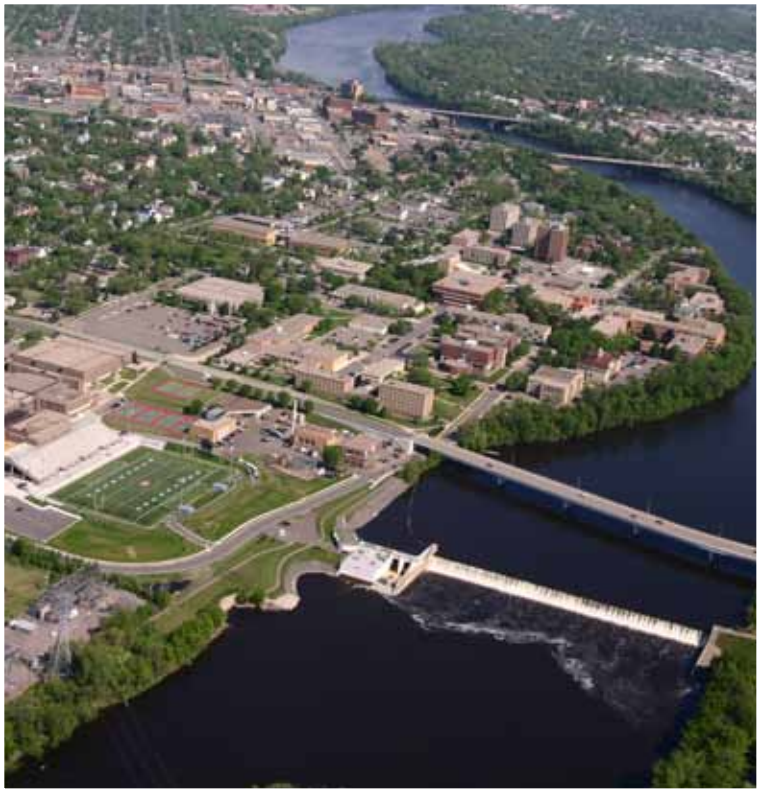

St. Cloud State University
Campus Comprehensive Plan

March 4, 2010

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Acknowledgments

Thanks to the following people who helped put this Comprehensive Campus Plan together:

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1. Executive Summary

In the fall of 2008, St. Cloud State University commenced the renewal of the Comprehensive Plan for the Campus. This process began with a visioning session in early 2008, followed by a kick off on October 23rd, 2008, which included a work session with the University's Comprehensive Facilities Planning Subcommittee and the planning consultant team of Collaborative Design Group and Biko Associates.

St. Cloud State University's goals for the Comprehensive Planning included establishing a very open, interactive process with a wide variety of stakeholders and many opportunities for their input. In particular, community participation and support was identified as a key factor in the Comprehensive Plan. The fit between the Campus' needs and municipal and community aspirations has been a major focus for the plan.

Overall goals for the next five years articulated by the Committee and other stakeholders in the course of this study include:

- Improve Community and University interaction, including developing collaborations and partnerships between constituents and engagement of students;
- Building a healthy multicultural community;
- Become a truly Student-Centered institution with optimal learning environments;
- Support St. Cloud State's standing in academics through a continuous process of facility evaluation and renewal in alignment with strategic planning;
- Work with the City to re-fashion SCSU's presence, become a "University Town";
- Continue an emphasis on safety and security; and
- Reaffirm the University's reputation – being mindful of what is of value to Minnesota, repositioning the University in the public mind, healing open issues.

It is the aim of this Comprehensive Plan to define the facility resources necessary to meet these goals.

Planning Process

In delineating the aspirations for the Comprehensive Planning process St. Cloud State University had one main objective; make the process very open and interactive. It was of particular importance to elicit not only community participation, but also community support. For the University this meant that the focus of the Plan would be on the relationship between Campus' needs and municipal and community requirements.

The Planning Team for this project included Collaborative Design Group and Biko Associates, along with University designated stakeholders. Frequent face to face meetings among the members of this team were integral to the process. During these meetings the Collaborative Team gathered information and presented planning strategies focusing on creating a shared vision, to be tested against the project's vision and goals.

University staff provided invaluable assistance in sourcing utilization and other statistical data. Another key information gathering tool was individual, face-to-face interviews with Committee members and other involved parties. In addition to covering previously identified topics in depth, these sessions gave each stakeholder an opportunity to brainstorm freely, frequently leading to significant contributions to the larger vision for the University's future.

Community Participation and Public Involvement

A high ranking action item from the University's previous visioning sessions was to "Develop a Campus/ Neighborhood group in order that emerging problems could be addressed." Accordingly, the University has placed significant emphasis on ongoing community relations. This planning effort was able to build on these existing relationships and enabled coordination with external stakeholders (i.e. non-University – downtown business interests, neighborhood residents and community groups, and City staff).

Key goals of this community participation and public involvement program were:

- Building trust;
- Establishing communications lines and protocols;
- Defining responsibilities;
- Identifying tough issues and addressing them early;
- Foster two-way learning; and
- Remaining flexible.

Presentations

During January of 2010, the Campus Comprehensive Plan was presented twice to Campus by Collaborative Design Group and Biko Associates. These presentations gave the Campus the opportunity to share the committee's and stakeholders' visions as laid out in this plan.

Emerging Themes

As planning work progressed, several key themes emerged. These include:

1. Access

Appropriate access to Campus is an issue. The University is not a feature of the City, and ways to reach the University are often discovered accidentally. Wayfinding issues identified include:

- Sense of entry to Campus is confused, in part because of a diffuse boundary/lack of definition to Campus;
- Organization of Campus is not apparent to non-University visitors; and
- The surface parking lots that ring Campus are an unappealing first interface for visitors, and equally so for immediate neighbors.

These issues touch on a larger discussion of community pride in SCSU, and in turn, SCSU pride in the City of St. Cloud. It is the consensus of the Committee that the community should feel like a "University Town". The University issues related to this are a lack of a defined self-image and perceived lack of City pride in SCSU. While this is an ongoing discussion, clear progress has been made in resolving these concerns.

2. Community Engagement

Opportunities to enhance the University's connections to its broader community identified in the course of the planning process include:

- The University should become an expert in Community Relations and Resources thus advancing quality of life for the region. This should include both facility and academic aspects (e.g. Gerontology outreach, Community Development program outreach, etc.);
- An identified strategic goal is to push services and programs that have (or could have) community connections to the perimeter of Campus; and

- Another related opportunity noted is that Alumni relations need improvement in general. The University needs to better demonstrate the importance of the Alumni to the institution and in turn, foster a better connection to this constituency.

It was felt that the University needs a more consistent voice in the City's Core Neighborhood strategies and processes. In part, this reflects a past estrangement or lack of dialog that is well on the way to being rectified – the recent South Side University Neighborhood planning work (in which the University participated), and the community's participation in this Comprehensive Planning effort, reflect the improved relations.

Recognizing the community's sensitivity to the potential (real or perceived) encroachment of SCSU into the surrounding districts, the Committee suggested future consideration of a role for the Foundation as holder of a Land Trust working in near neighborhood. This would focus on strategic existing properties, serve as land bank for Faculty/Staff residences, neighborhood stewardship, etc., and help stabilize the "Campus edge" neighborhood.

Another development that will have a significant positive impact on this discussion is Coburn Plaza, which is part of the "5th Avenue Live" project, located on the western side of 5th Avenue just north of Campus. Though a private development, the University's participation as a tenant (for both the Welcome Center and for student housing) has shaped this facility to mutual benefit. This public/private partnership will allow for community interface between businesses and campus life. Opening in the fall of 2010, this mixed-use facility will enhance the streetscape, encourage small business development and engage the students in neighborhood activities.

3. Sustainability

A significant and consistent priority among all participants was formalizing and capitalizing on the University's leadership in Sustainability. Efforts are underway to develop a cohesive, visible University-wide approach to sustainable facilities, operations and curriculum.

