



LAKE SUPERIOR STATE UNIVERSITY

Five-Year (2021-2025) Facility Assessment Plan



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SECTION I: MISSION STATEMENT

The Mission and Vision Statements for LSSU are provided below.

Mission Statement

We equip our graduates with the knowledge, practical skills and inner strength to craft a life of meaningful employment, personal fulfillment, and generosity of self, all while enhancing the quality of life of the Upper Great Lakes region.

Vision Statement

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

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

SECTION II: INSTRUCTIONAL PROGRAMMING

A. CURRENT ACADEMIC PROGRAMS AND PROJECT CHANGES

Lake Superior State University offers the following degree programs. Programs range from professional to liberal studies and include areas such as Cannabis, Fine Arts, Engineering, Political Science, Nursing, Criminal Justice, and a wide range of sciences. A number of pre-professional degrees are also offered.

ACADEMIC PROGRAMS

Bachelor Degree Programs:

- Accounting
- Biochemistry Pre-Professional
- Biology
- Business Administration
- Business Administration - Entrepreneurship
- Business Administration - International Business
- Business Administration - Management
- Business Administration - Marketing
- Cannabis Business
- Cannabis Chemistry
- Chemistry
- Computer Engineering
- Computer Networking
- Computer Science
- Conservation Biology
- Criminal Justice
- Early Childhood Education
- Electrical Engineering
- Electrical Engineering Technology
- Elementary Education/Science
- Elementary Education: Special Education - Learning Disabilities
- English Language and Literature
- Environmental Science
- Finance and Economics
- Fire Science - Generalist
- Fire Science - Generalist Non Certification
- Fisheries and Wildlife Management
- Forensic Chemistry
- General Studies/Science
- Geology
- Individualized Studies/Science
- Integrated Science
- Kinesiology
- Language Arts
- Literature - Creative Writing
- Manufacturing Engineering Technology
- Mathematics
- Mechanical Engineering
- Medical Laboratory Science
- Nursing
- Parks and Recreation

- Political Science/Science
- Prelaw (non-degree)
- Pre-Medical
- Pre-Pharmacy (transfer program)
- Pre-Veterinary
- Psychology/Science
- Robotics Engineering
- Secondary Education/Science
- Social Science/Science

Associate Degree Programs:

- Cannabis Science
- Chemical Technology
- Chemistry
- Computer Science
- Criminal Justice-Corrections
- Criminal Justice-Homeland Security
- Criminal Justice-Law Enforcement
- Early Childhood Education
- Electrical Engineering Technology
- Fire Science
- General Engineering
- General Engineering Technology
- General Studies
- Geospatial Technology
- Health/Fitness Specialist
- Internet/Network Specialist
- Liberal Arts
- Manufacturing Engineering Technology
- Natural Resources Technology
- Paramedic Technology
- Pre-Professional Sciences
- Small Business Administration
- Social Work
- Substance Abuse Prevention and Treatment
- Technical Accounting

Certificate Programs:

- Culinary Arts Chef
- E-Marketing
- Geographic Information Systems
- International Business
- International Studies
- Manufacturing
- MCOLES
- Paramedic Training

LSSU plans to continue to introduce new and innovative programs, building upon its strong science, social science, and engineering programs, and associated facilities. Future plans include expansion of the Parks and Recreation, Kinesiology, and Criminal Justice programs through the creation of a Center for Outdoor Learning and Experiences (COLE). The proposed project would allow construction of a 150,000 square foot Center for Outdoor Learning and Experiences (COLE). The facility would be adjacent to the Norris Center, Arbuckle Student Activity Center,

and Taffy Able Ice Arena, allowing LSSU to leverage use of existing facilities in addition to the COLE. The Outdoor Recreation Industry in Michigan is a \$10 billion a year industry and continues to grow. Millennials within the state cite access to outdoor recreation opportunities as a factor when choosing communities for residency and can be attributed to an increase to income and educational levels. Despite the term “Recreation”, skilled graduates produced by college education are essential for continuing development and stewardship of this resource within the State. The Outdoor Recreation Industry requires professionals that plan to remain within the state, thus stopping the talent leak that has plagued Michigan.

B. UNIQUE ACADEMIC CHARACTERISTICS OF LSSU

LSSU's Board of Trustees approved the following mission statement at their November 3rd, 2017 meeting.

We equip our graduates with the knowledge, practical skills and inner strength to craft a life of meaningful employment, personal fulfillment, and generosity of self, all while enhancing the quality of life of the Upper Great Lakes region.

This mission statement was drawn from 22 different “Listening Sessions” held with all major University constituencies in preparation for the search for the next President. Every session discussed the same questions, five of which relate to strengths, challenges, opportunities and dreams. Student surveys indicated that students are drawn to LSSU for its small campus atmosphere and unique programs. Courses of study at the University range from renowned professional programs, such as engineering, fisheries & wildlife, and fire science, to traditional liberal arts programs.

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

Successful partnerships with charter schools, community colleges, other Michigan public universities, and other area agencies and institutions have created positive educational and economic impacts. The University continues to reach out to area residents, businesses, governments, social agencies and public and private institutions to develop new and more effective activities and programs. LSSU continues working in earnest to develop additional certificate programs to serve the needs of students, employers, and entrepreneurs throughout the state. Finally, Transfer Guides have been developed with multiple community colleges, including Alpena, Bay, Lansing, North Central, and Northwestern Michigan, in the areas of business, education, engineering, nursing and more.

Program Highlights:

LSSU’s Center for Freshwater Research and Education (CFRE), the most recent project supported by state capital outlay. The project is in the final construction document phase plans to open in 2021. The CFRE’s vision is to “Inspire our Community and Sustain our Great Lakes” and its mission is partnering to sustain Great Lakes resources through education, research, and community engagement. The new 18,000 ft² facility will continue, and greatly expand, the work of our faculty, staff and students to provide premiere training, education, and research in freshwater science and management, and will create strong national and international partnerships in freshwater research and education. There are state and federal initiatives

supporting demand for training in the scientific and educational fields provided by CFRE. In terms of talent and dollar attraction, retention and commercial spillovers, the State of Michigan has much to gain by growing and marketing Michigan's water research/education centers of excellence.

In addition to the new CFRE facility, LSSU's fish hatchery (formerly Aquatic Research Lab) has raised \$500,000 for renovation to provide state-of-the-art facilities for training in fish culture. Natural Resource and Environment programs, such as fisheries and wildlife management, along with education, are strong programs that have great growth potential, particularly when the Center for Freshwater Research and Education (CFRE) is brought on line.

The Environmental Analysis Laboratory (EAL) at LSSU will also be integrated into the new Center for Freshwater Research and Education to expand analysis services to state, federal, and local environmental monitoring programs emphasizing education, research, and community service. US Environmental Protection Agency and MI Department of Environmental Quality approved analytical protocols are followed on all analyses allowing data from the Environmental Analysis Laboratory to be included in appropriate state databases. By providing the community with technical assistance for water quality analysis and monitoring, links are established between graduating seniors and potential employers. The EAL is currently one of a few laboratories nationwide that is capable of testing for algal toxins, an increasing threat to drinking water resources. The EAL is building additional capacity in this area to keep up with existing demands by state agencies for testing.

Other traditional and interdisciplinary environmentally-related programs will also be enhanced with access to the CFRE facility, including new programs in environmental education and existing programs including political science. The natural environs that surround LSSU support our outstanding natural resource programs, including fisheries and wildlife management, parks and recreation, environmental science, and geology. Our students are trained to hit the ground running when they start their careers. For example, the Michigan Department of Natural Resources has reported that their fish production staff includes as many as 75% LSSU graduates.

The Exercise Performance Laboratory at LSSU is a fully functional laboratory offering a wide range of assessment and therapeutic modalities. Working hand in hand with our athletic program (pre and post season testing), hands on opportunities for the student abound. The instructional suite includes a prioritized classroom, observation room, and main laboratory. Features of the lab include a full cadre of assessment technologies from laboratory grade measures (e.g. VO₂, ECG, blood chemistry profiles) to performance (e.g. force production, movement analytics) to therapeutic modalities (e.g. laser therapy, ultra sound, electro-stimulation) and more.

