	\$140,000
2010 - 11	Replace domestic water lines	\$125,000
2010 - 11	Replace entrance doorways	\$9,000
2011 - 12	Re-core all locking hardware	\$8,000
2011 - 12	Entryway awnings	\$10,000
2011 - 12	Clean, tuck-point seal exterior	\$75,000
2012 - 13	Install card access entry system	\$10,000
2012 - 13	Exterior drainage around steam tunnel	\$10,000
2012 - 13	Remodel building	\$350,000
2012 - 13	Fire suppression system	\$80,000
	TOTAL	<u>\$857,000</u>



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: (2008 valuation) \$3,196,602

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
2010 - 11	Replace entrance doors	\$10,000
2011 - 12	Abate asbestos floor tile and replacement flooring	\$140,000
2011 - 12	Replace domestic water lines	\$125,000
2011 - 12	Re-core all locking hardware	\$8,000
2012 - 13	Exterior drainage around steam tunnel	\$10,000
2012 - 13	Install card access entry system	\$10,000
2012 - 13	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: (2008 valuation) \$23,000,305

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
2010 - 11	Replace women's steam room with sauna	\$12,000
2010 - 11	Repair electrical to tennis courts	\$10,000
2010 - 11	New ice rink controls	\$30,000
2010 - 11	Replace DHW system in locker rooms	\$20,000
2010 - 11	Replace tennis courts	\$60,000
2011 - 12	Replace air conditioners for AHU 1 & 10	\$70,000
2011 - 12	Clean, tuck-point and seal exterior	\$125,000
2011 - 12	Replace heating coil south unit	\$15,000
2011 - 12	Repair/resurface dance floor	\$18,000
2011 - 12	Replace Freon (R-22) in rink (mandated)	\$30,000
2011 - 12	New rink roof	\$350,000
2012 - 13	Replace basement electrical	\$60,000
2012 - 13	Install new door from east hall to cooling tower	\$11,000
2012 - 13	New pool roof	\$222,000
2012 - 13	Abate & refinish tennis court light poles	\$13,000
2012 - 13	Rink dehumidification	\$70,000
2012 - 13	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
2014 - 15	Renovate pool to make regulation	\$180,000
2014 - 15	Refurbish fascia and soffit at entranceways	\$20,000
2014 - 15	Paint walls and ceiling in gym and rink areas	\$75,000
2014 - 15	Replace carpets on second floor	\$25,000
2014 - 15	New storage garage (30x40x10)	\$20,000
2014 - 15	Pipe insulation for restrooms	\$45,000
2014 - 15	Emergency generator	\$350,000
2014 - 15	Pool dehumidification	\$300,000
TOTAL		<u>\$2,509,000</u>



ONTARIO HALL

Description

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

Building Usage

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

Mandated Facility Standards: N/A

Replacement Value: (2008 valuation) \$1,632,044

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
2010 - 11	Replace decks and porches	\$24,000
2010 - 11	Clean, tuck-point and seal exterior	\$50,000
2010 - 11	Replace basement windows	\$8,000
2011 - 12	Clean/abate basements	\$10,000
2012 - 13	Replace interior and exterior cellar doors	\$8,000
2013 - 14	Replace floor covering	\$15,000
2014 - 15	Fire suppression system	\$35,000
2014 - 15	Install card access system	\$10,000
	TOTAL	<u>\$160,000</u>



OSBORN HALL

Description

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

Building Usage

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

Mandated Facility Standards: N/A

Replacement Value: (2008 valuation) \$11,494,500

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
2010 - 11	Renovate roof access	\$10,000
2010 - 11	Install card access entry system	\$25,000
2010 - 11	Replace flooring on level two	\$28,000
2010 - 11	Replace trim, soffit and fascia	\$55,000
2010 - 11	Clean, tuck-point and seal exterior	\$75,000
2011 - 12	Replace flooring on level one	\$30,000
2011 - 12	Replace domestic hot water system	\$180,000
2012 - 13	Dewater mechanical room	\$45,000
2012 - 13	Replace flooring on third level	\$30,000
2012 - 13	Reconfigure heating system	\$800,000
2013 - 14	New electrical power feed / fix water infiltration	\$350,000
2014 - 15	AHU replacements	\$350,000
2014 - 15	Remove / abate asbestos floor tile and replacement flooring	\$250,000
2014 - 15	Add electrical power for rooms	\$180,000
2014 - 15	Fire suppression system	\$350,000
	TOTAL	\$2,758,000

