



# LAKE SUPERIOR STATE UNIVERSITY

## Five-Year (2023-2027) 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**

We believe in an innovation-driven, transformative education for all. We identify potential, enable success, drive social mobility, and develop students into professionally prepared graduates who excel locally, nationally and globally.

## 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
- Emergency Management: 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
- 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
- Teacher Education: Bachelor of Science

**Associate Degree Programs:**

- Aquaponics Entrepreneurship
- Cannabis Science
- Chemistry
- Computer Networking
- 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
- 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, business, and engineering programs, and associated facilities. Future plans include expansion of the University’s successful Criminal Justice and Fire Science programs through the creation of an Experiential Learning Center. The proposed project would allow construction of a 310,275 square foot facility purposefully designed to provide experiential learning opportunities and authentic learning spaces for two of LSSU’s most highly enrolled academic programs. The Center will provide an indoor space large enough to conduct essential training and simulation exercises, as well as state-of-the-art simulation rooms, labs, and classrooms designed to equip and prepare Michigan’s next generation of law enforcement and firefighter professionals. 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 Experiential Learning Center. The Center will address the immediate space and operational needs of the Criminal Justice program (to be housed within the new building), but will also increase opportunities for innovative hands-on learning experiences for students in many disciplines across the University. Additional programs expected to benefit from the spaces and resources within the Experiential Learning Center include Emergency Services, Kinesiology/Health Sciences, and Parks

and Recreation. Like Criminal Justice and Fire Science, these programs also require a large indoor space for training and simulated activities that will successfully train and equip graduates with the essential knowledge and skills needed to serve, protect, and enrich the state and their communities. Both Kinesiology and Parks and Recreation will benefit from scheduling hands-on learning activities in the large open area within the Experiential Learning Center, which will help LSSU expand those programs as well. Once able to expand the Parks and Recreation program, the University's prime location in a Michigan high-use recreation region will help attract students who will graduate with knowledge and skills to grow and sustain the state's annual \$10 billion Outdoor Recreation Industry, and serve as stewards of Michigan's amazing natural resources. In addition, the virtual classroom and lab will enable students enrolled in academic programs from across the University to practice discipline-specific skill sets; these include virtual case study scenarios and branched-logic decision making practice scenarios for programs in health sciences, social sciences, business, and engineering.

### **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 in 2020 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; in fall 2020, the University's student body was comprised of 66% first-generation, 59% low-income, and 69% first-time-in-college freshmen who required developmental-level math classes. This profile is fairly consistent from year to year, and LSSU embraces its vision to help these students achieve upward mobility through transformative education and career preparation.

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 opportunities for the institution to design and offer programs that are clearly 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 most recently completed project supported by State Capital Outlay funds is the Center for Freshwater Research and Education (CFRE), which will hold its dedication and Grand Opening ceremonies in the fall 2021 semester. In October of 2021, LSSU was selected as the hub for the U.S. Coast Guard National Center of

Expertise (NCOE) for the Great Lakes and the home for its supervisor. The Center of Expertise will examine impacts of oil spills in freshwater environments and help develop effective responses, pursuits that LSSU specializes in, among its numerous other signature programs. This work will be critical in protecting the Great Lakes, as current oil spill response technologies are primarily designed for saltwater environments. This honor and ongoing mission is a direct result of the Capital Outlay funding from the State of Michigan.

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 ft<sup>2</sup> facility continues and expands the work of our faculty, staff and students to provide premiere training, education, and freshwater science and management research, and creates strong national and international partnerships in freshwater research and education. The State of Michigan has gained much in talent and dollar attraction by growing and marketing Michigan's water research/education centers of excellence.

In addition to the new CFRE facility, LSSU's fish hatchery (formerly the Aquatic Research Lab) has renovated its facility to provide state-of-the-art services and education 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 in conjunction with the Center for Freshwater Research and Education (CFRE).

The Superior Analytics lab (formerly the Environmental Analysis Laboratory) at LSSU now operates in close alignment with the Center for Freshwater Research and Education and has expanded analysis services to state, federal, and local environmental monitoring programs emphasizing education, research, and community service. The analytic protocols established by the US Environmental Protection Agency and MI Department of Environmental Quality 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. Superior Analytics is currently one of a few laboratories nationwide that is capable of testing for algal toxins, an increasing threat to drinking water resources. Superior Analytics 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, such as those in environmental education and political science, are enhanced through access to the CFRE facility as well. The natural environs surrounding LSSU support our outstanding natural resource programs, including fisheries and wildlife management, parks and recreation, environmental science, geology, GIS, and geospatial technology. LSSU students are fully trained and equipped to bring the necessary knowledge and skills to their new careers after graduation. For example, the Michigan Department of Natural Resources has reported that their fish production staff typically includes as many as 75% LSSU graduates.

The Exercise Performance Laboratory at LSSU is a fully functional laboratory working hand in hand with our athletic program (pre- and post-season testing), emphasizing hands-on opportunities for students. Features of the lab include a full cadre of assessment technologies from laboratory grade measures (e.g. VO<sub>2</sub>, ECG, blood chemistry profiles) to performance (e.g. force production, movement analytics) to therapeutic modalities (e.g. laser therapy, ultra sound, and electro-stimulation).

### C. INITIATIVES WHICH MAY IMPACT FACILITIES

The Experiential Learning Center 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 the institution's mission to effectually "equip our graduates" with the knowledge and skills they need to "enhance the quality of life in the Great Lakes region and the world." The facility is designed around a central spacious open area, large enough to conduct essential training and simulation exercises, and also includes state-of-the-art simulation rooms, labs, and classrooms focused on authentic learning experiences, hands-on education, and career-specific skill development. While the Center's resources and learning spaces will be used by a large number of academic programs at LSSU, its primary occupants are faculty and students in the Criminal Justice and Fire Science

programs. The Experiential Learning Center will meet escalating academic needs across the University while expanding and strengthening the talent pool of LSSU graduates. The new standalone structure will add multiple spaces that would have an immediate and major impact on campus:

- Offices, flexible classrooms, labs, and facilities for the Criminal Justice program, and for other academic programs from across the University.
- Experiential learning spaces for the Criminal Justice program and other various programs across the University, including a virtual classroom, lab, and a server room to support the virtual reality classrooms.
- State of the art laboratory spaces for hands-on forensic and criminal investigation classes.
- Large, central open training and active-learning space with retractable turf for:
  - Training with unmanned aerial vehicles (UVA, drones); UVA training will be available for the geospatial technology program, geographic information systems program, Homeland Security program, and all Criminal Justice programs.
  - Simulating emergency events and conducting testing and physical training for students in the programs of Criminal Justice, Fire Science, Emergency Services (EMS), and Kinesiology.
- Offices, flexible classrooms, labs, and facilities for the Criminal Justice program, and for other academic programs from across the University.
- Versatile, fully equipped virtual reality lab with capacity to expand student learning opportunities in diverse academic programs.
- Versatile, fully equipped virtual reality classroom with individual learning stations to deliver engaged learning opportunities to students across disciplines through case study interactions, scenario-based problem solving, and experiential applications.
- Rooms for Criminal Justice and Fire Science equipment holdings.
- Office and classroom for regional or community programs or organizations to use, rent or lease at need. This would include local tribal agencies or Michigan law enforcement agencies that currently schedule training in LSSU's existing shooting range. Similar state and regional educational opportunities would be expanded in connection with the new facility.

The Experiential Learning Center is a project that 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 (CFRE). This project is tailored to leverage the University's geographic location, to maximize existing academic programs, and to strengthen authentic learning and thereby increase career skills of graduates who will serve the communities of our region and state. The University has a long tradition in undergraduate research and hands-on learning, and through the Experiential Learning Center project we will extend our field-based and authentic learning activities to prepare and equip graduates who will go on to serve, protect, and enrich their communities.

A key component of the Experiential Learning Center proposal is to provide a new home for LSSU's successful and highly enrolled Criminal Justice program. The Center will not only provide learning spaces and resources to more effectively train and educate many of Michigan's future law enforcement personnel, but it will also provide much needed growing space for the Criminal Justice program. Nine specific Bachelor of Science degrees and three Associate of Science degrees are offered by LSSU:

Criminal Justice – Corrections, B.S.

Criminal Justice – Criminalistics, B.S.

Criminal Justice – Generalist, B.S.

Criminal Justice – Homeland Security, B.S.

Criminal Justice – Law Enforcement, B.S.

Criminal Justice – Law Enforcement Certification, B.S.

Criminal Justice – Law Enforcement Certification with NRT, B.S.

Criminal Justice – Public Safety, B.S.  
Emergency Management, B.S. – (new program, fall 2021)  
Criminal Justice – Corrections, A.S.  
Criminal Justice – Homeland Security, A.S.  
Criminal Justice – Law Enforcement, A.S.

Students enrolled with an emphasis in criminalistics, law enforcement or public safety in the criminal justice baccalaureate degree may apply for MCOLES certification. Graduating from an MCOLES Academy makes students eligible for immediate employment without need for further training in many local and state law enforcement agencies, including the Michigan State Police.