C. INITIATIVES WHICH MAY IMPACT FACILITIES

The Center for Outdoor Learning and Experiences (COLE) project is LSSU's highest priority capital outlay project, and one which is critical to the University's capacity to move forward in an initiative which is central to our university mission "to enhance the quality of life in the Upper Great Lakes." The COLE facility is a classroom and activity space focused on outdoor education, recreational management, and management of recreational resources. The COLE would fulfill academic needs of university while expanding and strengthening the talent pool of LSSU graduates. The new, standalone structure would house the Parks and Recreation program (Parks, Tourism and Therapeutic Recreation), providing additional instructional space and an experiential learning platform that could be utilized by multiple programs across campus. The COLE would add multiple spaces that would have an immediate and major impact on campus:

- Offices and flexible classrooms for the Parks and Recreation program (Parks, Tourism and Therapeutic Recreation program).
- A large, flexible experiential learning area/platform
- Rooms for LSSU equipment holdings
- A place for community access to the Regional Outdoor Center
- An Equipment Maker Space
- An office and classroom for community programs
- A rock wall, building face
- A state of the art kinesiology laboratory
- Retractable turf for kinesiology testing and community use

It is a project which builds effectively on the groundwork laid by previous capital projects including Considine Hall which houses the Lukenda School of Business, and the Center for Freshwater Research and Education. This project is positioned well to leverage the University's geographic location, leverage existing academic programs, strengthen service to our region, and build programming that aligns with Michigan's growth initiatives around the Outdoor Recreation Industry. The proposed facility will provide space for experiential learning related to recreational activities and programming in a year-round facility. This proposed facility, and the University's main campus, are located adjacent to the world's largest (by surface area) freshwater resource, national and state forests, mineral and geologic resources, a full ensemble of summer and winter activities; including a world-class fishery. The University has a long tradition represented in the motto "redefining the classroom" and through the COLE project we will extend our field based activities in the natural sciences, engineering, and nursing to build upon the natural strength and beauty of our region, training the next generation of outdoor advocates, educators, recreational experts, outdoor business leaders and environmentalists.

The University continues to plan for a future capital outlay project to add an additional 5,500 square feet to the Center for Applied Sciences and Technology (CASET). This expansion would provide much needed space to support growth in the robotics degree program. Currently, the laboratory equipment in CASET includes Fanuc, Staubli, and Kuka robot lines, conveyor systems, vision systems, sensors, and rotary index tables, which use a variety of software and programmable logic controllers (PLCs). This new addition would permit the institution to further expand the current appeal of robotics by incorporating mobile and service robots into its laboratory portfolio. The expanded laboratory facilities would include a water tank suitable for remotely-operated vehicle testing and acoustic testing. The facility is projected to grow enrollments in Engineering by as much as 50%, while simultaneously contributing to the economy and environment of the State of Michigan in three key areas: (1) Robotics & Automation; (2) Automotive vehicle development; and, (3) Great Lakes environment and maritime economy, with a focus on dynamic testing of handling and noise vibration and harshness performance, and modern vehicle dynamic control systems.

The WMH/LSSU Superior Simulation Center is a new innovative instructional and learning environment providing challenging, immersive simulation training for nurses, paramedics, and other health care professionals developed through a partnership with War Memorial Hospital (WMH) and Lake Superior State University. Through the use of the latest medical simulation technologies, the Superior Simulation Center serves to facilitate knowledge acquisition, skill proficiency, and patient care expertise for LSSU students and other learners in the healthcare field. At our Center, human patient simulators (manikins), ranging in age from infant to adult, are used to simulate real-life patient care experiences, including inter-professional medical and

emergency situations. Computer programs that regulate the manikin's actions augment the reality of manikin-based simulations, and allow for real-time feedback to learners. Using manikins in clinical simulations allows current and future health care providers the opportunity to engage in patient care in a safe and regulated environment, helping them gain competence and confidence in their clinical patient care skills.

The unified Fire Science, Criminal Justice Program and Paramedic Technology programs have a critical need for program-specific spaces to accommodate their unique laboratory, classroom and office needs. The program offers the high-demand and critical Public Safety and Homeland Security tracks, programs that can educate Michigan's firefighters, police, correction officers, paramedics, and other first responders. These combined programs have great growth potential. The University has set a goal to build a permanent and dedicated public safety training facility. An appropriate setting would provide a real life experience and allow students to study in a facility that is similar to what they would find on the job as a firefighter, police person and/or paramedic – roles which are often co-mingled in many rural municipalities.

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

D. ECONOMIC IMPACT OF CURRENT AND FUTURE PROGRAMS

It was estimated that each student who attends Lake Superior State University brings \$45,000 worth of economic activity to the region, for a total economic impact of \$113 million per year, according to a 2013 study undertaken by a LSSU professor and a senior finance and economics major. LSSU houses several laboratories and centers which contribute to the economic vitality of the region, both directly and indirectly. Some of these entities are highlighted below.

LSSU's current Capital Outlay Request, the COLE project, is uniquely positioned to support LSSU's role in the preparation of talent and skill to support the Outdoor Recreation Industry in the State of Michigan. A recent example of keeping talent in Michigan was the biannual Parks and Recreation Caucus. LSSU alumni returned to campus, from locations ranging from Monroe to the Copper Country. Agencies represented included:

- Michigan DNR Parks and Recreation Division
- Michigan DNR Mackinac State Historic Parks
- Michigan Department of Environment, Great Lakes and Energy
- United States Forest Service
- YMCA
- Michigan United Conservation Clubs
- City of Ada Parks and Recreation
- Eastern Upper Peninsula Regional Planning & Development Commission

The ability of the LSSU and the Parks, Tourism and Therapeutic Recreation program to keep talent in Michigan is strong, and crucial to the economy. Recently, hospital recruiters have cited increasing outdoor recreational opportunities as a mechanism to recruit and retain talent within the state. The outdoor recreation industry supplies 120,000 jobs in the state and generates \$10 billion annually for the Michigan economy. Nationwide, the outdoor recreation industry is

surpassing overall growth. Lake Superior State University and Sault Sainte Marie serve as an unofficial welcome center to the Upper Peninsula, which comprises nearly 30% of the state land area, thousands of miles of Great Lake shoreline and over 4,000 inland lakes. The Upper Peninsula is Pure Michigan.

The benefits from the COLE project to the State of Michigan are not limited to Parks, Tourism and Therapeutic Recreation program and the Outdoor Recreation Industry. The move of Parks, Tourism and Therapeutic Recreation to the proposed facility will allow for the spatial reunion of the College of Criminal Justice and Emergency Medicine and expansion of the Kinesiology Program. Early in 2019, there were over 700 vacant correction officer positions within the State. Michigan Commission on Law Enforcement Standards (MCOLES) Certification is offered through LSSU. Students enrolled with an emphasis in criminalistics, law enforcement or public safety in the criminal justice baccalaureate degree may apply for MCOLES certification. Upon graduation and the completion of the academy, these students may be eligible for employment with local law enforcement agencies in Michigan without further training. The Kinesiology program prepares students for immediate entry into the work force, in addition to acceptance into professional schools that are gateways for occupations with high earning potential and job growth (occupational therapy, physical therapy). The State of Michigan Hot 50 indicates many of these occupations are poised for growth, including occupational therapy, physical therapist, physician assistants, and physical therapist assistants.

LSSU's Engineering Program has a history of over 30 years in robotics with both a minor and a concentration within existing engineering degrees, and it is among the top undergraduate programs in the nation. In the fall of 2018, LSSU added a Bachelor of Science degree in Robotics, to expand their program offerings. We are competing with programs much larger than ours, with space that is just barely adequate. The addition is very important for the university to maintain its leadership position among peers. There is an incredible demand for the graduates of robotics and other engineering programs offered at LSSU. LSSU's engineering graduates with the robotics specialization have 100% placement with starting salaries over \$60,000/year. Tremendous growth of about 35% per year in robotics applications in manufacturing is occurring. Further, robotics application in surgery, military, and human service is also rapidly expanding. We need to be ready to supply Michigan the talent it needs to respond to this trend which will be vital to growing our economy.

