



LAKE SUPERIOR STATE UNIVERSITY

Five-Year (2022-2026) 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 within an inclusive atmosphere, all while enhancing the quality of life of the Great Lakes region and the world.

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

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

Associate Degree Programs:

- Aquaponics Entrepreneurship
- Cannabis Science
- 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:

- Cannabis Production
- Culinary Arts Chef
- E-Marketing
- Geographic Information Systems
- International Business
- International Studies
- 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 in 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 April 24, 2020 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 within an inclusive atmosphere, all while enhancing the quality of life of the Great Lakes region and the world.

LSSU’s mission links to and supports the Core Values of the institution, which prioritize student learning, a wide range of student growth and development opportunities, an inclusive campus learning community that respects every individual’s right to free expression and values diversity, and a commitment to leave a sound and lasting legacy for future generations. Those values also undergird LSSU’s vision to provide “*an innovation-driven, transformative education for all*” and to “*identify potential, enable success, drive social mobility, and develop students into professionally prepared graduates who excel locally, nationally and globally.*”

The mission, vision, and core values of the University have evolved over time, and all three interdependent statements are fully integrated into the 2020-2025 Strategic Plan. As a part of the Strategic Plan development process and the expansion of the University’s mission and vision statements, the strategic plan committee conducted extensive “listening sessions” and surveys with members of the campus, local, and tribal communities. Based upon that input, the current mission and related statements recognize and address the needs of LSSU’s students, of whom 66% are first-generation, 59% are low-income, and 69% are first-time-in-college freshmen who require developmental-level math classes when they register for first-semester math.

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 is 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 are 1,474 full-time and 435 part-time students. While total enrollment decreased from 2019 to 2020, we experienced a 13.5% total increase in new student enrollment for Fall 2020. There was a 5.6% increase in first time freshmen and a 30.1% increase in new transfer students. Where our total enrollment suffered was in a decrease in returning sophomores (-9.1%) and seniors (-8.4%).

New academic programs such as Cannabis Chemistry and Cannabis Business are seeing substantial student interest. In August 2020, LSSU established a new '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 23% of our enrollment is part time, 83% of course enrollments are on the home campus, 17% at regional sites and additional locations. Given COVID-19, we opened on August 10, 2020 with face-to-face classes. We will end the Fall semester on November 21, 2020. Approximately 85% of our classes are face-to-face with 15% virtual.

B. PAST FIVE YEAR ENROLLMENT HISTORY EVALUATION

Lake Superior State University's total enrollment has declined by 14.4% since Fall 2016. Given our 13.5% increase in new student enrollment and the multiple new initiatives underway, we expect enrollment growth over the next five years. In May, 2020, the Board of Trustees approved a new Strategic Plan 2020-2025 (Superior Education, Superior Experience, Superior You) establishing our commitment to the region as an agent for transformational economic change by increasing access, social mobility, and through investments in signature programs and enrollment growth. The strategies outlined therein are intended to expand total enrollment to 2,400 students by 2025.

C. FIVE-YEAR PROJECTION OF ENROLLMENT PATTERNS

To bolster future enrollment efforts, a new location was established in Fall 2020 at St. Helen, Michigan, thereby creating a new commuter location in the northern lower peninsula. The additional location offers five degree programs to completion.

To accomplish a total enrollment population of 2,400 students by 2025, Lake Superior State University will be expanding its outreach in the immediate region through enhanced partnerships with regional schools, charter schools, and the expansion of dual/concurrent and early middle college enrollments. Furthermore, the institution is making investments in applied programs (certificates, associates, and bachelor degrees) with workforce applicability and making enhancements to student academic support systems to increase the retention rate from 68% to 75% by 2025.

The institution saw an increase in the applied to enrolled yield from 18% in 2019 to 20% in 2020. Greater enrollment yields and increasing applications will be accomplished by:

1. Enhancing LSSU's brand identity and market presence through more effective communication and public relation strategies.