SCSU has quietly pursued sustainable facilities improvements as capital priorities have permitted, and as a result has a significantly advanced physical plant. New and renewed buildings have been designed with an eye to high-efficiency systems and high-value life-cycle investments. Now, the University needs to make its efforts more visible – as both a teaching element and a public statement of values.

The University has an enviable range of opportunities to pursue. Sustainability Initiatives identified for consideration include:

- On the academic side, develop a Center or Institute for Sustainability. This would be a virtual, interdisciplinary effort tying together the already-significant efforts of various Departments and Colleges with expertise and established reputations in environmental innovation;
- The University needs to plan for concrete successes each year, a methodical approach, with tangible improvements in the quality of environmental stewardship;
- The "below the dam" areas of Campus and the Beaver Islands offer an opportunity to foster a "living laboratory", with side-by-side explorations in Energy (alternative power generation, including hydropower, wind, and geothermal) and Water (stormwater management and mitigation, biologic implications of development, etc.). This extends to an immense range of related topics – everything from engineering to public policy; and
- As a first step in the move toward a self-sustaining campus, SCSU should explore more directly obtaining the hydropower generated by the dam.

4. Buildings and Grounds

A central belief of the Committee is that quality of space has impact on a building's occupants – as one member put it, "The buildings and grounds immediately communicate what sort of experience and education I can expect". With this in mind, highlights of the Plan's findings include:

- The University is generally making very efficient use of their facilities. It is clear that there are needs for mid-size classrooms, and some specialty spaces throughout Campus. The University's ongoing facility renewal program is critical to maintaining adequacy of the resource and must continue apace;
- A consistent need noted throughout Campus was for interior spaces that allow and encourage lingering /gathering/incidental social interactions. This casual social activity is an enriching part of academic and social collegiate life;
- Institutional identity (the SCSU "brand") and feeling of "owned" space are intertwined – need to strengthen the expression of SCSU and apply it consistently;
- The Committee noted that the present Eastman parking lot is the best opportunity for a new building with significant presence on the river. With Eastman itself in need of adaptive reuse or renewal, this presents an opportunity for a signature facility;
- A location should be sought for the growing International Studies operations and to serve as home base for the international programs;
- A Faculty/Staff gatherings space is needed– the University of Washington Faculty Club was mentioned as a model. Potentially this could be combined with other ideas for on-Campus hospitality;
- A Health Service Facility, as part of the Wellness Initative is needed, bringing different aspects of Wellness into an integrated whole. This is also seen as a competitive necessity, as it is increasingly developed at peer institutions as a feature of campus life;
- Stewart Hall is in immediate need of façade repairs, HVAC upgrade and a general refresh / modernization. Stewart is also a candidate for a limited amount of "right-sizing" room conversion of select larger spaces into more flexible, mid-size classrooms plus informal gathering spaces;
- The Performing Arts Center would benefit from targeted updates to the existing facility. Additionally, a general consensus is that Performing Arts as a unit needs to better define and communicate a long-term vision to help guide planning;
- The Studio Arts facility needs a major overhaul, both for building modernization and repair purposes and to accommodate new media;
- The Beaver Islands are an unparalleled resource for the University. Unique in setting and accessibility, they should play a significant role in the University's identity and academic future. The Committee strongly felt that this is a hidden resource and a global concept or vision is needed. In the short term, recreational use is likeliest – SCSU may wish to explore a partnership with City parks as cooperative overseer. Equally, Beaver Islands has the potential for cooperative use with the community;
- The University properties along Highway 10 present a significant opportunity for a strong brand or identity impact. At a minimum this should be a part of the University's larger signage and branding program, beginning prior to any development. Branding ideas could include the use of large iconic signage along with flags and banners. With the anticipated development of the NorthStar commuter rail in the areas immediately adjacent, use of these parcels

should be revisited as developments warrant;

- Selke Field is in significant need of repair and upgrades that will make it suitable for use;
- ISELF is the capstone of a 3-phase Science and Engineering facilities upgrade. It is integral to the three year renovation plans of Wick and Brown;
- A building by building assessment should be conducted in order to develop a plan for continuous renewal and modernization of existing buildings;
- The comprehensive branding and identity program to be developed by the University will be strongly evident in the buildings and grounds of Campus, and should be applied consistently; and
- The Student Union, Atwood Memorial Center, is the hub for student activities. Currently there is a pre-design underway for the expansion and renovation of the facility. This design was undertaken as part of the University's goal to make SCSU a more student-orientated institution.

Academic Goals

As part of the Strategic Action Plan, St. Cloud State University's goal is to become the best comprehensive state university in the Upper Midwest, recognized by their peers as a leader in the region. SCSU has identified four distinctive characteristics, or sets of knowledge, strengths and qualities, that they must focus on if they are to achieve this goal.

1. Accessibility that leads to success: St. Cloud State University will become distinctive by providing access to a high quality education with a commitment to individual student success.
2. Character that reflects our region: St. Cloud State University will become distinctive by offering an array of programs that reflect the character of our region with a commitment to meeting the needs of our community.
3. Education that drives knowledge into action: St. Cloud State University will become distinctive by preparing our students for success in work and life through integrated learning and the expert and innovative application of knowledge.
4. A portfolio of distinctive programs: St. Cloud State University will become distinctive by building on our prominent programs with the addition of new programs that hold the greatest promise of contributing to our future success.