LSSU has partnered with the Eastern Upper Peninsula Intermediate School District (EUPISD) to launch an Early Middle College for our three-county region this coming year. In addition, a Career and Technical Education millage approved in May 2017 provides the opportunity for the University to partner in providing learning experiences and certificate programs to these area students.

The Arts Center at LSSU is home to an array of exciting live performances by visiting and local artists, as well as speakers addressing social, cultural, and intellectual concerns. It also provides dedicated space for the training of Lake State's performing arts students. By providing quality programming and engaging community outreach, and through the work of highly qualified faculty and staff, the Arts Center serves to fully integrate the performing arts into the liberal education that all LSSU students experience, as well as the lives of the people of the Great Lakes region. Facilities include a 674-seat theatre, black box theatre, music studio space, as well as traditional classroom space. The permanent collection of the Arts Center Gallery includes the L. F. Noyes Collection of Native American and Western Art. The recent move of the WMH/LSSU

Superior Simulation Center onto the first floor of the Arts Center has created the need to identify alternative space on campus for the study of and engagement in the visual arts.

SECTION III: STAFFING AND ENROLLMENT

A. CURRENT FULL AND PART-TIME STUDENT ENROLLMENT

This year's census headcount was just under 2,000 students. There is an increase in freshman, sophomore, and junior numbers from last year. New academic programs are seeing substantial student interest, with plans to move forward on an initiative to establish an 'additional location' in St. Helen, Michigan. The Dean of Student Affairs is implementing a number of programs, all designed to increase retention rates and build a strong sense of community and belonging for all students.

This fall, about 12% of our enrollment is part time, 95% of course enrollments are on the home campus, 1% at regional sites, 3% off campus or at other campuses, and about 1% delivered through distance education. Most courses are delivered in a classroom or lab setting; a few are provided through the internet or by tape delay.

B. PAST FIVE YEAR ENROLLMENT HISTORY EVALUATION

As Michigan's economy has continued to struggle over the past few years, so has LSSU's enrollment. Additionally, due to its small size and lack of economies of scale and student demographics, LSSU has been disproportionately impacted in an adverse manner by the lower than historical funding from State appropriations and by the State not fully funding the Michigan Indian Tuition Waiver.

Over the past five years, the schools with the large declines in enrollment are as follows: Business, Social Sciences, Nursing, and Kinesiology. Schools that have grown or have only had relatively small declines are as follows: Education, Math & Computer Science, Biological Sciences, Physical Sciences, and Engineering & Technology.

C. FIVE-YEAR PROJECTION OF ENROLLMENT PATTERNS

Similar to many smaller, rural schools around the country and particularly in Michigan's Upper Peninsula, full-time enrollment at LSSU has been declining significantly over the past decade. However, freshmen, sophomore and junior levels increased year over year by 2.8%, 8.2% and 4.0%, respectively, while senior levels declined by 20.8% for the fall of 2019. Despite the increases experienced in all grade levels except seniors, total enrollment may still take a few years to grow since the trough in freshmen levels a few years ago will impact total enrollment for at least another year.

Although demographic, affordability and competitive trends are expected to increasingly impact enrollment growth, LSSU's Enrollment Management and Marketing team will seek to drive growth by implementing a five-pronged, multi-year enrollment management and marketing strategy to improve across-the-board capabilities and catch up to peer competitors.

Strategically, there are no "magic bullets" or turnkey solutions for smaller schools, and LSSU must do many things well across the institution to drive sustainable enrollment growth. Due to limited resources and budgets, all of these things must be well integrated (i.e., not done in silos) and targeted exceptionally well (i.e., not a one-size-fits-all strategy) in order to improve enrollment yield, by better meeting the needs of the marketplace. Marketing and recruitment is

now an on-going dynamic process that spans across many years and different segments, channels, intermediaries, generations, competitors and media. Overall, more must be done, earlier in the recruitment process, and differently (i.e., using technology).

To generate greater enrollment yield, LSSU's Enrollment Management and Marketing team will seek to work smarter through data, analytics, technology, process and targeting improvement strategies. Due to overall slower growth and even stagnation in many areas, improving enrollment yield (i.e., productivity) through the recruitment and admissions process will be key to bottom line results, not just relying on generating greater front-end applicant flow via greater mass marketing activity, as has been done in the past.

LSSU's five-pronged enrollment management and marketing strategy is as follows:

1. Building LSSU's brand from the ground up since top-down branding is relatively more expensive and less effective for regional schools:
 - a. Building the brand through increased programmatic or targeted marketing (i.e., specific programs that can attract students from a wide geography)
 - b. Aligning or investing in increased digital capabilities versus more traditional yet expensive print and mail methods
2. Improving enrollment yield through increasing and optimizing targeted reach:
 - a. Better knowing our markets, customer, intermediaries and competitors in order to drive strategies and tactics
 - b. Increased development and utilization of our Customer Relationship Management (CRM) system and data analytics
 - c. Continuous territory management efforts to optimize our reach and coverage
 - d. Improving out of state recruitment via technologies and intermediaries
3. Improving our financial aid (i.e., pricing) optimization capabilities to be more proactive and targeted
4. Continuing to improve our digital marketing and technology-based capabilities to customize and scale all enrollment management, marketing and recruitment efforts
5. Further engaging the campus, community and alumni since marketing is too important and competitive just to be left to the Marketing department

In addition to the multi-year enrollment management and marketing strategy, LSSU will continue to develop new articulation agreement with community colleges and Canadian colleges. Within its marketing and recruitment strategy, LSSU will increase the promotion of its "one-rate" tuition program more aggressively out-of-state. Under the program, out-of-state students are all charged the same tuition rate as in-state students. LSSU was the first university in the state to establish such as program globally, making LSSU more accessible to a much wide range of students, wherever they may come from.

Historically, as a small regional public university, LSSU's focus has been on serving the needs of its region and traditional four-year students. The Upper Peninsula, however, will likely continue to experience slower full-time student growth versus the downstate areas of Michigan. Due to these demographic headwinds, LSSU will increase its focus on growing the non-traditional, returning adult student body, as well as non-degree seeking programs on campus, in high schools, and in the summer. LSSU will also continue to explore the greater use of different online/distance learning technologies to expand its capabilities in a cost effective manner.

Many adults in the Upper Peninsula and Upper Lower Michigan have some college credits, but have never obtained a degree. About 40 percent of all college students are older than 25, according to U.S. Education Department data. LSSU's non-traditional population is currently significantly less than that, indicating an opportunity to better serve the needs of these non-traditional students. We are working to change that by developing new models and methods of teaching delivery that will make obtaining a degree or other credentials feasible at any age, and for a broader set of situations.

Overall, the University is committed to strategically growing enrollment both on its main campus, and in regional centers, alternate locations and online, for traditional and non-traditional students interested in range of programs --- from traditional degrees to other non-degree (i.e., certificate) credentials.

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 22 to 1.

E. 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. Staffing levels have remained fairly constant for the last three years. The University is currently reviewing its staffing levels across campus as well as revenue enhancing areas.

F. AVERAGE CLASS SIZE

Consistent with its mission emphasizing undergraduate education, for fall 2019, more than 80% of the main campus course lecture sections enrolled fewer than 30 students and about 200 laboratory classes had fewer than 20 students per class. There are no planned programming changes that would suggest that this would not remain fairly stable for the foreseeable future.

SECTION IV: FACILITY ASSESSMENT

A. SUMMARY DESCRIPTION OF FACILITIES

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

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

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

The remaining information is summarized in several tables provided below and in the Appendix.

B. UTILIZATION RATES

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

University Space Utilization						
Building	Average % Use Lecture Room 45 Hour Week	Average % Use Lecture Room 65 Hour Week	Average % Use Labs 45 Hour Week	Average % Use Labs 65 Hour Week	Average % Use Total Building 45 Hour Week	Average % Use Total Building 65 Hour Week
Arts Center	31%	29%	22%	15%	27%	22%
Center of Applied Science and Engineering Technology	42%	37%	24%	20%	31%	25%
Considine Hall	47%	39%	18%	22%	44%	38%
Crawford Hall of Science	41%	38%	23%	19%	30%	25%
KJS Library	47%	41%	35%	32%	40%	36%
Norris Center	55%	44%	13%	9%	25%	19%
Campus Wide	44%	38%	23%	20%	33%	27%

C. MANDATED FACILITY STANDARDS

All labs conform to mandated standards and are reviewed on a regular basis.