The Criminal Justice program has a critical need for spaces suitable and large enough to accommodate its unique training, laboratory, and classroom needs. The program is currently housed in the Norris Athletic Center, using reconfigured spaces as training rooms and classrooms. The Experiential Learning Center will resolve current space constraints and provide students with a learning facility designed to explicitly equip students through learning opportunities that foster the skills required they need to perform safely and professionally in a dangerous but essential role of service to Michigan communities. LSSU's Criminal Justice programs have great growth potential, and the Experiential Learning Center is an appropriate setting in which to provide authentic learning experiences to students, enabling them to study in a facility that is similar to what they would find on the job as a police person.

The University continues to plan for a future capital outlay project that will add 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.

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. 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, and the future addition to the Center for Applied Sciences and Technology (CASET) will make that possible.

As another example of LSSU's commitment to experiential and authentic learning, the Superior Simulation Center, a collaborative center for LSSU and War Memorial Hospital of Sault Sainte Marie, provides an innovative instructional and learning environment through immersive simulation training for nurses, paramedics, and other health care professionals. Using 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.

Lake Superior State University works diligently 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*

A 2013 study conducted by a LSSU professor and a senior student majoring in finance and economics estimated that at that time, each student who attended Lake Superior State University brought \$45,000 worth of economic activity to the region, for a total economic impact of \$113 million per year. Carrying forward since that time, LSSU continues to produce graduates who positively impact the economy of the region and the state. 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 Voluntary Capital Outlay Request, the Experiential Learning Center project, is uniquely positioned to support LSSU's role in the preparation of talent and skill to support law enforcement needs throughout the State of Michigan, as well as to support students enrolled in multiple other academic programs across the University. Many LSSU students are enrolled in programs that will benefit from using the large central open area space to conduct essential training and simulation exercises, such as Fire Science, Emergency Medical Service (EMS), Kinesiology, Parks and Recreation, and Geospatial Technology / GIS. As of September 2021, Michigan's Department of Health and Human Services reports more than 500 job opening across the state for Emergency Medical Service (EMS) professionals, and LSSU graduates from the Emergency Services program are well situated to help fill that need. 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. Additionally, the Center is expected to benefit the Parks and Recreation program, giving that program access as well to the large learning spaces, enabling them to recreate authentic outdoor hands-on activities for students in that program. 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.

Other programs will also gain benefits through the Experiential Learning Center's state-of-the-art simulation rooms, labs, and classrooms focused on experiential and authentic learning experiences. For example, students in health sciences, social sciences, business, and engineering will be able to practice career-specific skill sets through virtual case study scenarios and branched-logic decision making practice scenarios in the virtual learning classroom and lab.

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

The 2021 census headcount was 1812 students. There are 1405 full-time students and 406 part-time students. While our total enrollment decreased between 2020 and 2021 Lake Superior State University experienced growth in new student enrollment for the second year in a row. New student enrollment increased by 6.9%, however most importantly, New First Time in Any College (FTIAC) students increased by 9.5%, which demonstrates promise for long term overall enrollment growth. There was a 6.8% increase in first time freshmen and a 41.6% increase in new transfer freshmen students; however, total enrollment decreased due to declines in returning sophomores (-23.19%) and seniors (-23.22%).

New academic programs in Cannabis Studies (Business and Chemistry) are experiencing substantial growth and we currently have 99 students enrolled which represents a 200% increase since their inception in the fall of 2019. The faculty have also invested in expanding our academic program portfolio with development of programs of data science, mechatronics, post license nursing completion, and emergency management.

This fall, about 22.5% of our enrollment is part time, 93% of course enrollments are on the home campus, 7% at regional sites and additional locations. Approximately 92% of our classes are face-to-face with 8% virtual.

### B. PAST FIVE YEAR ENROLLMENT HISTORY EVALUATION

Lake Superior State University's total enrollment has declined by 7.7% since the 2017-18 academic year. Given our 13.5% increase in new students for the 2020-2021 academic cycle and the 6.9% increase in new students for the 2021-2022 academic year our prospects for growing new enrollment are increasing. 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.

One of the foundational elements of the strategic plan is the intensification of our engagement with local, regional, and charter schools. To that point enrollment in dual enrollment, concurrent enrollment and early middle college has increased by 168 students (51 to 219) or 329% since 2017. Intensifying the number of students earning college credit at LSSU prior to high school graduation increases the likelihood of future enrollments.

### C. FIVE-YEAR PROJECTION OF ENROLLMENT PATTERNS

With the implementation of the strategic plan, LSSU shifted focus from a selective institution to open access by lowering the minimum grade point average (gpa) for admission from a 2.4 to a 2.0 and furthermore established a Conditional Admission program for students under a 2.0 gpa. Students admitted through this program are limited to 13 registered credit hours for two semesters and assigned an academic support specialist through Academic Services to provide enhanced guidance, support, and mentoring for two semesters. To bolster access we removed all enrollment and housing deposits and moreover, migrated from a test optional institution to test blind by removing all standardized test considerations from all institutional financial aid.

Retention from 2019 to 2020 was 74% and represented a significant increase from our base rate of 68%. Our decrease in total enrollment from 2020 to 2021 represents a decrease in retention that likely is reflective of us embracing an open enrollment strategy. To triage students in need of more intensive wrap around services we have overhauled our Early Alert System and are making investments in academic support and counseling. LSSU recently received a Title III grant specifically for investment in services for students in need of enhanced academic support.

An enrollment decline of 7.7% since 2017-18 is not unique to Lake Superior State University, as similar declines are being experienced at other regional public universities in Michigan and the Midwest. In Michigan, most of the regional public universities showed enrollment declines from 2010 to 2019, with the exception of Michigan State and the University of Michigan. This situation is exacerbated by overall population declines in the state, with Michigan's Upper Peninsula, home to LSSU, having declined 4.8% between 2000 and 2017. In addition, the median age of residents in the Upper Peninsula is 43.8, which is well above the national median age of 38.4. However, LSSU has a clear plan in place to reverse that decline. The University is 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 as noted above. Furthermore, the institution is making investments in applied programs (certificates, associates, and bachelor degrees) with workforce applicability. Also we have guaranteed admission and a guaranteed scholarship for all students graduating from our sponsored charter schools. This endeavor resulted in 414 guaranteed admissions for the fall 2022 cycle.

To enhance the likelihood of continued new student enrollment growth we will be deploying the following strategies:

1. Continued enhancement of LSSU's brand identity and market presence through increasingly effective communication and public relation strategies.
2. Increased development and utilization with Customer Relationship Management system.
3. Maintaining our use of 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. Expansion of club sports – currently 76 students participating.

#### D. STUDENT:FACULTY AND STUDENT:ADMINISTRATOR RATIOS

The University's current student/full-time faculty ratio is 13 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 2021, more than 84% 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).

| <b>University Space Utilization</b>                           |                                               |                                               |                                       |                                       |                                                 |                                                 |
|---------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------------------|-------------------------------------------------|
| <b>Building</b>                                               | Average % Use<br>Lecture Room<br>45 Hour Week | Average % Use<br>Lecture Room<br>65 Hour Week | Average % Use<br>Labs<br>45 Hour Week | Average % Use<br>Labs<br>65 Hour Week | Average % Use<br>Total Building<br>45 Hour Week | Average % Use<br>Total Building<br>65 Hour Week |
| Arts Center                                                   | 20%                                           | 17%                                           | 18%                                   | 12%                                   | 29%                                             | 22%                                             |
| Center of Applied<br>Science and<br>Engineering<br>Technology | 48%                                           | 35%                                           | 22%                                   | 17%                                   | 32%                                             | 24%                                             |
| Considine Hall                                                | 40%                                           | 31%                                           | 20%                                   | 34%                                   | 38%                                             | 30%                                             |
| Crawford Hall of<br>Science                                   | 45%                                           | 36%                                           | 23%                                   | 18%                                   | 30%                                             | 24%                                             |
| KJS Library                                                   | 42%                                           | 36%                                           | 24%                                   | 24%                                   | 31%                                             | 29%                                             |
| Norris Center                                                 | 46%                                           | 33%                                           | 17%                                   | 12%                                   | 27%                                             | 19%                                             |
| Campus Wide                                                   | 40%                                           | 31%                                           | 21%                                   | 19%                                   | 31%                                             | 24%                                             |

### 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.

- Completion of the new Center for Freshwater Research facility
- New Pool Filtration System
- CAS Server Room Fire Suppression Upgrade
- Brady Hall Lounge Remodel
- Osborn Hall Lounge Remodel
- Maloney Hall Renovation
- Cisler Roof Replacement
- Norris Entrance Roof Replacement
- Pool Basement Sump Pump Replacement
- New Condensing Unit for Fletcher

### *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 2023: Experiential Learning Center.

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

### B. DEFERRED MAINTENANCE

LSSU recently completed a \$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 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

LSSU's most recent major capital campaign for the Center for Freshwater Research and Education (CFRE) has been completed, and LSSU successfully raised the funds needed to complete that project as expected and required. Fundraising for the Experiential Learning Center project will now become the University's top Foundation priority. Based on discussions with the Board of Trustees and with the Vice President of Advancement, the target funds to be raised by LSSU (\$6.25 million) are readily obtainable. As of fall 2021, CFRE is fully operational the dedication and Grand Opening ceremony is scheduled for the fall 2021 semester.