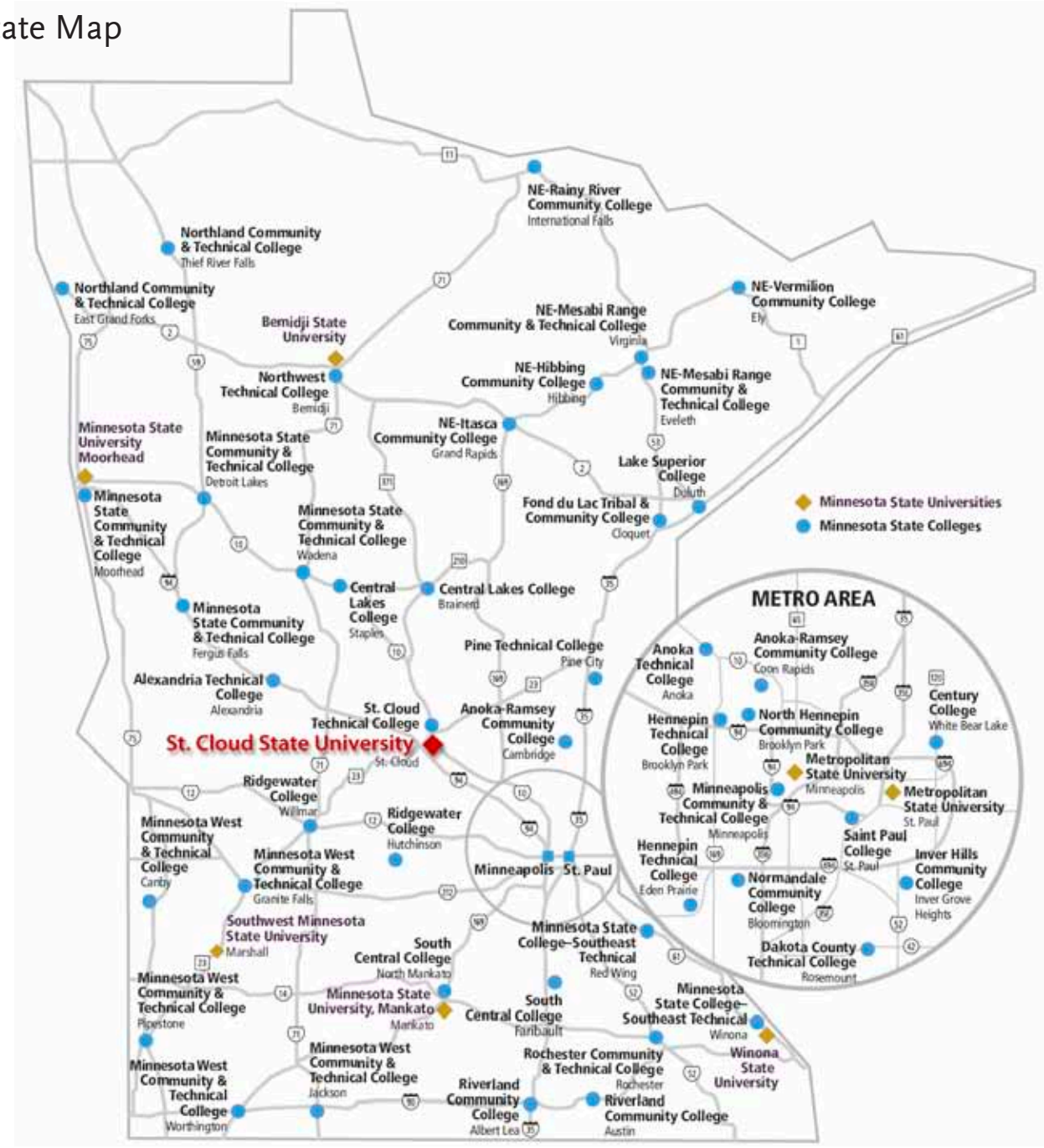
Conclusion/Findings

It is clear from this process that SCSU Facilities Staff should rigorously monitor all campus buildings. Special attention should be paid to operational efficiency and suitability to the Campus plan. For the monitoring to be effective it will need to be done on a yearly basis, with updates being made to the condition assessments. Along with the facilities monitoring, tracking of both asset preservation and capital improvements should continue to be done annually.

The clarity of this Comprehensive Plan is due to the dedication of the St. Cloud State University Comprehensive Planning Committee. Their knowledge of the Campus and the goals set during their planning sessions and laid out in this document make it imperative that they continue to meet on an on-going basis. The committee will be able to assess current and future projects from a global perspective.

2. Campus Profile

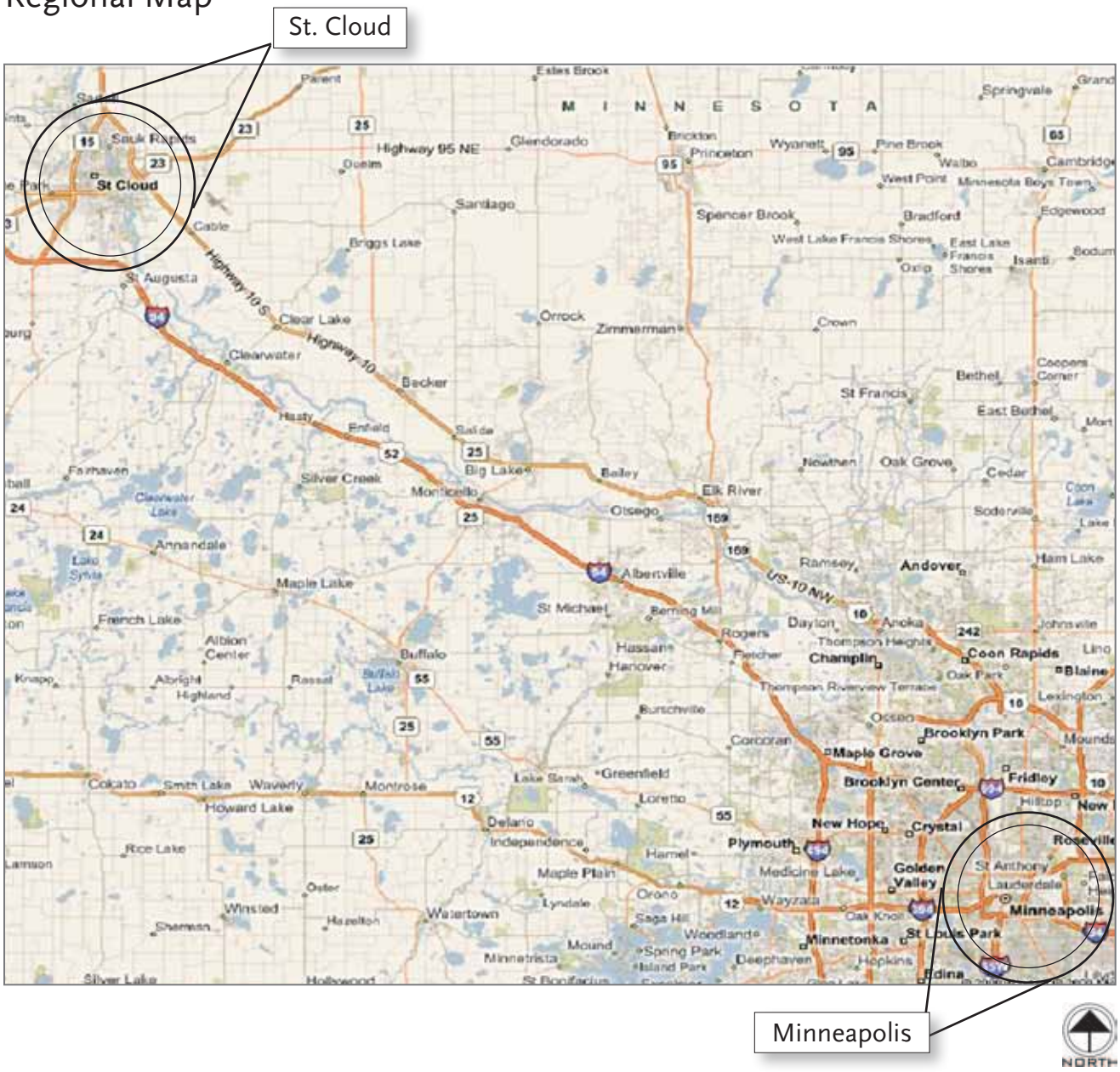
State Map



Distance to MNSCU System Universities

Metropolitan State University	66 miles	Bemidji State University	157 miles
Southwest Minnesota State University	131 miles	Winona State University	161 miles
Minnesota State University Mankato	136 miles	Minnesota State University Moorhead	174 miles