D. FUNCTIONALITY OF EXISTING STRUCTURES

All structures on campus are open and functional with no major problems, although deferred maintenance exists in a number of structures. A full discussion of all structures is provided in the appendix.

E. REPLACEMENT VALUE OF EXISTING FACILITIES

The value of all campus structures can be found in the appendix.

F. UTILITY SYSTEM CONDITION

All water, HVAC, and interior electrical systems for all General Fund facilities were updated in 2019 as part of a \$23.6M performance contract. Auxiliary facilities will be updated as part of a future P3 arrangement. A large portion of the underground, high-voltage power distribution system is over 50 years old. About 20% of the system was replaced in 2005 and another 20% was replaced in 2018.

G. FACILITY INFRASTRUCTURE CONDITION

The infrastructure condition (evaluative rating) of all campus structures can be found in the appendix.

H. ADEQUACY OF EXISTING UTILITIES AND INFRASTRUCTURE SYSTEMS

The University plans and budgets to address repairs and replacements and prioritizes the deferred maintenance of its aging buildings and infrastructure to the fullest extent possible but will never expect to be able to fully catch up with the backlog of deferred maintenance without assistance.

Research studies indicate that every \$1 of deferred maintenance results in \$4 of capital renewal costs in the future. We prioritize based on safety and student needs. We also consider the severity of a maintenance issue, meaning it will cost more to fix later if we don't fix it now or there is an imminent threat of failure. Recently we have re-prioritized in order to comply with ADA standards that are required by law. Deferred maintenance costs in Michigan's schools and universities is a big challenge, but particularly challenging to the smallest Michigan university with many beautiful, but aging, historic structures.

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

- Nursing Simulation Center
- WMH Education Center
- Superior Room Renovation

- Cisler Galley Grill Upgrades
- Library Learning Commons Renovation
- Golf Simulator Upgrades
- Norris Rink Chiller Replacement
- Osborn Stair Well Tread And Painting Project
- Presidents House Kitchen Remodel
- Presidents House Split Unit AC System
- Town House Renovations
- CASET New Roof
- Replacement of Most HVAC and DWH Systems
- Replacement of all Lights with LED Systems
- New Keyless Entry System Across Campus
- Consolidation of all Fire and Safety Systems

I. ENTERPRISE-WIDE ENERGY PLAN

As part of the 2019, \$23.6M performance contract, Johnson Controls provided LSSU with an enterprise-wide energy plan. As previously noted, all water, HVAC, and interior electrical systems for all General Fund facilities were updated. Building envelopes, roofs, and related energy loss mechanism were also addressed in the performance contract. Expected yearly energy reduction for each structure were also determine. Water, gas, and electric meters have been placed on all general fund structures and energy usage will be monitored beginning in 2020.

J. LAND OWNED BY THE UNIVERSITY

The 115-acre campus of Lake Superior State University is situated on the site of the former U.S. Army's Fort Brady which overlooks Sault Ste. Marie, Michigan and Sault Ste. Marie, Ontario, the St. Marys River, and the Soo Locks; the busiest locks in the world. Fourteen of LSSU's buildings are listed on various historic registers creating a unique campus environment. LSSU also owns a 2 acre parcel on the St. Marys River, adjacent to the historic Cloverland hydro-electric facility. This is the site of LSSU's \$13.2M Center for Freshwater Research and Education facility. The University also owns a few donated parcels, a couple of which are used for laboratory/research, and the rest it holds for resale.

K. OBLIGATIONS TO THE STATE BUILDING AUTHORITY

The State holds title to Lake Superior State University's Arts Center until December 31, 2039 (a 30 year lease). The State holds title to Lake Superior State University's Considine Hall until September 1, 2052 (a 35 year lease).

SECTION V: IMPLEMENTATION PLAN

A. PRIORITIZATION OF CAPITAL PROJECTS REQUESTED FROM THE STATE

Number 1 for 2019: Center for Outdoor Learning and Experiences (COLE).

Number 2 for 2024: Engineering and Robotics facility addition remains a priority.

B. DEFERRED MAINTENANCE

LSSU recently engaged Johnson Controls (JCI) in an 18 month, \$23.6M, performance contract to address infrastructure upgrades, safety and security upgrades, and energy reduction initiatives. Nearly all of the initiatives will address aspects of the deferred maintenance on campus. The project began late in the summer of 2018 and is scheduled to be completed in early 2020. The project was designed to be self-funding, with savings generated from the energy reduction initiatives being used for debt service payment on bonds issued to finance the projects.

Current deferred maintenance backlog for general fund facilities is currently estimated at about \$7M. The Vice President for Finance and Operations works with the Director of Facilities Management to determine what projects will be undertaken in any given fiscal year.

C. STATUS OF ON-GOING STATE PROJECTS

Governor Snyder enacted Public Act 268 of 2016, a Fiscal Year 2016 appropriations act that authorized planning for Lake Superior State University's Center for Freshwater Research and Education (CFRE) project July 13, 2016. The CFRE project was granted authorization for construction in Public Act 207 of 2018. LSSU is working with an A&E firm, construction manager, and other external partners in development of plans for the facility. Fundraising has begun and about 95% of the necessary matching funds have been receipted or pledged. Site work has begun and several bid packages have been issued.

D. RATE OF RETURN ANTICIPATED ON PLANNED EXPENDITURES

Center for Freshwater Research and Education:

The CFRE project will allow LSSU to begin significant research activity in the Great Lakes region and attract new students to LSSU. About 40% of all Michigan Department of Natural Resources (MDNR) fisheries biologists and 75% of fish production staff are LSSU graduates; therefore expansion of the program will have significant impact on the MDNR. Additionally, LSSU provides the majority of all Atlantic Salmon in the Great Lakes (a multi-million dollar industry for Michigan).

Center for Outdoor Learning and Experiences (COLE):

The COLE project is uniquely positioned to support LSSU's role in the preparation of talent and skill to support the Outdoor Recreation Industry in the State of Michigan. A recent example of keeping talent in Michigan was the biannual Parks and Recreation Caucus.

Employment projections for the State of Michigan (2016-2026) show many of these occupations poised for growth.

Occupation	% Growth
Occupational Therapists	23.0
Physical Therapists	27.3
Physical Therapist Assistant	30.7
Physician's Assistant	37.8
Exercise Physiologists	12.2
Recreational Therapists	8.1
First-Line Supervisors of Police and Detectives	6.3
First-Line Supervisors of Fire Fighting and Prevention Workers	6.0
First-Line Supervisors of Protective Service Workers, All Other	4.0
Firefighters	6.7
Fire Inspectors and Investigators	3.8
Police and Sheriff's Patrol Officers	6.6
Animal Control Workers	6.1

The project is uniquely positioned to strengthen LSSU's role in preparation of talented individuals to support the Outdoor Recreation Industry. The outdoor recreation economy generates 232,000 direct jobs, and \$26.6 Billion in consumer spending. Wages and salaries in of \$7.5 Billion contribute to \$2.1 Billion in state and local tax revenue (source: outdoorindustry.org). LSSU's COLE project will prepare students to make significant and positive contributions to this arena will have a major impact on our local community, region and state.

The Center for Outdoor Learning and Experiences will serve two key functions. It will serve as the academic training ground for outdoor recreation professionals (recreational therapists, outdoor industry managers, small business operators, coaches and trainers) preparing them to make meaningful contributions to the state through job creation and economic growth. Michigan's Hot 50: Tomorrow's High-demand and High-wage Careers (source: Pathfinder.mitalent.org) identified over 2000 jobs for general and operations managers, and projected a percentage of job growth from 2014-2024 of 9.4%. These individuals will support job creation and academic growth as they plan, direct, or coordinate the operations of public or private sector organizations. Duties and responsibilities include formulating policies, managing daily operations, and planning the use of materials and human resources related to the outdoor recreation industry. Secondary benefits will be realized by the State as the Center supports and expands the engagement of individuals in outdoor activities.