### D. RATE OF RETURN ANTICIPATED ON PLANNED EXPENDITURES

#### ***Center for Freshwater Research and Education:***

The recently completed CFRE project allows LSSU to conduct 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).

#### ***Experiential Learning Center:***

The Experiential Learning Center project is uniquely positioned to support LSSU's role in the preparation of talent and skill to support several key industries in the State of Michigan. Employment projections for the State of Michigan (2016-2026) show that criminal justice occupations are poised for growth, as are the other fields expected to gain the greatest benefits from the resources available in the Experiential Learning Center.

| <b>Occupation</b>                               | <b>% Growth</b> |
|-------------------------------------------------|-----------------|
| Police and Sheriff's Patrol Officers            | 6.6             |
| Firefighters                                    | 5               |
| Recreation Workers                              | 1.2             |
| Exercise Trainers and Group Fitness Instructors | 3.6             |
| Physical Therapists                             | 9.4             |

LSSU's Experiential Learning Center 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 Experiential Learning Center will serve two key functions. It will house LSSU's growing Criminal Justice and Fire Science programs, and it will serve as the training ground for that program and others to prepare graduates that will make meaningful contributions to the state through job creation and economic growth.

#### *E. ALTERNATIVES TO NEW INFRASTRUCTURE*

The University has taken alternative steps to the Experiential Learning Center project to date; unfortunately these have been proven to be detrimental from a delivery and operations standpoint. The Norris Center is primarily an Athletics facility, but LSSU has co-opted spaces on the top floor of one wing of the building to accommodate the Criminal Justice, Fire Science, and Kinesiology programs.

The space allocated for those programs is insufficient to conduct effective training-focused courses, especially those for Criminal Justice and Fire Science, both of which need expansive spaces to conduct emergency simulation events and physical training. Although Criminal Justice and Fire Science faculty try to conduct many physical training activities outdoors, the harsh weather in Michigan's Upper Peninsula makes that impossible much of the time, forcing the program indoors to use whatever athletic spaces may be available within the building. These alternatives have proven impractical, inefficient and ineffective. The requested project would generate essential classrooms and a large, open experiential learning space for the Criminal Justice and Fire Science programs, and subsequently open up additional space in the Norris Center to expand active learning opportunities for the Kinesiology program as well.

#### *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*

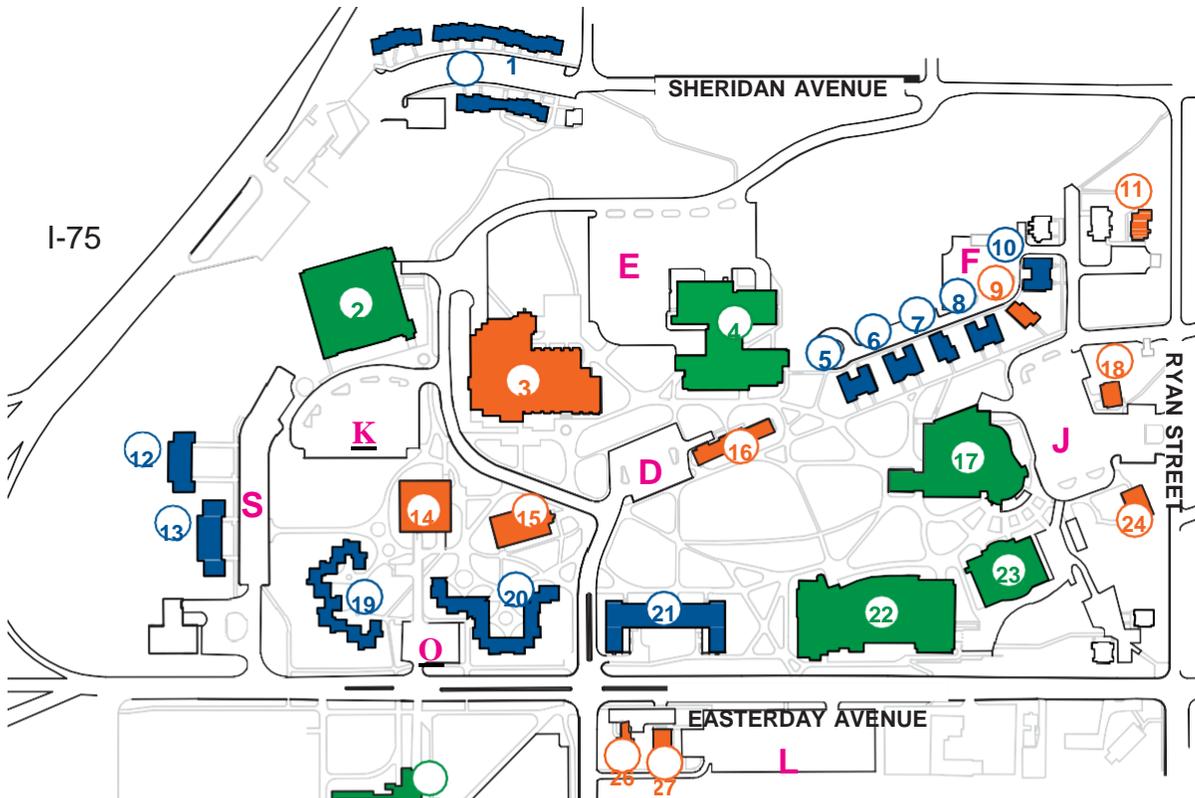
A Capital Outlay project, the CFRE program, was authorized by the State for Design. This recently completed Capital Outlay project is expected to generate \$14,200,000 of new research opportunities for LSSU.

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

# **Appendix**

## **Five-Year Facility Assessment**

**2023 - 2027**



## CAMPUS BUILDINGS

- |                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li><span style="color: green;">■</span> <b>ACADEMIC</b></li> <li>2 Arts Center (ARTS)</li> <li>4 Center for Applied Science &amp; Engineering Technology (CAS)</li> <li>23 Considine Hall (CON)</li> <li>22 Crawford Hall (CRW)</li> <li>25 Norris Center (NOR)</li> <li>17 Shouldice Library (LBR)</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: orange;">■</span> <b>ADMINISTRATION &amp; SUPPORT</b></li> <li>16 Administration (ADMIN)</li> <li>14 Admissions (CANUSA)</li> <li>14 B&amp;N at LSSU (CANUSA)</li> <li>18 Brown Hall</li> <li>26 Counseling Center</li> <li>24 East Hall</li> <li>15 Fletcher Center</li> <li>27 Health CARE Center (HCC)</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> <b>ATHLETICS &amp; RECREATION</b></li> <li>25 Norris Center (NOR)</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: blue;">■</span> <b>HOUSING</b></li> <li>3 Office (WCC)</li> <li>21 Brady Hall</li> <li>8 Chippewa Hall</li> <li>10 Erie Hall</li> <li>6 Huron Hall</li> <li>7 Laker Hall</li> <li>12 Moloney Hall</li> <li>13 Nevue Hall</li> <li>5 Ontario Hall</li> <li>20 Osborn Hall</li> <li>19 Student Village</li> <li>1 Townhouses</li> </ul> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## PARKING LOTS

- **Lot A** NOR, Commuter
- **Lot B** NOR, Commuter
- **Lot C** Osborn Hall & Student

- **Lot D** Village Residents
- **Lot E** Visitors & ADMIN
- **Lot F** CAS, WCC & LSSU Seniors
- **Lot G** Row Housing & Native

- **Lot H** American Center
- **Lot I** Brady Hall Residents

11 Lou & Mae Lukenda Alumni  
House, Foundation  
9 Native  
American Center-Eskoonwid  
Endaad

Lot J LBR, Faculty, Staff and Library Visitors  
*(library visitors pick up day permit from circulation desk)*

Lot K Admissions, ARTS, Bookstore, WCC, Fletcher, Visitors

Lot L Osborn & Student Village Residents

Lot O Osborn & Student Village Residents (temporary - day parking only)

Lot S Moloney & Nevue Residents

Lot T Townhouse Residents

28 Physical Plant

3 Walker Cisler Center (WCC)

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

**Admissions:** 906-635-2231

**Switchboard:** 906-632-6841

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

1/17



# 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.



## Administration Building

### Description

Primary Use: University Administration Offices

Constructed: 1920 original with 1946 addition

Building Area: 17,247 square feet on 3 floors

### Building Usage

Gross Area: 17,247 square feet 100%

Net Assignable Area: 11,728 square feet 68.0%

Circulation Area: 2,932 square feet 17.0%

Custodial Area: 259 square feet 1.5%

Mechanical Area: 604 square feet 3.5%

Construction Area: 1,725 square feet 10.0%

Mandated Facility Standards: N/A

Functionality: N/A

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

Facility Condition Index: 19.20% (Poor)



**Utility System Infrastructure:** The entire building interior needs to be remodeled. The mechanical and electrical systems are old and inefficient. The space configuration does not meet the current needs and the building does not meet ADA standards for plumbing or multi-floor access. In 2016, the ac was patched and repaired for \$8,000. The building is listed on the Register of National Historic Places.