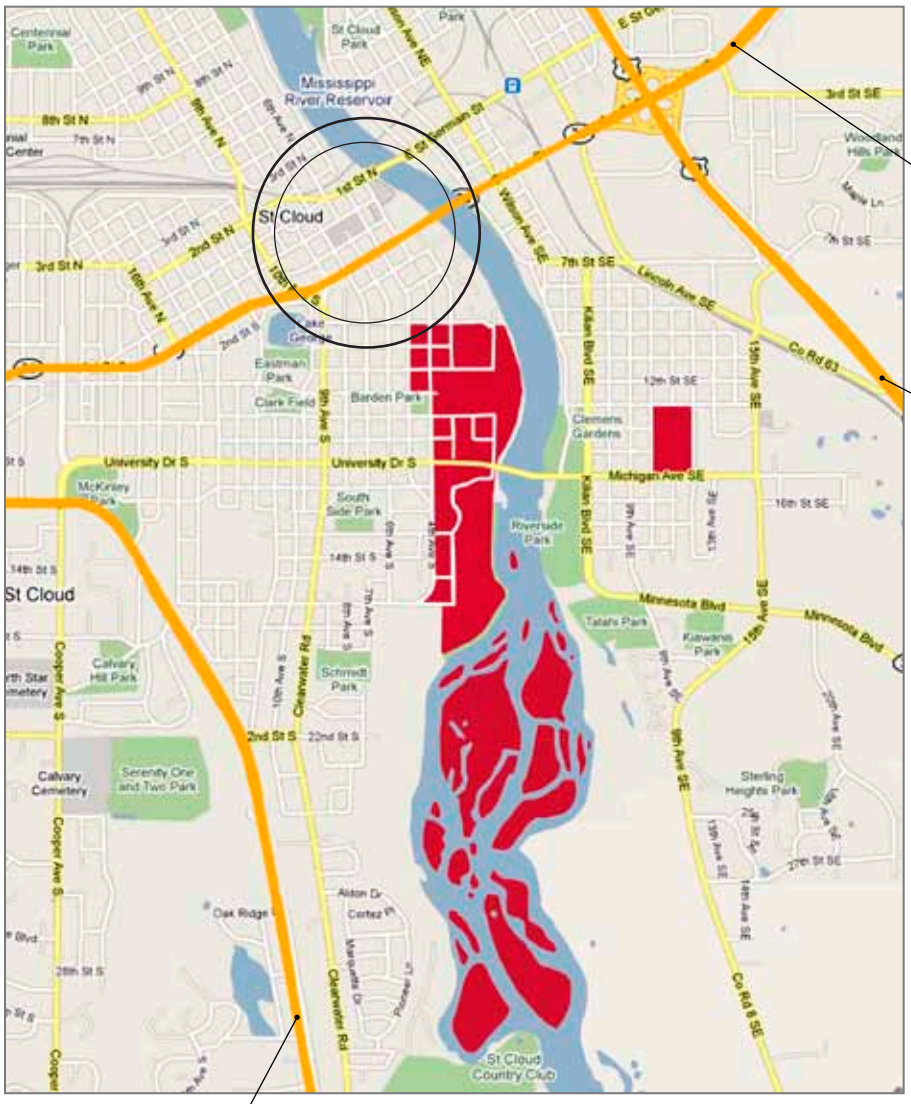
Regional Map



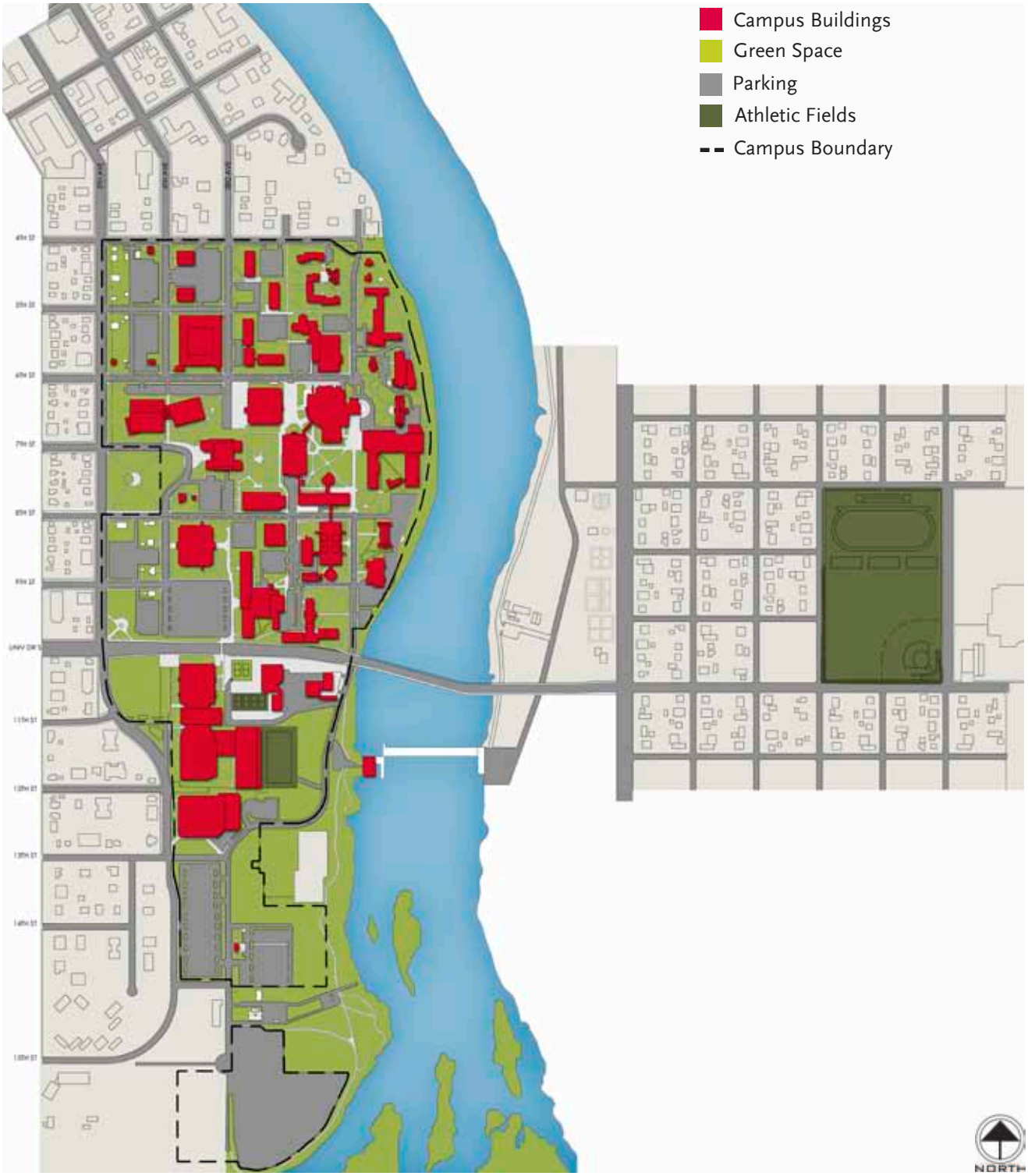
Distance to Regional Metro Areas

St. Cloud south to Minneapolis, MN	68 miles
St. Cloud west to Fargo, ND	178 miles
St. Cloud east to Duluth, MN	144 miles
St. Cloud north to Canadian Border	248 miles

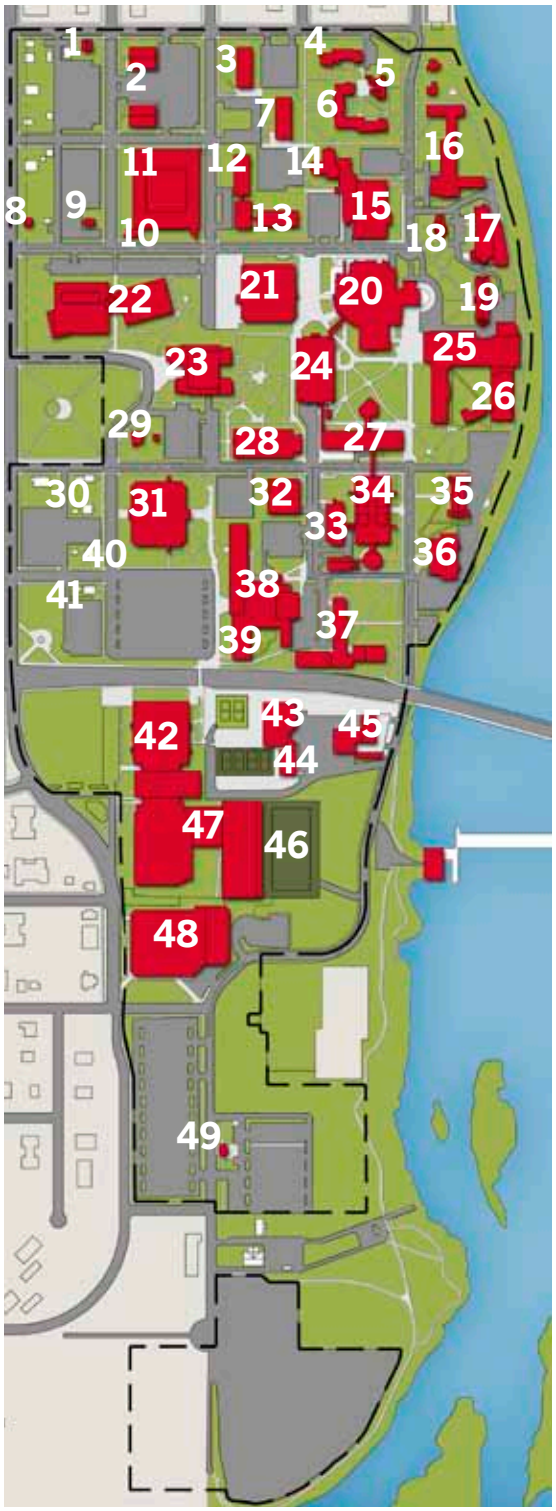
City Map


Mississippi River Reservoir
St Cloud
St Cloud
University Dr S
Michigan Ave SE
Minnesota Blvd
7th St SE
Lincoln Ave SE
Co Rd 82
Co Rd 8 SE
Clearwater Rd
Cooper Ave S
St Cloud Country Club
Calvary Cemetery
Oak Ridge
Eastman Park
Clark Field
Barden Park
Clemens Gardens
McKinley Park
South Side Park
Riverside Park
Talahi Park
Kiwanis Park
Schmidt Park
Calvary Hill Park
Serenity One and Two Park
Sterling Heights Park
Woodland Hills Park
Kilian Blvd SE
Wilson Ave SE
Campus Properties
City Parks
Downtown St. Cloud
Highways
Highway 23
Highway 10
County Road 75
NORTH