The Outdoor Industry Association estimates that 63% of Michiganders participate in outdoor recreation each year in activities that contribute to a high quality of life and which "attracts and sustains employers and families. Investing in outdoor infrastructure attracts employers and active workforces, ensuring those communities thrive economically and socially" (source: outdoorindustry.com). Pure Michigan's Talent Connect website list hundreds of jobs with the search term 'recreation', including recreational aides, golf assistant recreation supervisor, therapeutic recreation specialists, fitness coordinators, facility managers, and employment at companies and industries that support Michigan's recreation industry. Michigan's Department of Technology, Management and Budget Labor Market Information has multiple entries related to

recreation-related occupations, including recreation and fitness studies teachers, recreational therapists, recreational protective services, recreation workers. Long-term growth potential for recreational workers is estimated at 9% in Michigan. Nationally, the OIA estimates \$877 Billion in consumer spending and \$59.2 Billion in state and local tax revenue.

E. ALTERNATIVES TO NEW INFRASTRUCTURE

The University has taken alternative steps to the COLE project to date; unfortunately these have been proven to be detrimental from a delivery and operations standpoint. A proposal to move many of Parks, Tourism and Therapeutic Recreation courses to the Crawford Hall of Science building proved impractical due to separation from equipment and space requirements. Fire Science and Paramedic Technology were moved to the Center for Applied Sciences and Engineering Technology (CASET) in an attempt to increase space for the programs. Unfortunately, noise issues has led to interference with other classes being held within the building, in addition to a spatial separation from the College of Criminal Justice and Emergency Responders and associated resources, such as Criminal Justice faculty, equipment and administrative support. To date, these alternatives have proven to be either impractical or inefficient and ineffective. The requested project would generate essential classrooms and experiential learning space for Parks, Tourism and Therapeutic Recreation along with reuniting the College of Criminal Justice and Emergency Responders.

F. MAINTENANCE SCHEDULE FOR MAJOR ITEMS

As previously mentioned, LSSU has begun a \$23.6M performance contract with Johnson Controls (JCI). The project will address:

- Upgrades to lighting
- Upgrades to HVAC systems
- Installation of new security and safety systems
- A new roof
- Installation of water saving devices
- Door and window replacement/upgrades
- Replacement of numerous pump, heaters, and other mechanical equipment
- Installation of CCTV system

The University has budgeted \$300,000 in our minor construction line item and \$500,000 in a Plant Fund for general non-routine maintenance. Additionally, the housing and food service auxiliaries contributes approximately \$500,000 to a reserve and replacement fund annually.

G. CURRENT BUDGET FOR NON-ROUTINE MAINTENANCE

A Capital Outlay project, the CFRE program, has been authorized by the State for Design. After design work is complete and approved for construction, this project would result in \$13,200,000 of new research and instruction space for LSSU.

About \$500k - \$600k is set aside each year for non-routine maintenance.

Appendix

Five-Year Facility Assessment

2021 - 2025



CAMPUS BUILDINGS

ACADEMIC

- 2 Arts Center (ARTS)
- 4 Center for Applied Science & Engineering Technology (CAS)
- 23 Considine Hall (CON)
- 22 Crawford Hall (CRW)
- 25 Norris Center (NOR)
- 17 Shouldice Library (LBR)

ADMINISTRATION & SUPPORT

- 16 Administration (ADMIN)
- 14 Admissions (CANUSA)
- 14 B&N at LSSU (CANUSA)
- 18 Brown Hall
- 26 Counseling Center
- 24 East Hall
- 15 Fletcher Center
- 27 Health CARE Center (HCC)
- 11 Lou & Mae Lukenda Alumni House, Foundation
- 9 Native American Center-Eskoonwid Endaad
- 28 Physical Plant
- 3 Walker Cisler Center (WCC)

ATHLETICS & RECREATION

- 25 Norris Center (NOR)

HOUSING

- 3 Office (WCC)
- 21 Brady Hall
- 8 Chippewa Hall
- 10 Erie Hall
- 6 Huron Hall
- 7 Laker Hall
- 12 Moloney Hall
- 13 Nevue Hall
- 5 Ontario Hall
- 20 Osborn Hall
- 19 Student Village
- 1 Townhouses

PARKING LOTS

- Lot A** NOR, Commuter
- Lot B** NOR, Commuter
- Lot C** Osborn Hall & Student Village Residents
- Lot D** Visitors & ADMIN
- Lot E** CAS, WCC & LSSU Seniors
- Lot F** Row Housing & Native American Center
- Lot H** Brady Hall Residents
- Lot J** LBR, Faculty, Staff and Library Visitors
(library visitors pick up day permit from circulation desk)
- Lot K** Admissions, ARTS, Bookstore, WCC, Fletcher, Visitors
- Lot L** Osborn & Student Village Residents
- Lot O** Osborn & Student Village Residents (temporary - day parking only)
- Lot S** Moloney & Nevue Residents
- Lot T** Townhouse Residents

Public Safety: 906-635-2100

Admissions: 906-635-2231

Switchboard: 906-632-6841

Visitors need to register with Public Safety to obtain day permit (ADMIN)
No parking on any university drive



LAKE SUPERIOR
STATE UNIVERSITY

425 W EASTERDAY

Description

Primary Use: Residence

Constructed: Original Construction, 1940

Building Area: 600 square feet on 3 floors

Building Usage

Gross Area: 600 square feet 100%

Net Assignable Area:

Circulation Area:

Custodial Area:

Mechanical Area:

Construction Area:

Mandated Facility Standards: N/A

Replacement Value: (2019 valuation) \$53,000

Facility Condition Index: 0.00% (Good)



Utility System Infrastructure: House was purchased in 2018.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$2,891,028

Facility Condition Index: 19.20% (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. In 2016, the ac was patched and repaired for \$8,000. The building is listed on the Register of National Historic Places.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$997,256

Facility Condition Index: 6.72% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems. In 2012 the main sanitary line was replaced. In 2016, a new boiler was installed. However, this facility is circa 1920 and needs extensive work to be brought into the 21st century.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$17,097,751

Facility Condition Index: 0.15% (Good)



Utility System Infrastructure:

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



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$12,567,496

Facility Condition Index: 9.32% (Fair)



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. Infrastructure to be upgraded to meet ADA compliance standards.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$1,065,647

Facility Condition Index: 4.32% (Good)



Utility System Infrastructure:

The building is in good condition. This building is circa 1920 and in need of a major renovation to bring it into the 21st century. Electrical, HVAC, and mechanical systems were updated in 2013. As of 2015, this building is being used by the Public Relations functions.



LAKE SUPERIOR STATE UNIVERSITY

CANUSA / ADMISSIONS

Description

Primary Use: Barnes and Noble/ Admissions
Constructed: 1967
Building Area: 15,091 square feet on 2 floors
Admissions: 3,000 square feet
Barnes and Noble: 12,091 square feet

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: (2019 valuation) \$3,089,753

Facility Condition Index: 5.99% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems. Admissions was relocated to Canusa in 2015 following a complete renovation of 3,000 square feet of the east side of the first floor.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$20,924,312

Facility Condition Index: 2.95% (Good)



Utility System Infrastructure:

Building is in generally fair condition.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$4,348,955

Facility Condition Index: 3.45% (Good)



Utility System Infrastructure:

The building and boiler systems are in poor condition.



LAKE SUPERIOR STATE UNIVERSITY

CENTER FOR FRESHWATER RESEARCH AND EDUCATION

Description

Primary Use: Education and research

Constructed: 1905

Building Area: 16,350 square feet on 3 floors

Building Usage

Gross Area:	16,350 square feet	100%
Net Assignable Area:	15,283 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: (2019 valuation) \$329,095

Facility Condition Index: N/A



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 National Civil Engineering Landmarks. Plans pending for a \$15,500,000 renovation, first floor.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$1,732,571

Facility Condition Index: 6.58% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems. In 2013, the hot water boiler was upgraded. Infrastructure to be upgraded to meet ADA compliance standards.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$14,997,186

Facility Condition Index: 2.17% (Good)



Utility System Infrastructure:

The building infrastructure is in generally fair condition with only some specific issues to be addressed in the Five-Year Capital Plan. As of 2015, major landscape improvements and interior renovations have been completed.