2. Increased development and utilization with Customer Relationship Management system.
3. Joined the Common Application to expand brand identity outside the immediate region and Michigan.
4. Increased data analytics and reporting.
5. Increased financial aid optimization.
6. More effective territory management and communication.
7. Enhanced Canadian and International recruitment strategies.
8. Launch of club sports.
9. Expansion of additional locations and degree programs (e.g.; St. Helen).

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 21 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 2020, 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 | 45% | 36% | 9% | 9% | 36% | 30% |
| Center of Applied Science and Engineering Technology | 33% | 27% | 19% | 19% | 25% | 22% |
| Cisler Center | 44% | 31% | NA | NA | 44% | 31% |
| Considine Hall | 21% | 16% | 4% | 3% | 19% | 15% |
| Crawford Hall of Science | 45% | 36% | 19% | 15% | 26% | 20% |
| KJS Library | 28% | 27% | 21% | 18% | 23% | 21% |
| Norris Center | 40% | 33% | 11% | 8% | 21% | 16% |
| Campus Wide | 37% | 29% | 14% | 12% | 28% | 21% |

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. 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. Renovation of the steam tunnel infrastructure began in 2020, with about 20% of the interior support structure being replaced.

G. FACILITY INFRASTRUCTURE CONDITION

The infrastructure condition (evaluative rating) of all campus structures can be found in the appendix. Sidewalks, roads, and parking lots are not part of the appendix. LSSU replaces about 10%-15% of these structures annually. In 2020, about 15% of the roads and one parking lot were resurfaced.

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 issues 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 monitoring of energy usage began 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 \$14.2M 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 2021: Center for Outdoor Learning and Experiences (COLE).

Number 2 for 2026: Engineering and Robotics facility addition remains a priority.

B. DEFERRED MAINTENANCE

LSSU recently completed an 18 months, \$23.6M, performance contract with Johnson Controls (JCI) to address infrastructure upgrades, safety and security upgrades, and energy reduction initiatives. Nearly all of the initiatives addressed aspects of the deferred maintenance on campus. The project began late in the summer of 2018 and was to be completed in June of 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 is complete, the steel frame has been erected, and workers hope to enclose the structure by year-end.

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 completed a \$23.6M performance contract with Johnson Controls (JCI). The project addressed:

- 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 \$380,000 in our minor construction line item and \$600,000 in a Plant Fund for general non-routine maintenance. Additionally, the housing and food service auxiliaries contributes approximately \$470,000 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 \$14,200,000 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

2022 - 2026

BUILDINGS (numerical)

- 1 Townhouses
- 2 Arts Center (ARTS)
- 3 Walker Cisler Center (WCC)
- 4 Center for Applied Science & Engineering Technology (CAS)
- 5 Ontario Hall
- 6 Huron Hall
- 7 Laker Hall
- 8 Chippewa Hall
- 9 Eskoonwid Endaad
- 10 Erie Hall
- 12 Hillside House
- 14 Lou & Mae Lukenda Alumni House
- 16 Moloney Hall
- 17 Neveu Hall
- 18 CANUSA
- 19 Fletcher Center
- 20 Administration
- 21 Kenneth J. Shouldice Library (LBR)
- 22 Brown Hall
- 23 Fire Science Learning Center
- 24 Central Heating Plant
- 25 The Village
- 26 Osborn Hall
- 27 Brady Hall
- 28 Crawford Hall (CRW)
- 29 Considine Hall (CON)
- 30 Michigan Hall
- 31 East Hall
- 32 Easterday House
- 33 Ryan House
- 34 Youngs House
- 35 Edna M. Youngs
- 36 Student Activities Center (SAC)
- 37 Norris Center (NOR)
- 38 Physical Plant