# LAKE SUPERIOR STATE UNIVERSITY

## ALUMNI HOUSE

### Description

Primary Use: Alumni Offices

Constructed: 1920

Building Area: 4,462 square feet on 3 floors

### Building Usage

|                      |                   |       |
|----------------------|-------------------|-------|
| Gross Area:          | 4,462 square feet | 100%  |
| Net Assignable Area: | 3,034 square feet | 68.0% |
| Circulation Area:    | 759 square feet   | 17.0% |
| Custodial Area:      | 67 square feet    | 1.5%  |
| Mechanical Area:     | 154 square feet   | 3.5%  |
| Construction Area:   | 446 square feet   | 10.0% |

Mandated Facility Standards: N/A

Replacement Value: (2019 valuation) \$997,256

Facility Condition Index: 6.72% (Fair)



### Utility System Infrastructure:

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



# LAKE SUPERIOR STATE UNIVERSITY

## ARTS CENTER

### Description

Primary Use: Auditorium, Classrooms & Support Spaces

Constructed: Construction Completed 2004

Building Area: 63,791 square feet on 3 floors

### Building Usage

Gross Area: 63,791 square feet 100.0%

Net Assignable Area: 35,723 square feet 56.0%

Circulation Area: 12,120 square feet 19.0%

Custodial Area: 128 square feet 0.2%

Mechanical Area: 8,038 square feet 12.6%

Construction Area: 7,783 square feet 12.2%

Mandated Facility Standards: N/A

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

Facility Condition Index: 0.15% (Good)



### Utility System Infrastructure:

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



# LAKE SUPERIOR STATE UNIVERSITY

## BRADY HALL

### Description

Primary Use: Student Residence

Constructed: 1939

Building Area: 48,896 square feet on 3 floors

### Building Usage

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

Mandated Facility Standards: N/A

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

Facility Condition Index: 9.32% (Fair)



### Utility System Infrastructure:

Building infrastructure is in good condition with no major problems. However, the building is circa 1939 and needs renovation work to be brought into the 21st century. Infrastructure to be upgraded to meet ADA compliance standards.



# LAKE SUPERIOR STATE UNIVERSITY

## BROWN HALL

### Description

Primary Use: Administrative Offices

Constructed: 1920 original with 1965 renovation

Building Area: 4,768 square feet on 3 floors

### Building Usage

|                      |                   |       |
|----------------------|-------------------|-------|
| Gross Area:          | 4,768 square feet | 100%  |
| Net Assignable Area: | 3,242 square feet | 68.0% |
| Circulation Area:    | 811 square feet   | 17.0% |
| Custodial Area:      | 72 square feet    | 1.5%  |
| Mechanical Area:     | 167 square feet   | 3.5%  |
| Construction Area:   | 477 square feet   | 10.0% |

Mandated Facility Standards: N/A

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

Facility Condition Index: 4.32% (Good)



### Utility System Infrastructure:

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



# LAKE SUPERIOR STATE UNIVERSITY

## CANUSA / ADMISSIONS

### Description

Primary Use: Barnes and Noble/ Admissions

Constructed: 1967

Building Area: 15,091 square feet on 2

floors Admissions: 3,000 square feet

Barnes and Noble: 12,091 square feet

### Building Usage

Gross Area: 15,091 square feet 100%

Net Assignable Area: 10,262 square feet 68.0%

Circulation Area: 2,565 square feet 17.0%

Custodial Area: 226 square feet 1.5%

Mechanical Area: 528 square feet 3.5%

Construction Area: 1,509 square feet 10.0%

Mandated Facility Standards: N/A

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

Facility Condition Index: 5.99% (Fair)



### Utility System Infrastructure:

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



# LAKE SUPERIOR STATE UNIVERSITY

## CASET BUILDING

### Description

Primary Use: Classrooms and Support Spaces

Constructed: 1981

Building Area: 82,055 square feet on 3 floors

### Building Usage

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

Mandated Facility Standards: N/A

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

Facility Condition Index: 2.95% (Good)



### Utility System Infrastructure:

Building is in generally fair condition.



# LAKE SUPERIOR STATE UNIVERSITY

## CENTRAL HEATING PLANT

### Description

Primary Use: Campus Steam Generating Plant

Constructed: Original Construction, 1969

Building Area: 10,376 square feet on 2 floors

### Building Usage

|                              |                    |        |
|------------------------------|--------------------|--------|
| Gross Area:                  | 10,376 square feet | 100.0% |
| Net Assignable Area:         | 7,056 square feet  | 68.0%  |
| Circulation Area:            | 1,764 square feet  | 17.0%  |
| Custodial Area:              | 156 square feet    | 1.5%   |
| Mechanical Area:             | 363 square feet    | 3.5%   |
| Construction Area:           | 1,038 square feet  | 10.0%  |
| Mandated Facility Standards: | N/A                |        |

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

Facility Condition Index: 3.45% (Good)



### Utility System Infrastructure:

The building and boiler systems are in poor condition.



# LAKE SUPERIOR STATE UNIVERSITY

## CENTER FOR FRESHWATER RESEARCH AND EDUCATION

### Description

Primary Use: Education and research

Constructed: 1905

Building Area: 16,350 square feet on 3 floors

### Building Usage

|                      |                    |       |
|----------------------|--------------------|-------|
| Gross Area:          | 16,350 square feet | 100%  |
| Net Assignable Area: | 15,283 square feet | 87.0% |
| Circulation Area:    | 759 square feet    | 9.8%  |
| Custodial Area:      | 154 square feet    | .6%   |
| Mechanical Area:     | 154 square feet    | 2.6%  |

Mandated Facility Standards: N/A

Replacement Value: (2019 valuation) \$329,095

Facility Condition Index: N/A



**Utility System Infrastructure:** The entire building interior needs to be remodeled. The mechanical and electrical systems are old and inefficient. The space configuration does not meet the current needs. The building does not meet ADA standards for plumbing or multi-floor access. The building is listed with National Civil Engineering Landmarks. Plans pending for a \$15,500,000 renovation. first floor.



# LAKE SUPERIOR STATE UNIVERSITY

## CHIPPEWA HALL

### Description

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

### Building Usage

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

Mandated Facility Standards: N/A

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

Facility Condition Index: 6.58% (Fair)



### Utility System Infrastructure:

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



# LAKE SUPERIOR STATE UNIVERSITY

## CISLER CENTER

### Description

Primary Use: Food Service, Classrooms,  
Convention & Hospitality Center

Constructed: 1973 with 1994 addition

Building Area: 86,685 square feet on 2 floors

### Building Usage

|                              |                    |        |
|------------------------------|--------------------|--------|
| Gross Area:                  | 86,685 square feet | 100.0% |
| Net Assignable Area:         | 58,946 square feet | 68.0%  |
| Circulation Area:            | 14,736 square feet | 17.0%  |
| Custodial Area:              | 1,300 square feet  | 1.5%   |
| Mechanical Area:             | 3,304 square feet  | 3.5%   |
| Construction Area:           | 8,669 square feet  | 10.0%  |
| Mandated Facility Standards: | N/A                |        |

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

Facility Condition Index: 2.17% (Good)



### Utility System Infrastructure:

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



# LAKE SUPERIOR STATE UNIVERSITY

## CONSIDINE HALL

### Description

Primary Use: Student Support & Classroom Space

Constructed: 1920 w/1946 and 2016 renos

Building Area: 33,812 square feet on 3 floors

### Building Usage

|                      |                    |        |
|----------------------|--------------------|--------|
| Gross Area:          | 33,812 square feet | 100.0% |
| Net Assignable Area: | 22,654 square feet | 67.0%  |
| Circulation Area:    | 5,410 square feet  | 16.0%  |
| Custodial Area:      | 338 square feet    | 1.0%   |
| Mechanical Area:     | 1,352 square feet  | 4.0%   |
| Construction Area:   | 4,057 square feet  | 12.0%  |

Mandated Facility Standards: N/A

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

Facility Condition Index: 0.00% (Good)



### Utility System Infrastructure:

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



# LAKE SUPERIOR STATE UNIVERSITY

## CRAWFORD HALL OF SCIENCE

### Description

Primary Use: Chemistry, Biology, Forestry,  
Fire Science, Zoology, & Nursing  
Science

Constructed: 1964 with 1974 & 2000  
additions Building Area: 121,599 square feet  
on 3 floors

### Building

| Usage                | 121,599 square feet | 100.0% |
|----------------------|---------------------|--------|
| Gross Area:          |                     |        |
| Net Assignable Area: | 82,687 square feet  | 68.0%  |
| Circulation Area:    | 20,672 square feet  | 17.0%  |
| Custodial Area:      | 1,824 square feet   | 1.5%   |
| Mechanical Area:     | 4,256 square feet   | 3.5%   |
| Construction Area:   | 12,160 square feet  | 10.0%  |

Mandated Facility Standards: N/A  
Replacement Value: (2019 valuation)  
\$65,362,802 Facility Condition Index:  
1.91% (Good)



### Utility System Infrastructure:

The entire facility is in good condition.