LAKE SUPERIOR STATE UNIVERSITY

CONSIDINE HALL

Description

Primary Use: Student Support & Classroom Space

Constructed: 1920 w/1946 and 2016 renos

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: (2019 valuation) \$15,000,000

Facility Condition Index: 0.00% (Good)



Utility System Infrastructure:

Total building renovation of \$15,000,000 completed fall of 2016.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$65,362,802

Facility Condition Index: 1.91% (Good)



Utility System Infrastructure:

The entire facility is in good condition.



LAKE SUPERIOR STATE UNIVERSITY

EAST HALL

Description

Primary Use: Childcare Center

Constructed: Original Construction, 1900

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: (2019 valuation) \$880,368

Facility Condition Index: 2.27% (Good)



Utility System Infrastructure:

Building is in good shape following a complete renovation of electrical, mechanical, HVAC, and interior features in 2012 to accommodate a childcare center.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$782,251

Facility Condition Index: 25.57% (Poor)



Utility System Infrastructure:

Building infrastructure is in poor condition, as the building interior needs to be remodeled to conform to all applicable codes. The kitchen was upgraded in 2012. Infrastructure to be upgraded to meet ADA compliance standards.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$1,959,202

Facility Condition Index: 4.39% (Good)



Utility System Infrastructure:

Building infrastructure is in good condition but the building interior needs to be remodeled to conform to current codes. New boilers were installed in the south side (2013) as well as the north side (2007). The domestic hot water line was replaced in 2015 and a new sanitary main was installed in 2013. Infrastructure to be upgraded to meet ADA compliance standards.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$1,134,934

Facility Condition Index: 7.05% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$125,160

Facility Condition Index: 0.00% (Good)



Utility System Infrastructure:

Building infrastructure is in good condition with no major problems.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$3,249,690

Facility Condition Index: 16.34% (Poor)



Utility System Infrastructure:

Building infrastructure is in generally poor condition. The many needs of the building are due to circa 1936 construction and the changing needs of campus. Mechanical system needs updating.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$150,416

Facility Condition Index: 8.64% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$450,464

Facility Condition Index: 1.78% (Good)



Utility System Infrastructure:

Building infrastructure is in good condition.



LAKE SUPERIOR STATE UNIVERSITY

HILLSIDE HOUSE

Description

Primary Use: Residence

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: (2019 valuation) \$1,131,803

Facility Condition Index: 57.43% (Critical)



Utility System Infrastructure:

Building infrastructure is in critical condition. The south end of the building was renovated in 2000. The north end was renovated in 2001. The building is currently awaiting a complete renovation totaling \$650,000.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$241,382

Facility Condition Index: 6.21% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$1,959,202

Facility Condition Index: 9.44% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition following a \$400,000 renovation of the interior in 2011. Infrastructure to be upgraded to meet ADA compliance standards.



LAKE SUPERIOR STATE UNIVERSITY

ICE ARENA STORAGE BUILDING

Description

Primary Use: Storage

Constructed: 1995

Building Area: 642 square feet on 1 floor

Building Usage

Gross Area: 642 square feet 100%

Net Assignable Area: 642 square feet 100%

Mandated Facility Standards: N/A

Replacement Value: (2019 valuation) \$62,468

Facility Condition Index: 4.8% (Good)



Utility System Infrastructure:

Building infrastructure is in good condition with no major problems.



LAKE SUPERIOR
STATE UNIVERSITY

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: (2019 valuation) \$37,368,196

Facility Condition Index: 2.14% (Good)



Utility System Infrastructure:

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



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$1,007,092

Facility Condition Index: 7.75% (Fair)



Utility System Infrastructure:

Building infrastructure is in poor condition and building interior needs extensive remodeling. A new boiler was installed in 2017. Infrastructure to be upgraded to meet ADA compliance standards.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$70,683

Facility Condition Index: 11.32% (Poor)



Utility System Infrastructure:

Building infrastructure is in poor condition.



LAKE SUPERIOR STATE UNIVERSITY

MICHIGAN HALL

Description

Primary Use: Regional Outdoor Center
Constructed: Original Construction, 1920
Building Area: 1,676 square feet on 1 floor

Building Usage

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

Mandated Facility Standards: N/A

Replacement Value: (2019 valuation) \$327,762

Facility Condition Index: 21.97% (Poor)



Utility System Infrastructure:

Building infrastructure is in poor condition.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$4,324,189

Facility Condition Index: 0.00% (Good)



Utility System Infrastructure:

Building infrastructure is in good condition although domestic water system needs replacement and the building needs to be remodeled. An ADA accessible room was added in 2013.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$3,393,501

Facility Condition Index: 0.00% (Good)



Utility System Infrastructure:

Building infrastructure is in generally good condition.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$24,417,042

Facility Condition Index: 26.67% (Poor)



Utility System Infrastructure:

Building is in poor condition. A new fire alarm system and a pool dehumidification system are needed. Large open space lighting needs updating as it is outdated and inefficient.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$1,732,571

Facility Condition Index: 6.35% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition. Upgraded to high efficiency hot water boiler in 2015. Infrastructure to be upgraded to meet ADA compliance standards.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$12,202,521

Facility Condition Index: 13.97% (Poor)



Utility System Infrastructure:

Building is in poor condition and needs new heating and domestic water systems. Infrastructure to be upgraded to meet ADA compliance standards.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$5,328,910

Facility Condition Index: 4.56% (Good)



Utility System Infrastructure:

The building is in good condition.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$1,570,535

Facility Condition Index: 3.63% (Good)



Utility System Infrastructure:

Building infrastructure is in good condition with no major structural problems but major interior upgrades are needed. All new windows were installed in the summer of 2015.



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$145,276

Facility Condition Index: 6.88% (Fair)



Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.



LAKE SUPERIOR
STATE UNIVERSITY

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: (2019 valuation) \$772,417

Facility Condition Index: 4.92% (Good)



Utility System Infrastructure:

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



LAKE SUPERIOR STATE UNIVERSITY

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: (2019 valuation) \$11,582,050

Facility Condition Index: 0.70% (Good)



Utility System Infrastructure:

This building is a newer structure in good condition but it is in need of a complete lighting upgrade.



LAKE SUPERIOR STATE UNIVERSITY

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:	1,687 square feet	3.5%
Construction Area:	4,819 square feet	10.0%

Mandated Facility Standards: N/A

Replacement Value: (2019 valuation) \$12,386,551

Facility Condition Index: 2.67% (Good)



Utility System Infrastructure:

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



LAKE SUPERIOR STATE UNIVERSITY

TOWNHOUSES

Description

Primary Use: Student Residence

Constructed: Original Construction, 1974

Building Area: 29,665 square 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:	2,967 square 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: (2019 valuation) \$7,624,647

Facility Condition Index: 1.61% (Good)



Utility System Infrastructure:

Building infrastructure is in generally fair condition although domestic water system needs replacement. Exterior: roof and siding have been updated. Also, all sidewalks and stairs have been replaced and improved. Interior needs to be remodeled.



LAKE SUPERIOR STATE UNIVERSITY

YOUNG'S HOUSE

Description

Primary Use: Counseling Center

Constructed: 1959

Building Area: 1,426 square feet on 1 floor

Building Usage

Gross Area: 1,426 square feet 100%

Net Assignable Area: 1,332 square feet 93.5%

Custodial Area: 22 square feet 1.5%

Mechanical Area: 72 square feet 5.0%

Mandated Facility Standards: N/A

Replacement Value: (2019 valuation) \$54,248

Facility Condition Index: 14.75% (Poor)



Utility System Infrastructure:

Building infrastructure is in poor condition.