PARKING LOTS

- A NOR, Commuter
- B NOR, Commuter
- C Osborn Hall & The Village
- D Visitors & ADMIN
- E CAS, WCC & LSSU Seniors
- F Row Housing & Native American Center
- G Ryan & Easterday Houses
- H Brady Hall
- J LBR, Faculty, Staff and Library Visitors
(Visitors day permits at circulation desk)
- K Admissions, ARTS, Bookstore, SIM Center,
WCC, Fletcher, Visitors
- L Osborn & The Village
- O Osborn & The Village *(temp. - day only)*
- S Moloney & Neveu
- T Townhouse



Switchboard: 906-632-6841
Public Safety: 906-635-2100

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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

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.



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 | |
| Central Heating | General | 10,376 | 1969 | |
| Chippewa | Auxiliary | 7,752 | 1920 | 1996 |
| CFRE | General | 17,500 | 2021 | |
| Cisler | Auxiliary | 86,685 | 1973 | 1994 |
| Considine Hall | General | 44,000 | 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 | |
| Fish Hatchery | General | 16,350 | 1905 | |
| 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 | |

Building Condition Ratings

| Building | Building Type | Scheduled Repairs | 2018 Value | FCI | Rating | Deferred Maintenance Backlog |
|------------------------------|---------------|-------------------------|----------------------|--------|----------|------------------------------|
| 425 W Easterday | General | \$ - | \$53,000 | 0.00% | Good | \$ - |
| Fire Science | General | \$ - | \$125,160 | 0.00% | Good | \$ - |
| Moloney | Auxiliary | \$ 8,000.00 | \$4,324,189 | 0.19% | Good | \$ 550,000.00 |
| Considine Hall | General | \$ 33,500.00 | \$15,000,000 | 0.22% | Good | \$ - |
| Neveu | Auxiliary | \$ 17,000.00 | \$3,393,501 | 0.50% | Good | \$ 550,000.00 |
| Student Activities Center | General | \$ 141,000.00 | \$11,582,050 | 1.22% | Good | \$ 1,065,000.00 |
| 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 | \$ 833,000.00 | \$37,368,196 | 2.23% | Good | \$ - |
| East | General | \$ 20,000.00 | \$880,368 | 2.27% | Good | \$ - |
| Arts | General | \$ 624,000.00 | \$17,097,751 | 3.65% | Good | \$ - |
| Student Village | Auxiliary | \$ 460,000.00 | \$12,386,551 | 3.71% | Good | \$ 90,000.00 |
| Brown | General | \$ 46,000.00 | \$1,065,647 | 4.32% | Good | \$ 114,000.00 |
| Pianosi Maintenance | General | \$ 244,000.00 | \$5,328,910 | 4.58% | 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 |
| Erie | Auxiliary | \$ 97,000.00 | \$1,959,202 | 4.95% | Good | \$ 148,000.00 |
| President's House | General | \$ 94,000.00 | \$1,570,535 | 5.99% | Fair | \$ 4,000.00 |
| Canusa | General | \$ 185,000.00 | \$3,089,753 | 5.99% | Fair | \$ 89,000.00 |
| Cisler | Auxiliary | \$ 930,000.00 | \$14,997,186 | 6.20% | Fair | \$ 755,000.00 |
| Housing Storage Building | Auxiliary | \$ 15,000.00 | \$241,382 | 6.21% | Fair | \$ - |
| Ontario | Auxiliary | \$ 110,000.00 | \$1,732,571 | 6.35% | Fair | \$ - |
| Row Housing Storage Building | Auxiliary | \$ 10,000.00 | \$145,276 | 6.88% | Fair | \$ - |
| CASET | General | \$ 1,542,000.00 | \$20,924,312 | 7.37% | Fair | \$ 215,000.00 |
| Chippewa | Auxiliary | \$ 130,000.00 | \$1,732,571 | 7.50% | Fair | \$ - |
| Eskoonwid Endaad (NAC) | General | \$ 90,000.00 | \$1,134,934 | 7.93% | Fair | \$ 23,000.00 |
| Gate House | General | \$ 13,000.00 | \$150,416 | 8.64% | Fair | \$ - |
| Huron | Auxiliary | \$ 187,000.00 | \$1,959,202 | 9.54% | Fair | \$ - |
| Alumni | General | \$ 97,000.00 | \$997,256 | 9.73% | Fair | \$ 100,000.00 |
| Townhouses | Auxiliary | \$ 813,915.00 | \$7,624,647 | 10.67% | Poor | \$ 125,000.00 |
| Central Heating | General | \$ 468,000.00 | \$4,348,955 | 10.76% | Poor | \$ - |
| Meridian Storage Building | General | \$ 8,000.00 | \$70,683 | 11.32% | Poor | \$ - |
| Brady | Auxiliary | \$ 1,469,000.00 | \$12,567,496 | 11.69% | Poor | \$ 300,000.00 |
| 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 | \$ - |
| Laker | Auxiliary | \$ 169,000.00 | \$1,007,092 | 16.78% | Poor | \$ - |
| Osborn | Auxiliary | \$ 2,067,000.00 | \$12,202,521 | 16.94% | Poor | \$ 12,000.00 |
| Administration | General | \$ 556,000.00 | \$2,891,028 | 19.23% | Poor | \$ 5,000.00 |
| Michigan | General | \$ 72,000.00 | \$327,762 | 21.97% | Poor | \$ 50,000.00 |
| Easterday | Auxiliary | \$ 210,000.00 | \$782,251 | 26.85% | Poor | \$ 10,000.00 |
| Norris | General | \$ 7,098,000.00 | \$24,417,042 | 29.07% | Poor | \$ 2,025,000.00 |
| Hillside House | Auxiliary | \$ 650,000.00 | \$1,131,803 | 57.43% | Critical | \$ - |
| Fish Hatchery | General | \$ - | \$329,095 | - | N/A | \$ - |
| Totals | | \$ 21,345,415.00 | \$296,892,383 | | | \$ 6,961,000.00 |