Campus Map


Campus Buildings
Green Space
Parking
Athletic Fields
Campus Boundary
NORTH

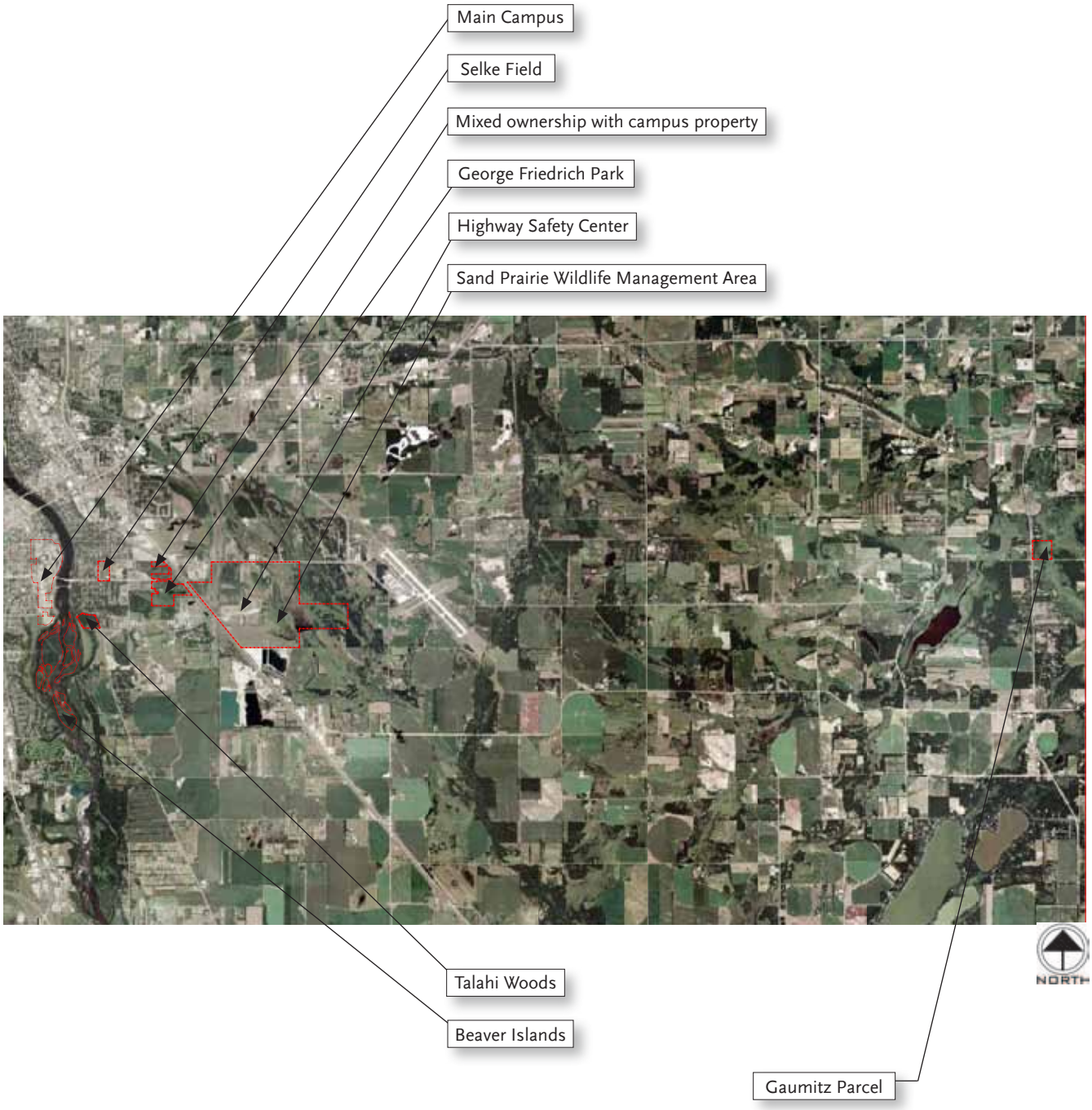
Campus Buildings



4th Avenue Parking Ramp	11
51 Building	26
525 Building	9
801 Building	32
Administrative Services Building	23
Alumni House	29
American Indian Center	41
Atwood Center	20
Benton Hall	6
Brown Hall	27
Carol Hall	5
Case Hall	12
Centennial Hall	24
Child Care Center	39
Chilled Water Plant	44
Eastman Hall	36
Education Building	31
Engineering and Computing Center	38
Garvey Commons	15
Halenbeck Hall	42
Headley Hall	28
Heating Plant	45
Hill Hall	13
Holes Hall	3
Husky Hub	49
Husky Stadium	46
James Miller Learning Resource Center	22
Kiehle Visual Arts Center	17
Lawrence Hall	19
Maintenance Building	43
Mitchell Hall	16
National Hockey Center	48
North Benton Hall	4
North Office Center	1
Performing Arts Center	21
Public Safety Center	10
Richard Green House	30
Riverview Hall	35
Sherburne Hall	14
Shoemaker Hall	37
South Office Center	30
Stateview North / South	2
Stearns Hall	7
Stewart Hall	25
Student Recreation Cent.	47
Whitney House	18
Robert H. Wick Science Building	34
Robert H. Wick Science Building Addition	33
Women's Center	8

Campus Properties

St. Cloud State University Owned Property



Main Campus

The Main Campus of St. Cloud State University lies along the western banks of the Mississippi River, and is bounded by 5th Avenue on the west, 4th Street on the north, and by the River on the east and south. University Drive bisects the Campus from east to west, spanning the river adjacent to Eastman Hall.