# LAKE SUPERIOR STATE UNIVERSITY

## EAST HALL

### Description

Primary Use: Childcare Center

Constructed: Original Construction, 1900

Building Area: 3,939 square feet on 2 floors

### Building Usage

|                      |                   |        |
|----------------------|-------------------|--------|
| Gross Area:          | 3,939 square feet | 100.0% |
| Net Assignable Area: | 2,769 square feet | 68.0%  |
| Circulation Area:    | 670 square feet   | 17.0%  |
| Custodial Area:      | 59 square feet    | 1.5%   |
| Mechanical Area:     | 138 square feet   | 3.5%   |
| Construction Area:   | 394 square feet   | 10.0%  |

Mandated Facility Standards: N/A

Replacement Value: (2019 valuation) \$880,368

Facility Condition Index: 2.27% (Good)



### Utility System Infrastructure:

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



# LAKE SUPERIOR STATE UNIVERSITY

## EASTERDAY HOUSE

### Description

Primary Use: Student Residence

Constructed: 1920

Building Area: 3,500 square feet on 3 floors

### Building Usage

|                      |                   |        |
|----------------------|-------------------|--------|
| Gross Area:          | 3,500 square feet | 100.0% |
| Net Assignable Area: | 2,800 square feet | 80.0%  |
| Circulation Area:    | 245 square feet   | 7.0%   |
| Custodial Area:      | 35 square feet    | 1.0%   |
| Mechanical Area:     | 70 square feet    | 2.0%   |
| Construction Area:   | 350 square feet   | 10.0%  |

Mandated Facility Standards: N/A

Replacement Value: (2019 valuation) \$782,251

Facility Condition Index: 25.57% (Poor)



### Utility System Infrastructure:

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



# LAKE SUPERIOR STATE UNIVERSITY

## ERIE HALL

### Description

Primary Use: Student Residence  
Constructed: Original Construction, 1901  
Building Area: 8,766 square feet on 3 floors

### Building Usage

|                      |                   |        |
|----------------------|-------------------|--------|
| Gross Area:          | 8,766 square feet | 100.0% |
| Net Assignable Area: | 7,021 square feet | 80.0%  |
| Circulation Area:    | 614 square feet   | 7.0%   |
| Custodial Area:      | 88 square feet    | 1.0%   |
| Mechanical Area:     | 176 square feet   | 2.0%   |
| Construction Area:   | 878 square feet   | 10.0%  |

Mandated Facility Standards: N/A

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

Facility Condition Index: 4.39% (Good)



### Utility System Infrastructure:

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



# LAKE SUPERIOR STATE UNIVERSITY

## ESKONWID ENDAAD

### Description

Primary Use: Campus Native American Center

Constructed: Original Construction, 1920

Building Area: 5,078 square feet on 3 floors

### Building Usage

|                      |                   |        |
|----------------------|-------------------|--------|
| Gross Area:          | 5,078 square feet | 100.0% |
| Net Assignable Area: | 3,529 square feet | 69.5%  |
| Circulation Area:    | 863 square feet   | 17.0%  |
| Custodial Area:      | 76 square feet    | 1.5%   |
| Mechanical Area:     | 102 square feet   | 2.0%   |
| Construction Area:   | 508 square feet   | 10.0%  |

Mandated Facility Standards: N/A

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

Facility Condition Index: 7.05% (Fair)



### Utility System Infrastructure:

Building infrastructure is in fair condition with no major problems.



# LAKE SUPERIOR STATE UNIVERSITY

## FIRE SCIENCE BUILDING

### Description

Primary Use: Laboratory

Constructed: 1998

Building Area: 800 square feet on 2 floors

### Building Usage

Gross Area: 800 square feet 100%

Net Assignable Area: 800 square feet 100%

Mandated Facility Standards: N/A

Replacement Value: (2019 valuation) \$125,160

Facility Condition Index: 0.00% (Good)



### Utility System Infrastructure:

Building infrastructure is in good condition with no major problems.



# LAKE SUPERIOR STATE UNIVERSITY

## FLETCHER CENTER

### Description

Primary Use: Registrar, Financial Aid, & Other Student Services

Constructed: 1936 original w/ 1977 renovation

Building Area: 14,540 square feet on 3 floors

### Building Usage

|                      |                    |        |
|----------------------|--------------------|--------|
| Gross Area:          | 14,540 square feet | 100.0% |
| Net Assignable Area: | 9,887 square feet  | 68.0%  |
| Circulation Area:    | 2,472 square feet  | 17.0%  |
| Custodial Area:      | 218 square feet    | 1.5%   |
| Mechanical Area:     | 509 square feet    | 3.5%   |
| Construction Area:   | 1,454 square feet  | 10.0%  |

Mandated Facility Standards: N/A

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

Facility Condition Index: 16.34% (Poor)



### Utility System Infrastructure:

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



# LAKE SUPERIOR STATE UNIVERSITY

## GATE HOUSE

### Description

Primary Use: Electrical Distribution  
Constructed: Original Construction, 1921  
Building Area: 767 square feet on 1 floor

### Building Usage

|                      |                 |        |
|----------------------|-----------------|--------|
| Gross Area:          | 767 square feet | 100.0% |
| Net Assignable Area: | 690 square feet | 90.0%  |
| Circulation Area:    | 0 square feet   | 0.0%   |
| Custodial Area:      | 0 square feet   | 0.0%   |
| Mechanical Area:     | 0 square feet   | 0.0%   |
| Construction Area:   | 77 square feet  | 10.0%  |

Mandated Facility Standards: N/A  
Replacement Value: (2019 valuation)  
\$150,416 Facility Condition Index: 8.64%  
(Fair)



### Utility System Infrastructure:

Building infrastructure is in fair condition.



# LAKE SUPERIOR STATE UNIVERSITY

## HEALTH CARE CENTER

### Description

Primary Use: Health Services Center

Constructed: 1990

Building Area: 2,540 square feet on 1 floor

### Building Usage

|                      |                   |        |
|----------------------|-------------------|--------|
| Gross Area:          | 2,540 square feet | 100.0% |
| Net Assignable Area: | 1,727 square feet | 68.0%  |
| Circulation Area:    | 432 square feet   | 17.0%  |
| Custodial Area:      | 38 square feet    | 1.5%   |
| Mechanical Area:     | 89 square feet    | 3.5%   |
| Construction Area:   | 254 square feet   | 10.0%  |

Mandated Facility Standards: N/A

Replacement Value: (2019 valuation) \$450,464

Facility Condition Index: 1.78% (Good)



### Utility System Infrastructure:

Building infrastructure is in good condition.



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

Mandated Facility Standards: N/A

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

Facility Condition Index: 2.67% (Good)



### Utility System Infrastructure:

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



# LAKE SUPERIOR STATE UNIVERSITY

## TOWNHOUSES

### Description

Primary Use: Student Residence

Constructed: Original Construction, 1974

Building Area: 29,665 square feet on 2 floors

### Building Usage

|                      |                    |        |
|----------------------|--------------------|--------|
| Gross Area:          | 29,665 square feet | 100.0% |
| Net Assignable Area: | 22,249 square feet | 75.0%  |
| Circulation Area:    | 2,967 square feet  | 10.0%  |
| Custodial Area:      | 445 square feet    | 1.5%   |
| Mechanical Area:     | 1,038 square feet  | 3.5%   |
| Construction Area:   | 2,967 square feet  | 10.0%  |

Mandated Facility Standards: N/A

Replacement Value: (2019 valuation) \$7,624,647

Facility Condition Index: 1.61% (Good)



### Utility System Infrastructure:

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



# LAKE SUPERIOR STATE UNIVERSITY

## YOUNG'S HOUSE

### Description

Primary Use: Counseling Center

Constructed: 1959

Building Area: 1,426 square feet on 1 floor

### Building Usage

Gross Area: 1,426 square feet 100%

Net Assignable Area: 1,332 square feet 93.5%

Custodial Area: 22 square feet 1.5%

Mechanical Area: 72 square feet 5.0%

Mandated Facility Standards: N/A

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

Facility Condition Index: 14.75% (Poor)



### Utility System Infrastructure:

Building infrastructure is in poor condition.