PIANOSI MAINTENANCE BUILDING

Description

Primary Use: Campus Maintenance Shops,
Office & Storage Building

Constructed: Original Construction, 1977

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

Building Usage

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

Mandated Facility Standards: N/A

Replacement Value: (2008 valuation) \$5,019,714

Facility Condition Index: 7% (Fair)



Utility System Infrastructure:

The building is in fair condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2010 - 11	Emergency generator	\$70,000
2010 - 11	Install fire suppression system	\$80,000
2011 - 12	Metering	\$18,000
2011 - 12	Replace carpeting	\$10,000
2011 - 12	Install A/C in offices	\$20,000
2012 - 13	Storage building	\$100,000
2012 - 13	Construct hazardous waste storage building	\$25,000
2013 - 14	Paint offices and corridors	\$30,000
	TOTAL	<u>\$353,000</u>



PRESIDENT'S HOUSE

Description

Primary Use: University President Residence
Constructed: Original Construction, 1920
Building Area: 7,027square 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: (2008 valuation) \$1,479,408

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
2010 - 11	Replace basement windows	\$8,000
2010 - 11	Repair chimneys	\$16,000
2010 - 11	Replace basement cellar doors	\$5,000
2010 - 11	Metering	\$14,000
2011 - 12	Convert heating system from steam to HW	\$250,000
2011 - 12	Electrical upgrades	\$25,000
2011 - 12	Clean, tuck-point and seal exterior	\$55,000
2011 - 12	New windows	\$50,000
2012 - 13	Kitchen remodel	\$20,000
2012 - 13	New garage	\$25,000
2012 - 13	Clean and abate basement	\$10,000
2012 - 13	Dewater basement	\$20,000
2013 - 14	Relocate laundry room	\$10,000
2014 - 15	Fire suppression system	\$40,000
	TOTAL	<u>\$548,000</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: (2008 valuation) \$727,599

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
2010 - 11	Replace roof	\$35,000
2010 - 11	Replace decks and porches	\$24,000
2011 - 12	Renovate HW heating system	\$60,000
2011 - 12	Remodel interior	\$200,000
2011 - 12	Replace basement windows	\$8,000
2012 - 13	Abate asbestos floor tiles and replacement flooring	\$20,000
2012 - 13	Clean/abate basement	\$10,000
2012 - 13	Clean, tuck-point and seal exterior	\$55,000
2013 - 14	Add electrical power to each room	\$40,000
2014 - 15	Fire suppression system	\$35,000
2014 - 15	Install card access entry system	\$10,000
	TOTAL	<u>\$497,000</u>



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: (2008 valuation) \$10,910,031

Facility Condition Index: 3% (Good)



Utility System Infrastructure:

This building is a newer structure and in good condition.

Five -Year Capital Improvement Plan

Year	Description	Estimate
2010 - 11	Patch and repair Mondo flooring	\$8,000
2010 - 11	Add electrical power for events	\$20,000
2010 - 11	New carpeting in work out area	\$20,000
2010 - 11	Add sand jump pit	\$12,000
2010 - 11	Replace exterior doors	\$10,000
2011 - 12	Replace insulation on west wall	\$10,000
2011 - 12	Metering	\$14,000
2012 - 13	Upgrade weight room and fitness equipment	\$20,000
2014 - 15	Add indirect lighting	\$260,000
	TOTAL	<u>\$374,000</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: (2008 valuation) \$3,012,410

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 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: (2008 valuation) \$11,667,852

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 primary transformer and switch gear	\$25,000
2010 - 11	Repair transformer enclosure	\$7,000
2010 - 11	Replace exhaust fan curbs	\$15,000
2010 - 11	Replace five lower level doors and frames	\$12,000
2010 - 11	Replace countertops and cabinets in commons	\$75,000
2010 - 11	Replace trim soffit and fascia	\$100,000
2011 - 12	Clean, tuck-point and seal exterior	\$80,000
2011 - 12	Clean and abate basement	\$20,000
2011 - 12	Recore all locking hardware	\$12,000
2011 - 12	Replace apartment doors	\$40,000
2012 - 13	Renovate bathrooms	\$110,000
2012 - 13	Abate and replace floor tile in A tower	\$35,000
2012 - 13	Install card access entry system	\$36,000
2012 - 13	Install new stair tread	\$10,000
2012 - 13	Insulate steam and DHW piping	\$15,000
2012 - 13	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
2014 - 15	Abate and replace floor tile in D tower	\$35,000
2014 - 15	Replace water and sewer pipes in all towers	\$40,000
2014 - 15	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: (2008 valuation) \$7,182,247