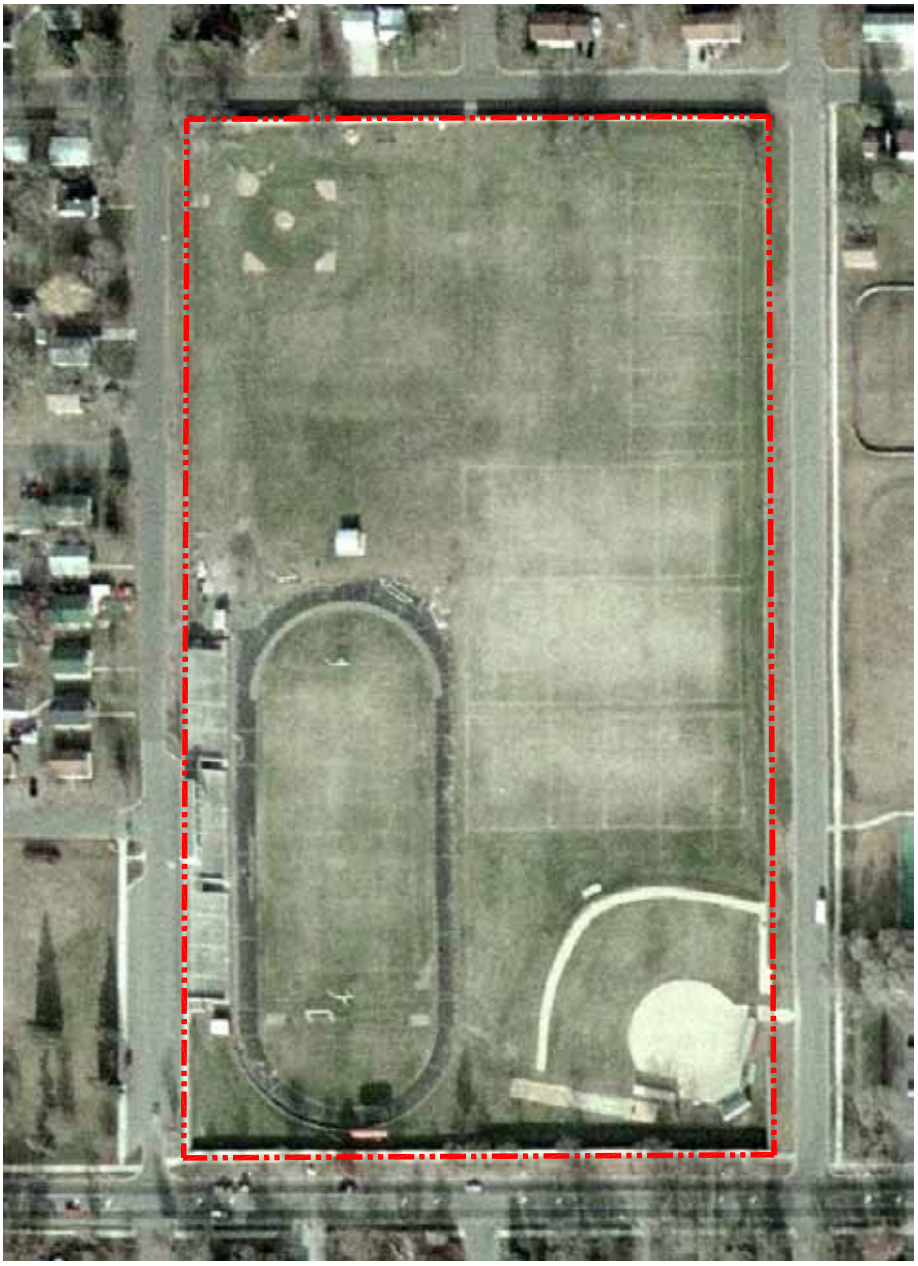
The Campus landform north of University Drive is essentially flat, with a gentle slope to the south. The Mississippi frontage in this area is formed by bluffs, which while limiting access to some degree offer spectacular potential for overlooks and vistas of the River and the City. Approximately at the line of the Drive – and in line with the dam – there is a significant drop in elevation to the south. This southern half of Campus is nearer the elevation of the River and offers significant opportunity for direct access to the water.

Beaver Islands

Lying in the Mississippi River downstream (south) and adjacent to the main Campus are the Beaver Islands, owned by St. Cloud State University. This very unique part of the University consists of nine islands of significant size and another dozen or so small islets. Subject to flooding in high water, they are largely wooded. Small numbers of University and other River recreational users make use of them informally at present.

The Beaver Islands are within the Minnesota Department of Natural Resources' Scenic Riverway designated area. It is also the home of a world class small mouth bass fishery.

Selke Field



Located on University Drive approximately 5 blocks east of Campus and east of the Mississippi, Selke Field is a large athletic field with high, distinctive granite walls surrounding it. It is situated in a largely residential neighborhood. With Football's move to the main campus, intercollegiate softball, baseball practice and recreation are the consistent users of this 17 acre, irrigated turf field. Selke Field also receives extensive community and regional use, including youth soccer programs and the recent Star Of The North Games.

Talahi Park

Talahi Woods (also known as Talahi Park) lies on the eastern banks of the River adjacent to the Beaver Islands. It is of varying elevation and almost entirely wooded. It adjoins the City's Riverside Park to the north, Killian Boulevard/ Minnesota Drive/9th Avenue SE to the northeast and east, and private property to the south. It is fenced on its landward sides, with access from the riverside trails originating in the City Park. It is the site of occasional Anthropology/ Archaeology fieldwork and Nordic skiing in the winter season, but has no other organized use. Its trails are used by students and the public for casual recreation.

George Friedrich Park

Located well east of Campus along Highway 10 and forming the northern boundary of the Minnesota Department of Corrections property, George Friedrich Park is a wooded parcel with small lakes formed from a disused historic quarry. It has long been a site for casual recreation and could be planned for the foreseeable future. While water quality issues preclude developing the Park into a more active-use amenity, minor improvements in identity signage and access are anticipated.

University Drive Extension / Highway 10 / Northstar Adjacent Parcels

Located east of Campus north of George Friedrich Park and adjacent to Highway 10, these parcels offer a significant opportunity to the University. This site will be immediately adjacent to the planned University Drive extension to Highway 10 and the airport, and near the anticipated NorthStar commuter rail terminal.

MN Highway Safety and Research Center / Sand Prairie WMA

Located on the east side of Highway 10 roughly opposite George Friedrich Park, this large parcel has significant frontage and visibility. The property houses several users, including the University's Highway Safety and Research Center (160 acres) and a pistol range operated by the City. The bulk of the property (490 acres) is managed as a Wildlife Management Area under an agreement with the Minnesota Department of Natural Resources.

MN Highway Safety and Research Center's 160 acres is the most developed portion of this site, as seen in this close-up view.

Gaumitz Parcel

This 40 acre parcel lies several miles east of the Campus, in a rural area of farms and scattered housing. A combination of low-lying marshy meadows and wooded areas, it is presently undeveloped, and is anticipated to remain so.