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



Six-Year Facility Assessment Summary by Year



| 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 | 556 | 5 | | | | | | |
| 2nd floor Kitchenette remodel (breakroom) | | | 4 | | | | | |
| Move Provost's Door | | | 3 | | | | | |
| 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 | 97 | 100 | | | | | | |
| Tuck Point | | | 2 | | | | | |
| Repair 2nd floor interior ceiling | | | 2 | | | | | |
| Renovate both entrances | | | 30 | | | | | |
| Repair sagging floor | | | 5 | | | | | |
| Replace carpeting | | | | 15 | | | | |
| Renovate sanitary system | | | | 20 | | | | |
| Renovate south porch | | | | | 8 | | | |
| Dewater/seal basement | | | | | | 15 | | |
| Update electrical | | 75 | | | | | | |
| New fire alarm system | | 25 | | | | | | |
| Arts Center | 624 | 0 | | | | | | |
| Seal exterior wall bricks | | | 9 | | | | | |
| Repair Stage Roof Leak | | | 8 | | | | | |
| Renovate SIM | | | 520 | | | | | |
| WHM Education Center | | | 70 | | | | | |
| Add lighting to auditorium | | | | 17 | | | | |
| Brady Hall | 1,469 | 300 | | | | | | |
| Tuck point | | | 8 | | | | | |
| Re-shingle Roof | | | 160 | | | | | |
| Renovate 4 person to 2 person rooms | | | 100 | | | | | |
| Renovate Lobby | | | 20 | | | | | |
| Repair SW Entrance Roof | | | 10 | | | | | |
| 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 | | | | | | |
| Add card access entry system | | 25 | | | | | | |
| Storm drain connection | | 25 | | | | | | |

| 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 |
|----------------------------------------------------------|-----------------|-----------------|----------|----------|----------|----------|----------|----------|
| 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 | | | | | | |
| 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 | 1,542 | 215 | | | | | | |
| Change classroom door hardware to ADA | | | 25 | | | | | |
| Repair brick and drip edge east side | | | 5 | | | | | |
| New roof | | | 900 | | | | | |
| 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 | 468 | 0 | | | | | | |