Facility Condition Index: 20% (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 DHW Tank	\$35,000
2011 - 12	Replace tub surrounds	\$10,000
2011 - 12	Remodel four units	\$100,000
2011 - 12	Remodel four units and laundry	\$125,000
2012 - 13	Replace siding and soffit on all units	\$150,000
2012 - 13	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
2014 - 15	Replace domestic water lines	\$93,000
2014 - 15	Clean, tuck-point and seal exterior	\$30,000
2014 - 15	Install card access system	\$75,000
2014 - 15	Fire suppression system	\$350,000
2015 - 16	Remodel eight units	\$250,000
	TOTAL	<u>\$1,443,000</u>

Five-Year Facility Assessment Infrastructure

Five -Year Capital Improvement Plan

Year	Description	Estimate
2010 - 11	Replace lighting posts along Housing Row	\$30,000
2010 - 11	Replace sidewalks	\$50,000
2010 - 11	Primary electric line replacement	\$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	Replace sidewalks	\$50,000
2011 - 12	Replace Row House water main	\$200,000
2011 - 12	Primary electric line replacement	\$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	\$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	\$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
2014 - 15	Replace sidewalks	\$50,000
2014 - 15	Primary electric line replacement	\$50,000
2014 - 15	Parking lot upkeep, repair and replacement	\$70,000
2014 - 15	Campus road upkeep, repair and replacement	\$20,000
2014 - 15	Storm / storm sewer repairs	\$12,000
2014 - 15	IT communication line upgrade	\$50,000
2014 - 15	Fire hydrant and water line upgrades	\$25,000
	TOTAL	<u>\$1,765,000</u>



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

2009-10 Capital Improvement Summary

Building	Estimate
Administration Building	\$10,000
Alumni House	\$0
Aquatic Research Laboratory	\$150,000
Arts Center	\$0
Barnes & Noble at LSSU	\$0
Brady Hall	\$0
Brown Hall	\$0
CASET Building	\$0
Central Heating Plant	\$0
Chippewa Hall	\$0
Cisler Center	\$50,000
Crawford Hall of Science	\$0
East Gate House	\$0
East Hall	\$0
Easterday House	\$0
Erie Hall	\$0
Eskoonwid Endaad	\$0
Fletcher Center	\$0
Health Care Center	\$8,000
Hillside House	\$0
Huron Hall	\$0
Laker Hall	\$0
KJS Library	\$0
Marquette Hall	\$0
Michigan Hall	\$0
Moloney Hall	\$0
Neveu Hall	\$0
Norris Center	\$0
Ontario Hall	\$0
Osborn Hall	\$0
Pianosi Maintenance Building	\$0
President's House	\$0
Ryan House	\$0
Student Activity Center	\$0
South Hall	\$0
Student Village	\$0
Townhouses	\$0
Infrastructure	\$0
TOTAL	\$218,000

2010-11 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	\$83,000
Brown Hall	\$0
CASET Building	\$405,000
Central Heating Plant	\$50,000
Chippewa Hall	\$65,000
Cisler Center	\$87,000
Crawford Hall of Science	\$65,000
East Gate House	\$5,000
East Hall	\$0
Easterday House	\$35,000
Erie Hall	\$64,000
Eskoonwid Endaad	\$50,000
Fletcher Center	\$48,000
Health Care Center	\$23,000
Hillside House	\$112,000
Huron Hall	\$43,000
Laker Hall	\$50,000
KJS Library	\$50,000
Marquette Hall	\$0
Michigan Hall	\$27,000
Moloney Hall	\$314,000
Neveu Hall	\$10,000
Norris Center	\$132,000
Ontario Hall	\$82,000
Osborn Hall	\$193,000
Pianosi Maintenance Building	\$150,000
President's House	\$43,000
Ryan House	\$59,000
Student Activity Center	\$70,000
South Hall	\$0
Student Village	\$234,000
Townhouses	\$35,000
Infrastructure	\$357,000
TOTAL	<u>\$3,130,000</u>

2011-12 Capital Improvement Summary

Building	Estimate
Administration Building	\$118,500
Alumni House	\$80,000
Aquatic Research Laboratory	\$9,000,000
Arts Center	\$0
Barnes & Noble at LSSU	\$31,000
Brady Hall	\$318,000
Brown Hall	\$0
CASET Building	\$108,000
Central Heating Plant	\$25,000
Chippewa Hall	\$62,000
Cisler Center	\$293,000
Crawford Hall of Science	\$60,000
East Gate House	\$5,000
East Hall	\$0
Easterday House	\$57,000
Erie Hall	\$47,000
Eskoonwid Endaad	\$10,000
Fletcher Center	\$85,000
Health Care Center	\$8,000
Hillside House	\$26,000
Huron Hall	\$328,000
Laker Hall	\$210,000
KJS Library	\$110,000
Marquette Hall	\$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	\$48,000
President's House	\$380,000
Ryan House	\$268,000
Student Activity Center	\$24,000
South Hall	\$0
Student Village	\$152,000
Townhouses	\$235,000
Infrastructure	\$527,000
TOTAL	\$13,836,500