## General Building Information

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

## Building Condition Ratings

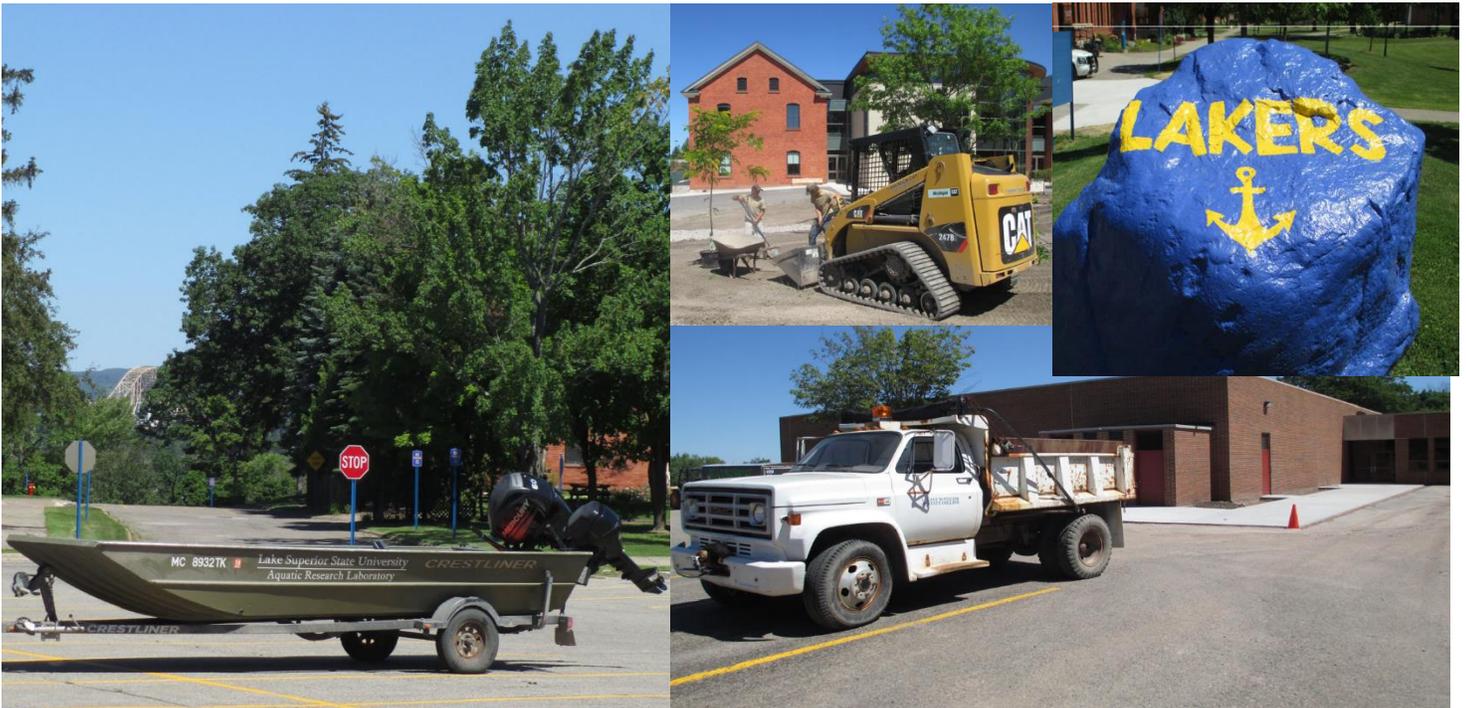
| Building                                     | Building Type | Scheduled Repairs       | 2019 Value           | FCI    | Rating   | Deferred Maintenance Backlog |
|----------------------------------------------|---------------|-------------------------|----------------------|--------|----------|------------------------------|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

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



 **LAKE SUPERIOR**  
STATE UNIVERSITY

## Six-Year Facility Assessment Summary by Year



SCHEDULED AND DEFERRED PROJECTS

| Numbers shown in thousands                               | Six Year Totals | Deferred Maint. | FY 21/22 | FY 22/23 | FY 23/24 | FY 24/25 | FY 25/26 |
|----------------------------------------------------------|-----------------|-----------------|----------|----------|----------|----------|----------|
| <b>Administration</b>                                    | <b>50</b>       | <b>36</b>       |          |          |          |          |          |
| Install ADA ramp and door opener                         |                 | 0               | 0        | 50       |          |          |          |
| Renovate first floor                                     |                 |                 |          |          | 200      |          |          |
| Elevator                                                 |                 |                 |          |          |          | 150      |          |
| Renovate second floor                                    |                 |                 |          |          |          |          | 250      |
| New fire alarm system                                    |                 | 36              |          |          |          |          |          |
| <b>Alumni</b>                                            | <b>41</b>       |                 |          |          |          |          |          |
| Tuck Point                                               |                 |                 | 12       |          |          |          |          |
| Repair 2nd floor interior ceiling                        |                 |                 |          | 15       |          |          |          |
| Renovate both entrances                                  |                 |                 |          | 14       |          |          |          |
| Renovate sanitary system                                 |                 |                 |          |          | 55       |          |          |
| Renovate south porch                                     |                 |                 |          |          |          | 12       |          |
| Dewater/seal basement                                    |                 |                 |          |          |          |          | 20       |
| <b>Arts Center</b>                                       | <b>15</b>       | <b>0</b>        |          |          |          |          |          |
| Seal exterior wall bricks                                |                 |                 |          | 15       |          |          |          |
| Add lighting to auditorium                               |                 |                 |          |          | 35       |          |          |
| <b>Brady Hall</b>                                        | <b>233</b>      | <b>200</b>      |          |          |          |          |          |
| Tuck point                                               |                 |                 | 18       |          |          |          |          |
| Re-shingle Roof                                          |                 |                 |          | 135      |          |          |          |
| Patch and seal porches/steps                             |                 |                 |          |          | 5        |          |          |
| Renovate 4 person to 2 person rooms                      |                 |                 |          |          |          | 350      |          |
| Add HVAC system to all floors                            |                 |                 |          |          |          |          | 275      |
| Replace flat roof                                        |                 |                 |          |          | 175      |          |          |
| Renovate bathrooms and showers                           |                 |                 |          | 80       |          |          |          |
| Add fire suppression system                              |                 | 200             |          |          |          |          |          |
| <b>Brown Hall</b>                                        | <b>50</b>       | <b>80</b>       |          |          |          |          |          |
| Paint exterior trim                                      |                 |                 | 15       |          |          |          |          |
| Renovate sanitary system                                 |                 |                 |          | 35       |          |          |          |
| Install ADA door hardware                                |                 |                 |          |          | 6        |          |          |
| Dewater/seal basement                                    |                 |                 |          |          |          | 15       |          |
| Replace carpeting                                        |                 |                 |          |          |          |          | 15       |
| Upgrade electrical and plumbing                          |                 | 80              |          |          |          |          |          |
| <b>Canusa Hall</b>                                       | <b>95</b>       | <b>20</b>       |          |          |          |          |          |
| Upgrade lights and install new electrical feed and panel |                 |                 |          | 45       |          |          |          |
| Replace windows throughout building                      |                 |                 |          |          | 75       |          |          |
| Improve elevator                                         |                 |                 |          |          |          | 30       |          |
| Improve heating and ventilation                          |                 |                 | 50       |          |          |          |          |
| Upgrade plumbing                                         |                 | 20              |          |          |          |          |          |
| <b>CASET</b>                                             | <b>300</b>      | <b>80</b>       |          |          |          |          |          |
| Change classroom door hardware to ADA                    |                 |                 |          |          | 75       |          |          |
| Repair brick and drip edge east side                     |                 |                 |          |          |          | 23       |          |
| Retrofit restroom piping for ADA compliance              |                 |                 |          |          |          |          | 17       |
| Replace and renovate cooling system North side           |                 |                 |          |          |          |          | 83       |
| Replace and renovate cooling tower                       |                 |                 | 200      |          |          |          |          |
| Upgrade Windows                                          |                 |                 |          | 100      |          |          |          |
| Upgrade plumbing                                         |                 | 80              |          |          |          |          |          |