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|-----------------------------------------------|-----------------|-----------------|----------|----------|----------|----------|----------|----------|
| Upgrade generator | | | 10 | | | | | |
| Replace underground storage tanks | | | 300 | | | | | |
| Upgrade exterior/interior lights | | | 8 | | | | | |
| Replace stone fascia | | | | 75 | | | | |
| Repair steam tunnel phase 1 | | | | | 50 | | | |
| Complete tunnel repairs | | | | | | 25 | | |
| Chippewa Hall | 130 | 0 | | | | | | |
| Complete ADA renovations | | | | | | | | |
| Install card access entry system | | | 10 | | | | | |
| Campus signage | | | 2 | | | | | |
| Replace basement windows | | | 6 | | | | | |
| 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 | 930 | 755 | | | | | | |
| Replace Cisler West Kitchen Windows | | | 6 | | | | | |
| Replace electrical panels | | | 7 | | | | | |
| Replace chiller | | | 300 | | | | | |
| Superior Room Renovation Phase 1 | | | 55 | | | | | |
| Superior Room Renovation Phase 2 | | | 208 | | | | | |
| Replace Galley grill counter | | | 12 | | | | | |
| Repair Cisler underground water leak | | | 12 | | | | | |
| Re-core and replace all locking hardware ADA | | | | | 30 | | | |
| Install emergency generator system | | | | | | 300 | | |
| Upgrade domestic water heaters | | 700 | | | | | | |
| Upgrade plumbing | | 55 | | | | | | |
| Considine Hall | 34 | 0 | | | | | | |
| Improve Bathroom Tile | | | 7 | | | | | |
| Replace humidifiers in building | | | 25 | | | | | |
| Build display case | | | 2 | | | | | |
| Crawford Hall | 1,250 | 705 | | | | | | |
| Repair steel floor deck above mechanical room | | | 8 | | | | | |
| Replace carpet | | | 150 | | | | | |
| Repair greenhouse | | | 5 | | | | | |
| Remodel Geology areas | | | 10 | | | | | |
| Replace chiller (R22 system) | | | | 900 | | | | |
| Upgrade pneumatic controls | | | | | | 150 | | |
| Lab cabinets | | | | | | 15 | | |

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|-------------------------------------------------------|-----------------|-----------------|----------|----------|----------|----------|----------|----------|
| Upgrade electrical GFI in labs | | | | | | 12 | | |
| 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 | 210 | 10 | | | | | | |
| Re-core all locking hardware | | | 5 | | | | | |
| Dewater/seal basement | | | 5 | | | | | |
| Replace basement windows | | | | 5 | | | | |
| Complete renovation of electrical and mechanical sys. | | | | | 195 | | | |
| Install card access entry system | | 10 | | | | | | |
| Erie Hall | 97 | 148 | | | | | | |
| Repair soffit and fascia | | | 6 | | | | | |
| Re-core all locking hardware | | | 5 | | | | | |
| 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) | 90 | 23 | | | | | | |
| Repair and Paint Interior | | | 5 | | | | | |
| Complete ADA renovations | | | 25 | | | | | |
| Install ADA door hardware | | | 5 | | | | | |
| Repair soffit and fascia | | | 10 | | | | | |
| Replace basement windows | | | | 6 | | | | |
| Install ADA accessibility ramp | | | | 10 | | | | |
| Install new fire alarm system | | | | | 12 | | | |
| 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 | | | | | |
| Remodel restrooms for ADA | | | 20 | | | | | |
| Remove old boiler system and abate | | | 6 | | | | | |