General Building Information

Building	Building Type	Gross Square Feet	Original Construction	Renovations & Additions
425 W Easterday	General	600	1940	
Administration	General	17,247	1920	1946
Alumni	General	4,462	1920	
Arts	General	63,791	2004	
Brady	Auxiliary	48,896	1939	
Brown	General	4,768	1920	1965
Canusa	General	15,091	1967	
CASET	General	82,055	1981	
Center for Freshwater Research and Education	General	16,350	1905	
Central Heating	General	10,376	1969	
Chippewa	Auxiliary	7,752	1920	1996
Cisler	Auxiliary	86,685	1973	1994
Considine Hall	General	33,812	1920	1946, 2016
Crawford	General	121,599	1964	1974, 2000
East	General	3,939	1900	
Easterday	Auxiliary	3,500	1920	
Erie	Auxiliary	8,766	1901	
Eskoonwid Endaad (NAC)	General	5,078	1920	
Fire Science	General	800	1998	
Fletcher	General	14,540	1936	1977
Gate House	General	767	1921	
Health Care Center	General	2,540	1990	
Hillside House	Auxiliary	5,064	1920	2001
Housing Storage Building	Auxiliary	2,800	1995	
Huron	Auxiliary	8,766	1901	2011
Ice Arena Storage Building	General	642	1995	
Kenneth J Shouldice Library	General	103,584	1971	1996
Laker	Auxiliary	4,506	1920	
Meridian Storage Building	General	736	1940	
Michigan	General	1,676	1920	
Moloney	Auxiliary	16,824	1969	
Neveu	Auxiliary	13,203	1970	
Norris	General	209,928	1974	1995
Ontario	Auxiliary	7,752	1920	1994
Osborn	Auxiliary	47,476	1967	
Pianosi Maintenance	General	35,464	1977	
President's House	General	7,027	1920	
Row Housing Storage Building	Auxiliary	1,920	1999	
Ryan House	Auxiliary	3,456	1920	
Student Activities Center	General	69,095	1999	
Student Village	Auxiliary	48,192	1970	
Townhouses	Auxiliary	29,665	1974	
Young's House	General	1,426	1959	
*Marquette Hall (Offline)	Auxiliary	15,719	1968	

Building Condition Ratings

Building	Building Type	Scheduled Repairs	2019 Value	FCI	Rating	Deferred Maintenance Backlog
425 W Easterday	General	\$ -	\$53,000	0.00%	Good	\$ -
Considine Hall	General	\$ -	\$15,000,000	0.00%	Good	\$ -
Fire Science	General	\$ -	\$125,160	0.00%	Good	\$ -
Moloney	Auxiliary	\$ -	\$4,324,189	0.00%	Good	\$ 550,000.00
Neveu	Auxiliary	\$ -	\$3,393,501	0.00%	Good	\$ 550,000.00
Arts	General	\$ 25,000.00	\$17,097,751	0.15%	Good	\$ -
Student Activities Center	General	\$ 81,000.00	\$11,582,050	0.70%	Good	\$ 1,065,000.00
Townhouses	Auxiliary	\$ 123,000.00	\$7,624,647	1.61%	Good	\$ 125,000.00
Health Care Center	General	\$ 8,000.00	\$450,464	1.78%	Good	\$ -
Crawford	General	\$ 1,250,000.00	\$65,362,802	1.91%	Good	\$ 705,000.00
Kenneth J Shouldice Library	General	\$ 800,000.00	\$37,368,196	2.14%	Good	\$ -
Cisler	Auxiliary	\$ 325,000.00	\$14,997,186	2.17%	Good	\$ 755,000.00
East	General	\$ 20,000.00	\$880,368	2.27%	Good	\$ -
Student Village	Auxiliary	\$ 331,000.00	\$12,386,551	2.67%	Good	\$ 90,000.00
CASET	General	\$ 617,000.00	\$20,924,312	2.95%	Good	\$ 215,000.00
Central Heating	General	\$ 150,000.00	\$4,348,955	3.45%	Good	\$ -
President's House	General	\$ 57,000.00	\$1,570,535	3.63%	Good	\$ 4,000.00
Brown	General	\$ 46,000.00	\$1,065,647	4.32%	Good	\$ 114,000.00
Erie	Auxiliary	\$ 86,000.00	\$1,959,202	4.39%	Good	\$ 148,000.00
Pianosi Maintenance	General	\$ 243,000.00	\$5,328,910	4.56%	Good	\$ -
Ice Arena Storage Building	General	\$ 3,000.00	\$62,468	4.80%	Good	\$ -
Ryan House	Auxiliary	\$ 38,000.00	\$772,417	4.92%	Good	\$ 12,000.00
Canusa	General	\$ 185,000.00	\$3,089,753	5.99%	Fair	\$ 89,000.00
Housing Storage Building	Auxiliary	\$ 15,000.00	\$241,382	6.21%	Fair	\$ -
Ontario	Auxiliary	\$ 110,000.00	\$1,732,571	6.35%	Fair	\$ -
Chippewa	Auxiliary	\$ 114,000.00	\$1,732,571	6.58%	Fair	\$ -
Alumni	General	\$ 67,000.00	\$997,256	6.72%	Fair	\$ 100,000.00
Row Housing Storage Building	Auxiliary	\$ 10,000.00	\$145,276	6.88%	Fair	\$ -
Eskoonwid Endaad (NAC)	General	\$ 80,000.00	\$1,134,934	7.05%	Fair	\$ 23,000.00
Laker	Auxiliary	\$ 78,000.00	\$1,007,092	7.75%	Fair	\$ -
Gate House	General	\$ 13,000.00	\$150,416	8.64%	Fair	\$ -
Brady	Auxiliary	\$ 1,171,000.00	\$12,567,496	9.32%	Fair	\$ 275,000.00
Huron	Auxiliary	\$ 185,000.00	\$1,959,202	9.44%	Fair	\$ -
Meridian Storage Building	General	\$ 8,000.00	\$70,683	11.32%	Poor	\$ -
Osborn	Auxiliary	\$ 1,705,000.00	\$12,202,521	13.97%	Poor	\$ 12,000.00
Young's House	General	\$ 8,000.00	\$54,248	14.75%	Poor	\$ 14,000.00
Fletcher	General	\$ 531,000.00	\$3,249,690	16.34%	Poor	\$ -
Administration	General	\$ 555,000.00	\$2,891,028	19.20%	Poor	\$ -
Michigan	General	\$ 72,000.00	\$327,762	21.97%	Poor	\$ 50,000.00
Easterday	Auxiliary	\$ 200,000.00	\$782,251	25.57%	Poor	\$ 10,000.00
Norris	General	\$ 6,513,000.00	\$24,417,042	26.67%	Poor	\$ 2,025,000.00
Hillside House	Auxiliary	\$ 650,000.00	\$1,131,803	57.43%	Critical	\$ -
Center for Freshwater Research and Education	General	\$ -	\$329,095	-	N/A	\$ -
Totals		\$ 16,473,000.00	\$296,892,383			\$ 6,931,000.00

Scale	
Good	0-5%
Fair	5.01-10%
Poor	10.01-30%
Critical	30.01% +



Six-Year Facility Assessment Summary by Year



SCHEDULED AND DEFERRED PROJECTS

Numbers shown in thousands	Six Year Totals	Deferred Maint.	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
425 W Easterday	0	0						
No Projects Scheduled								
Administration	555	0						
Install ADA ramp and door opener			50					
Renovate first floor				200				
Dewater/seal basement tie to storm drain					150			
Elevator						150		
Restore and paint exterior stairs							5	
Alumni	67	100						
Tuck Point			2					
Repair 2nd floor interior ceiling			2					
Repair sagging floor			5					
Dewater/seal basement				15				
Renovate sanitary system					20			
Renovate south porch						8		
Replace carpeting							15	
Update electrical		75						
New fire alarm system		25						
Arts Center	25	0						
Repair Stage Roof Leak			8					
Add lighting to auditorium				17				
Brady Hall	1,171	275						
Electric re-heat elements for bathroom exhaust units			6					
Add card access entry system				25				
Add HVAC system to all floors				900				
Replace flat roof					160			
Renovate bathrooms and showers						80		
Add fire suppression system		200						
Storm drain connection		25						
Install storm sewer system to reroute water		50						
Brown Hall	46	114						
Paint exterior trim			5					
Repair Soffit/Fascia			2					
Renovate sanitary system			10					
Install ADA door hardware			5					
Dewater/seal basement				12				
Replace carpeting						12		
New fire alarm system		12						
ADA ramp		20						
Tuck point		2						