| Numbers shown in thousands                            | Six Year Totals | Deferred Maint. | FY 21/22 | FY 22/23 | FY 23/24 | FY 24/25 | FY 25/26 |
|-------------------------------------------------------|-----------------|-----------------|----------|----------|----------|----------|----------|
| <b>Center for Freshwater Research and Education</b>   | <b>0</b>        | <b>0</b>        |          |          |          |          |          |
| Complete Renovation for 15,500,000                    |                 |                 | 1,420    |          |          |          |          |
| <b>Central Heating Plant</b>                          | <b>45</b>       | <b>0</b>        |          |          |          |          |          |
| Upgrade generator                                     |                 |                 |          | 45       |          |          |          |
| Upgrade exterior/interior lights                      |                 |                 |          |          | 18       |          |          |
| Replace stone fascia                                  |                 |                 |          |          |          | 75       |          |
| Repair steam tunnel phase 1                           |                 |                 |          |          | 50       |          |          |
| Complete tunnel repairs                               |                 |                 |          |          |          |          | 50       |
| <b>Chippewa Hall</b>                                  | <b>57</b>       | <b>0</b>        |          |          |          |          |          |
| Complete ADA renovations                              |                 |                 |          | 50       |          |          |          |
| Install card access entry system                      |                 |                 |          |          | 10       |          |          |
| Re-core all locking hardware                          |                 |                 |          |          |          | 8        |          |
| Upgrade plumbing                                      |                 |                 |          |          |          |          | 35       |
| Repair fascia and soffit                              |                 |                 |          |          |          | 15       |          |
| Replace interior and exterior cellar doors            |                 |                 | 7        |          |          |          |          |
| <b>Cisler Center</b>                                  | <b>80</b>       | <b>755</b>      |          |          |          |          |          |
| Replace Cisler West Kitchen Windows                   |                 |                 |          | 35       |          |          |          |
| Replace electrical panels                             |                 |                 |          |          |          | 165      |          |
| Replace chiller                                       |                 |                 |          |          | 125      |          |          |
| Re-core and replace all locking hardware for ADA      |                 |                 | 45       |          |          |          |          |
| Install emergency generator system                    |                 |                 |          |          |          |          | 345      |
| Upgrade domestic water heaters                        |                 | 700             |          |          |          |          |          |
| Upgrade plumbing                                      |                 | 55              |          |          |          |          |          |
| <b>Considine Hall</b>                                 | <b>0</b>        | <b>0</b>        |          |          |          |          |          |
| No Projects Scheduled                                 |                 |                 |          |          |          |          |          |
| <b>Crawford Hall</b>                                  | <b>212</b>      | <b>705</b>      |          |          |          |          |          |
| Repair steel floor deck above mechanical room         |                 |                 |          |          |          | 34       |          |
| Replace chiller (R22 system)                          |                 |                 |          | 185      |          |          |          |
| Replace carpet                                        |                 |                 |          |          |          |          | 95       |
| Upgrade pneumatic controls                            |                 |                 |          |          | 165      |          |          |
| Lab cabinets                                          |                 |                 | 15       |          |          |          |          |
| Upgrade electrical GFI in labs                        |                 |                 | 12       |          |          |          |          |
| Upgrade hoods                                         |                 | 650             |          |          |          |          |          |
| Add exterior drainage on east side of building        |                 | 5               |          |          |          |          |          |
| Upgrade labs                                          |                 | 50              |          |          |          |          |          |
| <b>East Hall</b>                                      | <b>0</b>        | <b>0</b>        |          |          |          |          |          |
| Replace shingle roof                                  |                 |                 |          |          |          |          |          |
| <b>Easterday Hall</b>                                 | <b>24</b>       | <b>10</b>       |          |          |          |          |          |
| Re-core all locking hardware                          |                 |                 |          | 9        |          |          |          |
| Dewater/seal basement                                 |                 |                 |          |          | 18       |          |          |
| Replace basement windows                              |                 |                 |          |          |          | 5        |          |
| Complete renovation of electrical and mechanical sys. |                 |                 |          |          |          |          | 85       |
| Replace carpeting                                     |                 |                 | 15       |          |          |          |          |
| Install card access entry system                      |                 | 10              |          |          |          |          |          |

| Numbers shown in thousands                            | Six Year Totals | Deferred Maint. | FY 21/22 | FY 22/23 | FY 23/24 | FY 24/25 | FY 25/26 |
|-------------------------------------------------------|-----------------|-----------------|----------|----------|----------|----------|----------|
| <b>Erie Hall</b>                                      | <b>40</b>       | <b>0</b>        |          |          |          |          |          |
| Repair soffit and fascia                              |                 |                 |          | 15       |          |          |          |
| Re-core all locking hardware                          |                 |                 |          |          | 9        |          |          |
| Install card access entry system                      |                 |                 |          |          | 6        |          |          |
| Renovate electrical systems                           |                 |                 |          |          |          | 35       |          |
| Install new domestic hot water heater                 |                 |                 |          |          |          |          | 12       |
| Replace carpet                                        |                 |                 | 25       |          |          |          |          |
| <b>Eskoonwid Endaad (NAC)</b>                         | <b>42</b>       | <b>15</b>       |          |          |          |          |          |
| Repair and Paint Interior                             |                 |                 | 15       |          |          |          |          |
| Complete ADA renovations                              |                 |                 |          |          | 75       |          |          |
| Install ADA door hardware                             |                 |                 |          |          | 15       |          |          |
| Repair soffit and fascia                              |                 |                 |          |          |          | 19       |          |
| Install new fire alarm system                         |                 |                 |          |          |          |          | 25       |
| Upgrade boiler to steam                               |                 |                 |          | 27       |          |          |          |
| Upgrade plumbing and electrical                       |                 | 15              |          |          |          |          |          |
| <b>Fire Science Building</b>                          | <b>0</b>        | <b>0</b>        |          |          |          |          |          |
| No Projects Scheduled                                 |                 |                 |          |          |          |          |          |
| <b>Fletcher</b>                                       | <b>41</b>       | <b>0</b>        |          |          |          |          |          |
| Repair basement walls, install drains, add ext drain. |                 |                 | 27       |          |          |          |          |
| Remodel restrooms for ADA                             |                 |                 |          | 14       |          |          |          |
| Remove old boiler system and abate                    |                 |                 |          |          | 12       |          |          |
| Modify existing fire alarm system                     |                 |                 |          |          |          | 18       |          |
| Remodel main entrance                                 |                 |                 |          |          |          |          | 15       |
| <b>Gate House</b>                                     | <b>15</b>       | <b>0</b>        |          |          |          |          |          |
| Install new roof and repair soffit                    |                 |                 |          | 15       |          |          |          |
| Renovate storage space to include guard shack         |                 |                 |          |          | 6        |          |          |
| <b>Health Care Center</b>                             | <b>15</b>       | <b>0</b>        |          |          |          |          |          |
| Install new furnace                                   |                 |                 | 15       |          |          |          |          |
| <b>Hillside House</b>                                 | <b>0</b>        | <b>0</b>        |          |          |          |          |          |
| Completely renovate                                   |                 |                 |          |          | 75       |          |          |
| <b>Housing Storage Barn</b>                           | <b>0</b>        | <b>0</b>        |          |          |          |          |          |
| Add partial second deck and lighting                  |                 |                 |          |          |          | 7        |          |
| <b>Huron Hall</b>                                     | <b>25</b>       | <b>0</b>        |          |          |          |          |          |
| Tuck point                                            |                 |                 |          |          | 7        |          |          |
| ADA renovations                                       |                 |                 |          |          |          | 25       |          |
| Install card access entry system                      |                 |                 |          |          |          |          | 8        |
| Install new carpeting                                 |                 |                 | 25       |          |          |          |          |
| <b>Ice Arena Storage Building</b>                     | <b>0</b>        | <b>0</b>        |          |          |          |          |          |
| No Projects Scheduled                                 |                 |                 |          |          |          |          |          |
| <b>Kenneth J Shouldice Library</b>                    | <b>150</b>      | <b>0</b>        |          |          |          |          |          |
| Repair fascia                                         |                 |                 |          |          |          |          |          |
| Replace roof (old side)                               |                 |                 |          | 85       |          |          |          |
| Install ventilation into computer room off main lobby |                 |                 |          |          | 10       |          |          |
| Replace AH and install on roof top                    |                 |                 |          |          |          | 35       |          |
| Install new chiller                                   |                 |                 |          |          |          |          | 150      |