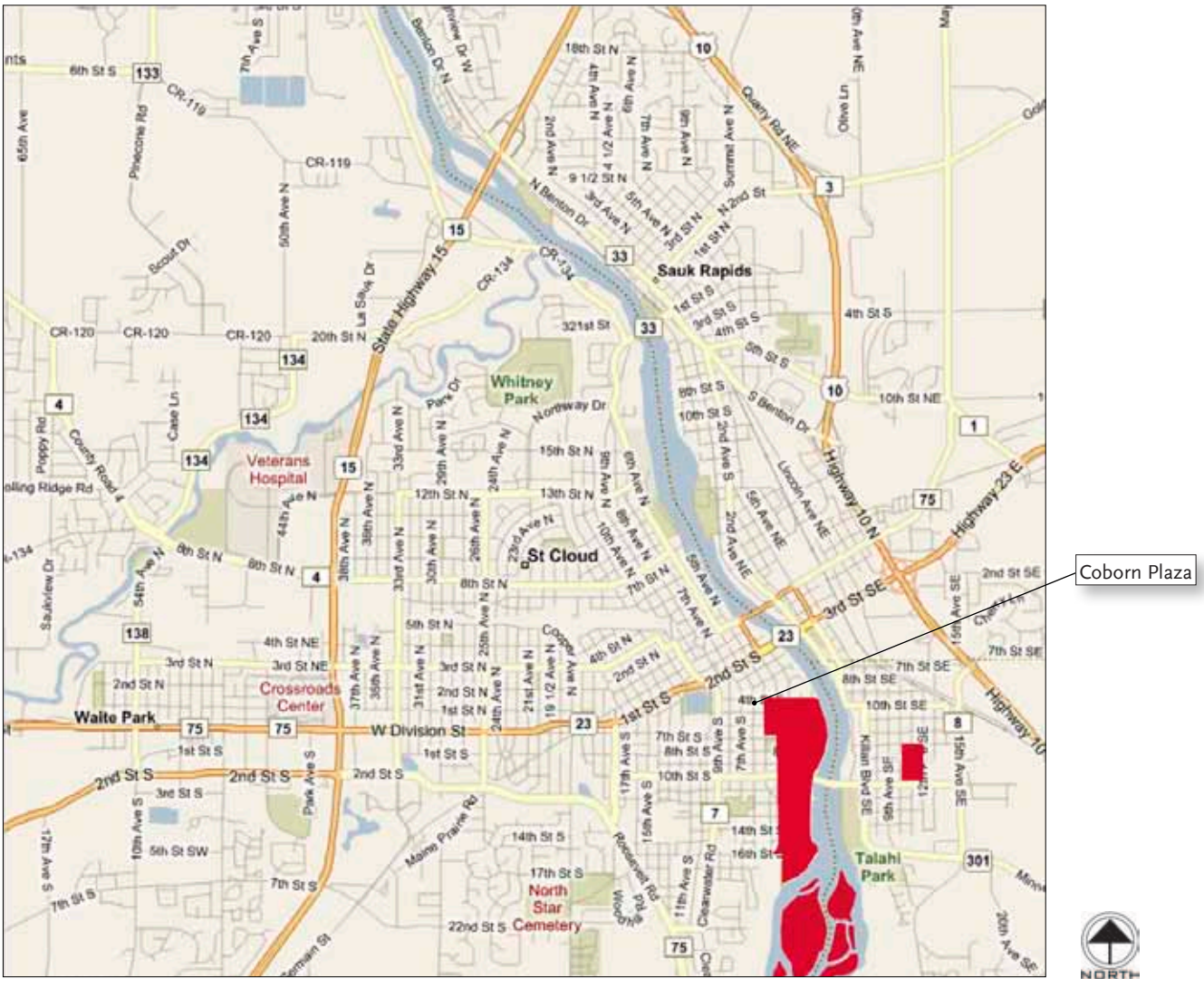
Leased Properties

Program: Study Abroad Program
Location: Alnwick Castle, Alnwick, Northumberland, England
Status: Anticipated expiration on August 31, 2013

Program: Graduate Center
Location: 6401 Sycamore Court North, Maple Grove, MN 55369
Size of Space: 12,000 SF
Status: Anticipated expiration in 2014

Program: Welcome Center at Coborn Plaza
Location: Coborn Plaza, 5th Avenue at 3rd Street, St. Cloud, MN
Size of Space: 12,000 GSF
Status: Anticipated expiration 2030

The non-SCSU properties are self-contained and do not impact the campus vision. Coborn Plaza is included as part of this Comprehensive Plan.



Planning Process

A key factor in the planning process was community participation and support. The focus was to be a cohesive fit between the Campus' needs and the municipal and community requirements. To facilitate this, St. Cloud State University's goals for the Comprehensive Planning process included establishing a very open, interactive process with many opportunities for stakeholder input.

Along with the designated stakeholders, the Planning Team for this project included Collaborative Design Group (CDG) and Biko Associates. The project meetings focused on creating a shared vision. By gathering information and presenting planning strategies the Collaborative Team was able to create a shared vision that would later be tested against the project's vision and goals. All this was accomplished by having frequent face to face meetings.

Movement, Circulation and Parking

The University's Winter and Spring 2008 visioning session identified vehicular access, transportation and parking as a top-ranked set of issues. That same exercise identified the impacts of parking lots as a liability under the set of issues that focused on "University/Neighborhood/Community: Points of intersection or mutual support."

Although necessarily limited in depth, findings from the visioning sessions show that the two top ranked action items are transportation-related:

- "Develop a 5th Avenue Plan = Entrance and exit to campus"
- "Develop residential village = Engage students, decrease (surface) parking"

Even with these action items commanding the top two positions, they are not solely transportation-related issues. Instead, they should be viewed as two elements within a broader set of campus improvements. Addressing these as transportation issues, without recognizing other issues, would be an opportunity missed and would ultimately result in transportation improvements that do not meet the University's goals.

Team member Biko Associates has been a long-standing proponent of addressing transportation issues from a comprehensive and holistic perspective that takes into account: existing and future land use, modal choice, climate, economic development, and urban design. CDG and Biko will approach work on these and other transportation-related issues with a high degree of coordination with other consultant team members. Helpful steps in identifying and developing transportation facility improvements would include:

1. Existing conditions assessment:
    - travel patterns
    - alternative mode usage
    - capacity and demand at critical locations
    - parking supply and demand
    - impacts assessment
    - identify immediate improvements needed to mitigate impacts
    - accessibility to those with mobility impairments
2. Develop movement, circulation and parking goals for the campus and campus/neighborhood/community interface areas
3. Develop alternative transportation facility concepts to accompany alternative campus facility improvements with guidance from the goal

4. Develop criteria against which alternatives can be measured and evaluated
5. Select preferred alternatives
6. Refine the preferred alternatives to the 10 to 15 percent level of design

Building and Resource Assessment

Key to developing a compelling vision for the Campus is an understanding of the resources in hand, in the form of present Campus buildings and grounds. We began our planning work with assessment of the condition of existing facilities, including deferred maintenance, inherent value, flexibility for adaptation, and suitability for present use.

Concurrently, open space and amenities were evaluated along similar lines. Suitable sites for expansion were identified, as were likely growth vectors. Particular attention was paid to the utility of outdoor space for student life, including events. Pedestrian and vehicular connections to the community and within Campus were evaluated. The interaction of buildings, open space, and students are assessed.

Site Planning

Each of the 10 action items identified by GLTArchitects at least touches on, site design issues, and as with the transportation element of the study, would need to be approached holistically. Addressing site design issues would require a coordinated effort with all consultant team members, the St. Cloud State Steering Committee, city staff and the campus/neighborhood group that will be established as part of this project. The work would match progress made at all levels with a greater emphasis placed on coordinating facility and site analysis and programming, alternative plan generation, stakeholder input and evaluation, selected alternative refinement and any public presentations necessary to successfully communicate ideas, concepts and plans. The scope of work would include:

1. Gather and analyze all pertinent existing conditions data, mapping, surveys and past planning documents for both the Campus area and adjacent neighborhood planning efforts.
2. Conduct a thorough site analysis of existing physical conditions and prepare a site forces summary that will help guide future planning and design alternatives and recommendations for the Campus area and links to adjacent neighborhoods.
3. Work closely with building facility planning efforts to coordinate building and site recommendations.
4. Prepare site planning alternatives that respond to the established facilities and site programming.
5. Develop a recommended Acquisition Plan to guide and prioritize land purchase or disposition in keeping with the broader vision for the Campus.
6. Assist in the preparation of the recommended overall Campus facilities master plan.

Community Participation and Public Involvement

A high ranking action item from previous visioning sessions was to "Develop a campus/neighborhood group in order that emerging problems could be addressed." Building on this action item, an important element of the Comprehensive Facilities Plan study process has been coordination with external stakeholders (downtown business interests, neighborhood residents and community groups, and City staff). Key goals of this community participation and public involvement program were:

- Building trust
- Establishing communication lines and protocols
- Defining responsibilities
- Identifying tough issues and addressing them early
- Foster two-way learning
- Remaining flexible

Campus History

Founded in 1869 as the Third State Normal School, St. Cloud State University has emerged from modest beginnings. The school consisted of only one building, the Stearns House, a renovated hotel purchased for $3,000 by the State Legislature. The structure's classrooms were located on the first floor, the Model School was on the second and a women's dormitory was housed on the third. Of the 53 original students, 43 were women.

Its first principal, Ira Moore, headed the five-member faculty. Prior to coming to St. Cloud, Moore was the first vice principal of the Normal School at Bloomington, Illinois (now Illinois State University) and would subsequently become the first principal of the California Normal School at Los Angeles (now UCLA).

In 1898, the school began offering a junior college curriculum. In 1914, the school dropped its secondary education program entirely. The Legislature authorized a name change in 1921, allowing the school to adopt the name St. Cloud State Teachers College (the word "Teachers" was deleted in 1957). Shortly before World War I, the campus began to grow when Clarence Johnston Sr., the architect of many of Minnesota's most prominent public buildings, designed Riverview and Lawrence halls. Landscape architects Morell & Nichols contributed to the campus' planning in the growth years of the early 20th Century.

The first bachelor's degrees were awarded in 1925, with master's degree programs offered beginning in 1953. In 1975, St. Cloud State became a university, comprised of five colleges and a graduate school. St. Cloud State now confers degrees from its Colleges of Business, Education, Fine Arts and Humanities, Science and Engineering, Social Sciences and the School of Graduate Studies. The first applied doctorate is expected to be awarded in 2010.