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|-------------------------------------------------------|-----------------|-----------------|----------|----------|----------|----------|----------|----------|
| Modify existing fire alarm system | | | | 8 | | | | |
| Remodel main entrance | | | | | 27 | | | |
| Renovate HVAC system | | | | | | 450 | | |
| 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 | 187 | 0 | | | | | | |
| Tuck point | | | 2 | | | | | |
| 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 | 833 | 0 | | | | | | |
| Repair fascia | | | 5 | | | | | |
| Repair roof | | | 20 | | | | | |
| Replace roof (old side) | | | 500 | | | | | |
| Install chemical feed | | | 20 | | | | | |
| Repair library entrance lights | | | 5 | | | | | |
| Paint 16 study rooms | | | 8 | | | | | |
| 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 | | |
| Laker Hall | 169 | 0 | | | | | | |
| Replace basement windows and tuck point | | | 8 | | | | | |
| ADA renovations | | | 75 | | | | | |
| Replace interior and exterior cellar doors | | | 8 | | | | | |
| Renovate electrical and plumbing systems | | | | 60 | | | | |

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|----------------------------------------------------|-----------------|-----------------|----------|----------|----------|----------|----------|----------|
| 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 | | | | | |
| Complete landscape improvements | | | | 5 | | | | |
| Install new flooring | | | | | 5 | | | |
| Replace lighting | | | | | 5 | | | |
| Renovate electric power distribution | | | | | 12 | | | |
| Replace roof | | | | | | 10 | | |
| Install new HVAC convert to gas | | 50 | | | | | | |
| Moloney | 8 | 550 | | | | | | |
| Re-core all locking hardware | | | 8 | | | | | |
| Install domestic hot water system | | 50 | | | | | | |
| Upgrade electrical and mechanical | | 150 | | | | | | |
| Upgrade interior | | 350 | | | | | | |
| Neveu | 17 | 550 | | | | | | |
| Replace entrance doorways | | | 9 | | | | | |
| Re-core all locking hardware | | | 8 | | | | | |
| Install domestic hot water system | | 50 | | | | | | |
| Upgrade electrical and mechanical | | 150 | | | | | | |
| Upgrade interior | | 350 | | | | | | |
| Norris Center | 7,098 | 2,025 | | | | | | |
| First phase bleacher upgrades (Cooper Gym) | | | 15 | | | | | |
| Upgrade tennis courts | | | 75 | | | | | |
| Renovate gym HVAC system to add humidity control | | | 120 | | | | | |
| Replace carpeting first floor | | | 25 | | | | | |
| Replace Generator/GFI switch | | | 150 | | | | | |
| Cooling Tower | | | 100 | | | | | |
| Taffy Abel Arena locker room upgrades (Phase 2) | | | 15 | | | | | |
| Refurbish rifle range HVAC system | | | 28 | | | | | |
| Repair/resurface wood floor | | | 10 | | | | | |
| Replace electrical lines and breakers | | | 25 | | | | | |
| Replace fire alarm system | | | 170 | | | | | |
| Replace basement electrical | | | 60 | | | | | |
| Upgrade pool | | | | 500 | | | | |
| New zamboni | | | | 120 | | | | |