Numbers shown in thousands	Six Year Totals	Deferred Maint.	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Upgrade electrical and plumbing		80						
Canusa Hall	185	89						
Upgrade lights and install new electrical feed and panel			45					
Replace windows throughout building				40				
Improve elevator					50			
Improve heating and ventilation						50		
Upgrade plumbing		20						
Paint exterior		8						
Improve storm water drain		10						
Upgrade electronic controls		20						
Install new fire alarm system		31						
CASET	617	215						
Repair brick and drip edge east side			5					
Retrofit restroom piping for ADA compliance				12				
Replace and renovate cooling system N Side					400			
Replace and renovate cooling tower					200			
Upgrade plumbing		80						
Replace flooring in hallway		50						
Paint interior walls and doors		30						
Install chemical feed		30						
Replace repair windows		25						
Center for Freshwater Research and Education	0	0						
Complete Renovation for 15,500,000								
Central Heating Plant	150	0						
Replace stone fascia			75					
Repair steam tunnel phase 1				50				
Complete tunnel repairs					25			
Chippewa Hall	114	0						
Complete ADA renovations								
Campus signage			2					
Re-core all locking hardware			5					
Upgrade plumbing				40				
Repair fascia and soffit					10			
Replace interior and exterior cellar doors						7		
Complete ADA renovations							50	
Cisler Center	325	755						
Replace Cisler West Kitchen Windows			6					

Numbers shown in thousands	Six Year Totals	Deferred Maint.	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Replace electrical panels				7				
Repair Cisler underground water leak					12			
Install emergency generator system						300		
Upgrade domestic water heaters		700						
Upgrade plumbing		55						
Considine Hall	0	0						
No Projects Scheduled								
Crawford Hall	1,250	705						
Repair steel floor deck above mechanical room			8					
Replace chiller (R22 system)			900					
Repair greenhouse				5				
Upgrade pneumatic controls					150			
Lab cabinets					15			
Upgrade electrical GFI in labs					12			
Replace carpet						150		
Remodel Geology areas							10	
Upgrade hoods		650						
Add exterior drainage on east side of building		5						
Upgrade labs		50						
East Hall	20	0						
Replace shingle roof				20				
Easterday Hall	200	10						
Replace basement windows			5					
Complete renovation of electrical and mechanical sys.				195				
Install card access entry system		10						
Erie Hall	86	148						
Install card access entry system			10					
Renovate electrical systems				40				
Install new domestic hot water heater					11			
Replace carpet						25		
Renovate bathrooms		48						
ADA		100						
Eskoonwid Endaad (NAC)	80	23						
Complete ADA renovations			25					
Repair soffit and fascia				10				
Replace basement windows					6			
Install ADA accessibility ramp						10		
Install new fire alarm system				12				

Numbers shown in thousands	Six Year Totals	Deferred Maint.	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Upgrade boiler to steam					17			
Replace carpet		8						
Upgrade plumbing and electrical		15						
Fire Science Building	0	0						
No Projects Scheduled								
Fletcher	531	0						
Repair basement walls, install drains, add ext drain.			20					
Modify existing fire alarm system			8					
Remodel main entrance				27				
Renovate HVAC system					450			
Remodel restrooms for ADA						20		
Remove old boiler system and abate							6	
Gate House	13	0						
Install new roof and repair soffit			5					
Renovate storage space to include guard shack			8					
Health Care Center	8	0						
Install new furnace			8					
Hillside House	650	0						
Completely renovation				650				
Housing Storage Barn	15	0						
Add partial second deck and lighting				15				
Huron Hall	185	0						
ADA renovations			150					
Install card access entry system				10				
Install new carpeting					25			
Ice Arena Storage Building	3	0						
Improve Butler Building			3					
Kenneth J Shouldice Library	800	0						
Repair fascia			5					
Repair roof			20					
Replace roof (old side)			500					
Install ventilation into computer room off main lobby				80				
Replace AH and install on roof top					70			
Install new chiller						60		
Replace carpet in main library							45	
Replace carpet in offices								20

Numbers shown in thousands	Six Year Totals	Deferred Maint.	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Laker Hall	78	0						
Renovate electrical and plumbing systems			60					
Install card access entry system				10				
Install new carpeting					8			
Meridian Storage Building	8	0						
20 x 20 addition			8					
Michigan Hall	72	50						
Install fascia, soffit, windows and exterior doors			35					
Renovate electric power distribution				12				
Replace roof					10			
Complete landscape improvements						5		
Install new flooring							5	
Replace lighting								5
Install new HVAC convert to gas		50						
Moloney	0	550						
Install domestic hot water system		50						
Upgrade electrical and mechanical		150						
Upgrade interior		350						
Neveu	0	550						
Install domestic hot water system		50						
Upgrade electrical and mechanical		150						
Upgrade interior		350						
Norris Center	6,513	2,025						
First phase bleacher upgrades (Cooper Gym)			15					
Replace carpeting first floor			25					
Repair/resurface wood floor			10					
Replace electrical lines and breakers			25					
Upgrade pool				500				
Taffy Abel Arena locker room upgrades (Phase 2)				15				
Install new rink roof				1,000				
Rink dehumidification				70				
Replace basement electrical					60			
Purchase R22					15			
Purchase emergency generator for rink					350			
Replace gym bleacher						250		
Refurbish rifle range HVAC system						28		
New Rink Floor						4,000		
Replace Generator/GFI switch							150	

Numbers shown in thousands	Six Year Totals	Deferred Maint.	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Upgrade hot water system		150						
Renovate North locker room		750						
Upgrade ice arena seating		250						
Upgrade AC		750						
Install new AC system 2nd floor Northwest side		100						
Tuck point		25						
Ontario	110	0						
ADA renovations			75					
Install card access entry system				10				
Replace carpeting					25			
Osborn	1,705	12						
Install new electrical power feed/fix water infiltration			350					
Install card access entry system			25					
Add electrical power for rooms			180					
Fire suppression system				350				
Replace heating system					800			
Tuck Point		12						
Pianos Maintenance Building	243	0						
Replace office roof			80					
Storage building				100				
Replace loading dock door (3)					18			
Install an emergency generator						20		
Install AC unit/water heater							25	
President's House	57	4						
Replace basement cellar doors			5					
Replace gutters			1					
Upgrade electrical			25					
Remodel bathroom			6					
Dewater basement				20				
Tuck point		2						
Plumb north porch column		2						
Row Housing Storage Building	10	0						
Replace shingle roof			10					
Ryan House	38	12						
Replace carpeting and flooring				8				
Add electrical power to each room				25				
Upgrade Safety Lights					5			
Upgrade boiler		12						
Student Activities Center	81	1,065						

Numbers shown in thousands	Six Year Totals	Deferred Maint.	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Upgrade hall leading to SAC			10					
Repair climbing wall			1					
SAC court and track lane marking			30					
Replace light fixtures Phase 3				40				
Add second level for exercise equipment		100						
Replace light fixtures Phase 4		35						
New floor to meet regulations		900						
Upgrade exterior door canopies		30						
Student Village	331	90						
Interior renovations in B Tower			55					
Install card access entry system				36				
Fire suppression system					200			
Replace water and sewer pipes in all towers						40		
Replace domestic hot water system		60						
Replace stair tread and renovate stairwells		30						
Townhouses	123	125						
Install card access entry system				75				
Upgrade exterior drainage					8			
Replace domestic hot water system						40		
Phase 3- Interior Renovations		125						
Young's House	8	14						
Replace shingle roof				8				
Replace HVAC		14						
Infrastructure	1,733	0						
Repair and dewater electric vaults			30					
Electrical Feed (Line #2) Replacement			500	250				
Repair sanitary/storm sewer				12				
ADA automatic door closures Library, CASET, Canusa					65			
Replace sidewalks			150	100	75			
Repair sanitary/storm sewer			12	12	12			
Parking lot upkeep, repair, and replacement			70	70	70			
Campus road upkeep, repair, and replacement			40	20	20			
IT communication line maintenance			50	50	50			
Upgrade fire hydrant and water line			25	25	25			
TOTALS	18,206	6,931	3,816	5,200	3,599	5,255	311	25
	Six Year Totals	Deferred Maint.	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25