2012-13 Capital Improvement Summary

Building	Estimate
Administration Building	\$290,500
Alumni House	\$75,000
Aquatic Research Laboratory	\$0
Arts Center	\$0
Barnes & Noble at LSSU	\$80,000
Brady Hall	\$125,000
Brown Hall	\$0
CASET Building	\$150,000
Central Heating Plant	\$0
Chippewa Hall	\$7,000
Cisler Center	\$35,000
Crawford Hall of Science	\$0
East Gate House	\$5,000
East Hall	\$0
Easterday House	\$360,000
Erie Hall	\$77,000
Eskoonwid Endaad	\$51,000
Fletcher Center	\$35,000
Health Care Center	\$0
Hillside House	\$55,000
Huron Hall	\$208,000
Laker Hall	\$88,000
KJS Library	\$452,000
Marquette Hall	\$0
Michigan Hall	\$10,000
Moloney Hall	\$450,000
Neveu Hall	\$95,000
Norris Center	\$401,000
Ontario Hall	\$8,000
Osborn Hall	\$875,000
Pianosi Maintenance Building	\$125,000
President's House	\$75,000
Ryan House	\$85,000
Student Activity Center	\$20,000
South Hall	\$0
Student Village	\$240,000
Townhouses	\$160,000
Infrastructure	\$327,000
TOTAL	\$4,964,500

2013-14 Capital Improvement Summary

Building	Estimate
Administration Building	\$91,000
Alumni House	\$281,000
Aquatic Research Laboratory	\$0
Arts Center	\$0
Barnes & Noble at LSSU	\$0
Brady Hall	\$210,000
Brown Hall	\$0
CASET Building	\$60,000
Central Heating Plant	\$0
Chippewa Hall	\$10,000
Cisler Center	\$360,000
Crawford Hall of Science	\$0
East Gate House	\$0
East Hall	\$0
Easterday House	\$0
Erie Hall	\$400,000
Eskoonwid Endaad	\$55,000
Fletcher Center	\$350,000
Health Care Center	\$0
Hillside House	\$25,000
Huron Hall	\$35,000
Laker Hall	\$25,000
KJS Library	\$47,000
Marquette Hall	\$0
Michigan Hall	\$38,000
Moloney Hall	\$0
Neveu Hall	\$430,000
Norris Center	\$353,000
Ontario Hall	\$15,000
Osborn Hall	\$350,000
Pianosi Maintenance Building	\$30,000
President's House	\$10,000
Ryan House	\$40,000
Student Activity Center	\$0
South Hall	\$0
Student Village	\$70,000
Townhouses	\$215,000
Infrastructure	\$277,000
TOTAL	\$3,777,000

2014-15 Capital Improvement Summary

Building	Estimate
Administration Building	\$40,000
Alumni House	\$0
Aquatic Research Laboratory	\$0
Arts Center	\$0
Barnes & Noble at LSSU	\$0
Brady Hall	\$690,000
Brown Hall	\$0
CASET Building	\$0
Central Heating Plant	\$0
Chippewa Hall	\$80,000
Cisler Center	\$125,000
Crawford Hall of Science	\$0
East Gate House	\$0
East Hall	\$0
Easterday House	\$95,000
Erie Hall	\$80,000
Eskoonwid Endaad	\$60,000
Fletcher Center	\$35,000
Health Care Center	\$0
Hillside House	\$45,000
Huron Hall	\$45,000
Laker Hall	\$45,000
KJS Library	\$0
Marquette Hall	\$0
Michigan Hall	\$0
Moloney Hall	\$0
Neveu Hall	\$0
Norris Center	\$1,015,000
Ontario Hall	\$45,000
Osborn Hall	\$1,130,000
Pianosi Maintenance Building	\$0
President's House	\$40,000
Ryan House	\$45,000
Student Activity Center	\$260,000
South Hall	\$0
Student Village	\$275,000
Townhouses	\$548,000
Infrastructure	\$277,000
TOTAL	\$4,975,000
5 Year Grand Total	\$30,901,000