| Numbers shown in thousands                         | Six Year Totals | Deferred Maint. | FY 21/22 | FY 22/23 | FY 23/24 | FY 24/25 | FY 25/26 |
|----------------------------------------------------|-----------------|-----------------|----------|----------|----------|----------|----------|
| Replace carpet in main library                     |                 |                 | 45       |          |          |          |          |
| Replace carpet in offices                          |                 |                 | 20       |          |          |          |          |
| <b>Laker Hall</b>                                  | <b>19</b>       | <b>0</b>        |          |          |          |          |          |
| Replace basement windows and tuck point            |                 |                 |          | 5        |          |          |          |
| ADA renovations                                    |                 |                 |          |          | 25       |          |          |
| Renovate electrical and plumbing systems           |                 |                 |          |          |          |          | 55       |
| Install card access entry system                   |                 |                 |          | 6        |          |          |          |
| Install new carpeting                              |                 |                 | 8        |          |          |          |          |
| <b>Meridian Storage Building</b>                   | <b>0</b>        | <b>0</b>        |          |          |          |          |          |
| 20 x 20 addition                                   |                 |                 |          |          |          |          |          |
| <b>Michigan Hall</b>                               | <b>25</b>       | <b>50</b>       |          |          |          |          |          |
| Install fascia, soffit, windows and exterior doors |                 |                 |          | 15       |          |          |          |
| Install new flooring                               |                 |                 |          |          | 20       |          |          |
| Replace lighting                                   |                 |                 |          |          |          | 11       |          |
| Renovate electric power distribution               |                 |                 |          |          |          |          | 38       |
| Replace roof                                       |                 |                 | 10       |          |          |          |          |
| Install new HVAC convert to gas                    |                 | 50              |          |          |          |          |          |
| <b>Moloney</b>                                     | <b>12</b>       | <b>200</b>      |          |          |          |          |          |
| Re-core all locking hardware                       |                 |                 |          | 12       |          |          |          |
| Install domestic hot water system                  |                 | 50              |          |          |          |          |          |
| Upgrade electrical and mechanical                  |                 | 150             |          |          |          |          |          |
| <b>Neveu</b>                                       | <b>26</b>       | <b>200</b>      |          |          |          |          |          |
| Replace entrance doorways                          |                 |                 |          | 26       |          |          |          |
| Re-core all locking hardware                       |                 |                 |          |          | 15       |          |          |
| Install domestic hot water system                  |                 | 50              |          |          |          |          |          |
| Upgrade electrical and mechanical                  |                 | 150             |          |          |          |          |          |
| <b>Norris Center</b>                               | <b>550</b>      | <b>300</b>      |          |          |          |          |          |
| Renovate gym HVAC system to add humidity control   |                 |                 |          |          | 350      |          |          |
| Replace carpeting first floor                      |                 |                 |          |          | 50       |          |          |
| Taffy Abel Arena locker room upgrades (Phase 2)    |                 |                 |          |          |          | 35       |          |
| Repair/resurface wood floor                        |                 |                 |          |          |          |          |          |
| Replace electrical lines and breakers              |                 |                 |          |          |          |          |          |
| Replace basement electrical                        |                 |                 |          |          |          | 75       |          |
| Rink dehumidification                              |                 |                 |          | 150      |          |          |          |
| Purchase emergency generator for rink              |                 |                 |          |          |          |          | 350      |
| Replace gym bleacher                               |                 |                 |          | 250      |          |          |          |
| Add'l rink lights per CCHA guidelines              |                 |                 | 150      |          |          |          |          |
| New Rink Floor                                     |                 |                 |          |          |          | 12       |          |
| Upgrade hot water system                           |                 | 150             |          |          |          |          |          |
| Install new AC system 2nd floor Northwest side     |                 | 100             |          |          |          |          |          |
| Replace Gas leak detection exhaust system          |                 | 50              |          |          |          |          |          |
| <b>Ontario</b>                                     | <b>25</b>       | <b>0</b>        |          |          |          |          |          |
| ADA renovations                                    |                 |                 |          |          |          |          | 75       |
| Install card access entry system                   |                 |                 |          |          | 6        |          |          |
| Replace carpeting                                  |                 |                 | 25       |          |          |          |          |
| <b>Osborn</b>                                      | <b>50</b>       |                 |          |          |          |          |          |
| Replace AHUs                                       |                 |                 |          |          |          | 75       |          |

| Numbers shown in thousands                               | Six Year Totals | Deferred Maint. | FY 21/22 | FY 22/23 | FY 23/24 | FY 24/25 | FY 25/26 |
|----------------------------------------------------------|-----------------|-----------------|----------|----------|----------|----------|----------|
| Install new electrical power feed/fix water infiltration |                 |                 | 25       |          |          |          |          |
| Add electrical power for rooms                           |                 |                 |          | 10       |          |          |          |
| Fire suppression system                                  |                 |                 |          | 15       |          |          |          |
| Replace heating system                                   |                 |                 |          |          | 800      |          |          |
| <b>Pianos Maintenance Building</b>                       | <b>75</b>       |                 |          |          |          |          |          |
| Replace office roof                                      |                 |                 |          | 50       |          |          |          |
| Install AC unit/water heater                             |                 |                 |          | 25       |          |          |          |
| Install an emergency generator                           |                 |                 |          |          | 45       |          |          |
| Storage building                                         |                 |                 |          |          |          |          |          |
| Replace loading dock door (3)                            |                 |                 |          |          |          | 20       |          |
| <b>President's House</b>                                 | <b>25</b>       | <b>2</b>        |          |          |          |          |          |
| Upgrade electrical                                       |                 |                 |          |          | 25       |          |          |
| New window blinds                                        |                 |                 | 10       |          |          |          |          |
| Dewater basement                                         |                 |                 |          | 15       |          |          |          |
| Plumb north porch column                                 |                 | 2               |          |          |          |          |          |
| <b>Row Housing Storage Building</b>                      | <b>0</b>        | <b>0</b>        |          |          |          |          |          |
| Replace shingle roof                                     |                 |                 |          |          | 10       |          |          |
| <b>Ryan House</b>                                        | <b>5</b>        | <b>12</b>       |          |          |          |          |          |
| Replace carpeting and flooring                           |                 |                 |          |          | 18       |          |          |
| Add electrical power to each room                        |                 |                 |          |          |          | 22       |          |
| Upgrade Safety Lights                                    |                 |                 |          | 5        |          |          |          |
| Upgrade boiler                                           |                 | 12              |          |          |          |          |          |
| <b>Student Activities Center</b>                         | <b>115</b>      | <b>165</b>      |          |          |          |          |          |
| Fix exterior doors                                       |                 |                 | 15       |          |          |          |          |
| Repair curtain system phase 1                            |                 |                 |          |          | 25       |          |          |
| Upgrade hall leading to SAC                              |                 |                 |          |          |          | 15       |          |
| Add electrical power for events                          |                 |                 |          |          |          |          | 28       |
| Replace light fixtures Phase 3                           |                 |                 |          |          | 75       |          |          |
| SAC court and track lane marking                         |                 |                 |          | 100      |          |          |          |
| Add second level for exercise equipment                  |                 | 100             |          |          |          |          |          |
| Replace light fixtures Phase 4                           |                 | 35              |          |          |          |          |          |
| Upgrade exterior door canopies                           |                 | 30              |          |          |          |          |          |
| <b>Student Village</b>                                   | <b>108</b>      | <b>90</b>       |          |          |          |          |          |
| Address mechanical room ventilation                      |                 |                 | 10       |          |          |          |          |
| Replace primary transformer and switch gear              |                 |                 |          |          | 75       |          |          |
| Replace five lower level door frames                     |                 |                 | 8        |          |          |          |          |
| Complete interior renovations A Tower                    |                 |                 |          |          |          | 125      |          |
| Replace apartment door                                   |                 |                 | 50       |          |          |          |          |
| Interior renovations in B Tower                          |                 |                 |          |          |          |          | 125      |
| 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              |          |          |          |          |          |
| <b>Townhouses</b>                                        | <b>48</b>       |                 |          |          |          |          |          |
| Phase 1- Interior Renovations                            |                 |                 |          |          |          | 125      |          |
| Install card access entry system                         |                 |                 |          |          | 75       |          |          |
| Upgrade exterior drainage                                |                 |                 | 8        |          |          |          |          |

| Numbers shown in thousands                         | Six Year Totals        | Deferred Maint.        | FY 21/22        | FY 22/23        | FY 23/24        | FY 24/25        | FY 25/26        |
|----------------------------------------------------|------------------------|------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Replace domestic hot water system                  |                        |                        |                 | 40              |                 |                 |                 |
| <b>Young's House</b>                               | <b>0</b>               | <b>14</b>              |                 |                 |                 |                 |                 |
| Replace shingle roof                               |                        |                        |                 |                 |                 |                 |                 |
| Replace HVAC                                       |                        | 14                     |                 |                 |                 |                 |                 |
| <b>Infrastructure</b>                              | <b>414</b>             | <b>1,975</b>           |                 |                 |                 |                 |                 |
| Replace primary electric line                      |                        | 750                    |                 |                 |                 |                 |                 |
| Cisler water leak                                  |                        |                        |                 | 37              |                 |                 |                 |
| Repair Townhouse hot water line                    |                        | 125                    |                 |                 |                 |                 |                 |
| Repair sanitary/storm sewer                        |                        | 950                    |                 |                 |                 |                 |                 |
| Parking and Crawford loading dock access           |                        | 75                     |                 |                 |                 |                 |                 |
| Clean and test electrical switch gear              |                        |                        |                 |                 |                 | 18              |                 |
| Campus signage                                     |                        |                        |                 | 125             |                 |                 |                 |
| ADA automatic door closures Library, CASET, Canusa |                        |                        |                 |                 | 175             |                 |                 |
| Repair and dewater electric vaults                 |                        | 75                     |                 |                 |                 |                 |                 |
| Repair sanitary/storm sewer                        |                        |                        | 12              |                 |                 |                 |                 |
| Parking lot upkeep, repair, and replacement        |                        |                        | 70              |                 |                 |                 |                 |
| Campus road upkeep, repair, and replacement        |                        |                        | 20              |                 |                 |                 |                 |
| IT communication line maintenance                  |                        |                        | 50              |                 |                 |                 |                 |
| Upgrade fire hydrant and water line                |                        |                        | 25              |                 |                 |                 |                 |
| Replace sidewalks                                  |                        |                        | 75              |                 |                 |                 |                 |
| <b>Infrastructure</b>                              |                        | <b>1,975</b>           |                 |                 |                 |                 |                 |
| <b>TOTALS</b>                                      | <b>3,027</b>           | <b>2,223</b>           | <b>2,552</b>    | <b>1,895</b>    | <b>3,216</b>    | <b>1,554</b>    | <b>2,151</b>    |
|                                                    | <b>Six Year Totals</b> | <b>Deferred Maint.</b> | <b>FY 21/22</b> | <b>FY 22/23</b> | <b>FY 23/24</b> | <b>FY 24/25</b> | <b>FY 25/26</b> |