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|----------------------------------------------------------|-----------------|-----------------|----------|----------|----------|----------|----------|----------|
| Pruchase R22 | | | | 15 | | | | |
| Install new rink roof | | | | 1,000 | | | | |
| Rink dehumidification | | | | | 70 | | | |
| Purchase emergency generator for rink | | | | | | 350 | | |
| Replace gym bleacher | | | | | | 250 | | |
| New Rink Floor | | | | | | | 4,000 | |
| Ontario | 110 | 0 | | | | | | |
| 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 | | | | | | |
| Osborn | 2,067 | 12 | | | | | | |
| ADA renovations | | | | 75 | | | | |
| Install card access entry system | | | | | 10 | | | |
| Replace carpeting | | | | | | 25 | | |
| Pianos Maintenance Building | 244 | 0 | | | | | | |
| Energy management system control of RTU's | | | 12 | | | | | |
| Replace AHUs | | | 350 | | | | | |
| 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 | | |
| President's House | 94 | 4 | | | | | | |
| Tuck Point | | 12 | | | | | | |
| Replace office roof | | | 80 | | | | | |
| Install AC unit/water heater | | | 25 | | | | | |
| Replace office carpet | | | 1 | | | | | |
| Install an emergency generator | | | | 20 | | | | |
| Storage building | | | | | 100 | | | |
| Replace loading dock door (3) | | | | | | 18 | | |
| Replace basement cellar doors | | | 5 | | | | | |
| Replace gutters | | | 1 | | | | | |
| Upgrade electrical | | | 25 | | | | | |
| Remodel kitchen | | | | 35 | | | | |
| Upgrade light fixtures | | | | 2 | | | | |
| Remodel bathroom | | | | 6 | | | | |
| Dewater basement | | | | | 20 | | | |

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|---------------------------------------------|-----------------|-----------------|----------|----------|----------|----------|----------|----------|
| 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 | 141 | 1,065 | | | | | | |
| Repair curtain system phase 1 | | | 40 | | | | | |
| Upgrade hall leading to SAC | | | 10 | | | | | |
| Add electrical power for events | | | 20 | | | | | |
| Repair climbing wall | | | 1 | | | | | |
| Replace light fixtures Phase 3 | | | | 40 | | | | |
| SAC court and track lane marking | | | | | 30 | | | |
| 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 | 460 | 90 | | | | | | |
| Replace five lower level door frames | | | 12 | | | | | |
| Complete interior renovations A Tower | | | 65 | | | | | |
| Recore all locking hardware | | | 12 | | | | | |
| Replace apartment door | | | 40 | | | | | |
| 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 | 814 | 125 | | | | | | |
| Phase 2- Interior Renovations | | | 128 | | | | | |
| Repair hot water heat line | | | 70 | | | | | |
| Replace bathroom lights | | | 3 | | | | | |
| Replace Kitchen/bathroom cabinets | | | 46 | | | | | |
| Replace downstairs/bathroom floors | | | 29 | | | | | |
| Upgrade hot water line | | | 65 | | | | | |
| Fire suppression system | | | | 350 | | | | |
| Install card access entry system | | | | | 75 | | | |

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|----------------------------------------------------|------------------------|------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 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 | 1,480 | 0 | | | | | | |
| Repair sanitary/storm sewer | | | 12 | | | | | |
| Cisler water leak | | | 20 | | | | | |
| Clean and test electrical switch gear | | | 15 | | | | | |
| Replace Row House water main | | | 200 | | | | | |
| Campus signage | | | 10 | | | | | |
| Repair Brown Hall water line feed | | | 5 | | | | | |
| ADA automatic door closures Library, CASET, Canusa | | | | 65 | | | | |
| Repair and dewater electric vaults | | | 30 | | | | | |
| Repair sanitary/storm sewer | | | 12 | 12 | 12 | 12 | | |
| Parking lot upkeep, repair, and replacement | | | 70 | 70 | 70 | 70 | | |
| Campus road upkeep, repair, and replacement | | | 40 | 40 | 20 | 20 | | |
| IT communication line maintenance | | | 50 | 50 | 50 | 50 | | |
| Upgrade fire hydrant and water line | | | 25 | 25 | 25 | 25 | | |
| Replace sidewalks | | | 50 | 150 | 100 | 75 | | |
| TOTALS | 22,825 | 6,961 | 6,337 | 4,768 | 3,745 | 3,603 | 4,372 | 0 |
| | Six Year Totals | Deferred Maint. | FY 19/20 | FY 20/21 | FY 21/22 | FY 22/23 | FY 23/24 | FY 24/25 |