With a faculty of more than 700 and a student body of almost 18,000, St Cloud State is the largest of the 33 MnSCU institutions.

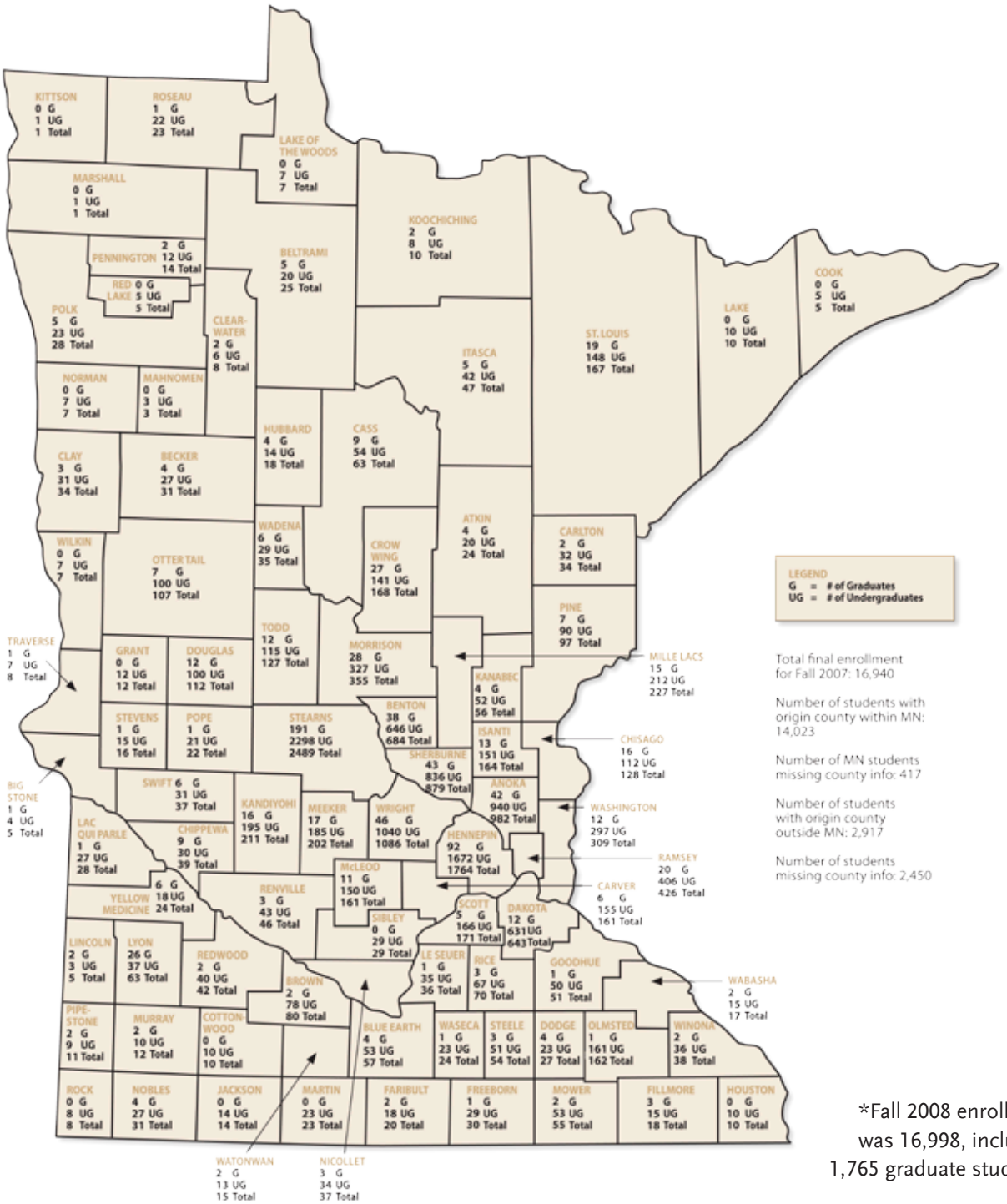
Building on its rich history as a teacher preparatory college, the University emerged with a national reputation for excellence by building strong academic programs in other areas. For example, the G.R. Herberger College of Business is recognized as one of the top business colleges in the country and is one of only four in the state that is nationally accredited. Another example is the College of Science and Engineering, which gained full accreditation for its Electrical Engineering program within the past decade.

Recognizing the significant proportion of its students that originate in (and/or commute from) the greater Twin Cities area, in 2009 the University established a graduate center in Maple Grove, one of the larger outer-ring suburbs in the northwestern quadrant of the Metro area. This program has focused on master's degree instruction for working students.

From the humble beginnings of a renovated hotel to a 100-acre campus, St. Cloud State has not only shown a commitment to the surrounding communities, it also has broadened its ties to the world. With study-abroad centers in England and Germany and semester-long programs in Australia, Chile, China, Czech Republic, France, Japan, Korea, Poland, South Africa and Sweden, the students and faculty studying at these centers and programs foster a thriving international exchange. More than 1,100 students from more than 80 countries study at St. Cloud State, and with over 100,000 alumni living worldwide St. Cloud State is poised to continue to be an educational leader for decades to come.

Demographics

Fall 2007 Final Enrollment by County of Origin



*Fall 2008 enrollment was 16,998, including 1,765 graduate students.

Academic Goals

Mission

St. Cloud State University is committed to excellence in teaching, learning, and service, fostering scholarship and enhancing collaborative relationships in a global community.

Vision

St. Cloud State University is a leader in scholarship and education for excellence and opportunity in a global community.

Strategic Plan

University Goal: To become the best comprehensive state university in the Upper Midwest, recognized by our peers as a leader in our region

Distinctive Characteristics: We believe that St. Cloud State University has four distinctive characteristics, or sets of knowledge, strengths and qualities, that we must focus on if we are to achieve our goal of becoming the best comprehensive state university in the Upper Midwest.

Accessibility that leads to success: St. Cloud State University will become distinctive by providing access to a high quality education with a commitment to individual student success.

1. Develop plan for on-line and distributed learning programs

2. Develop integrated student experience that provides support from application to post-graduation
3. Embrace and foster diversity
4. Instill a commitment to quality student service throughout the University

Character that reflects our region: St. Cloud State University will become distinctive by offering an array of programs that reflect the character of our region with a commitment to meeting the needs of our community.

1. Institutionalize our commitment to civic and community engagement
2. Develop and strengthen preK-16 partnerships
3. Expand Science, Technology, Engineering & Mathematics (STEM) initiatives
4. Develop and focus strength on building healthy communities

Education that drives knowledge into action: St. Cloud State University will become distinctive by preparing our students for success in work and life through integrated learning and the expert and innovative application of knowledge.

1. Provide a high quality, integrated learning experience for our students
2. Create and foster a community of scholars
3. Live into our global commitment

A portfolio of distinctive programs: St. Cloud State University will become distinctive by building on our prominent programs with the addition of new programs that hold the greatest promise of contributing to our future success.

1. Create a culture and environment for program investment and new program development
2. Expand graduate education opportunities that fit student and market demand
3. Build interdisciplinary programs and collaborations with clear research and service connection
4. Create a School of Health Sciences within the College of Science & Engineering

5. Increase the brand value of the G.R. Herberger College of Business
6. Develop an integrated vision for the Social Sciences
7. Develop an integrated vision for the creative and performing arts
8. Develop sustainability programs

Institutional capacity for excellence and innovation; Following are integral objectives that we must pursue if we are to achieve our university goal and distinctive characteristics.

1. Recruit, develop, and retain a high-quality workforce
2. Develop planning, assessment and evaluation, and data infrastructures to support continuous improvement
3. Implement vision of the comprehensive technology plan
4. Create the space we need to house critical current and future programs
5. Develop ability to project enrollment and student demand and model staffing levels
6. Develop unit-based priorities for private support leading to a comprehensive fundraising campaign
7. Strengthen our approach to alumni relations
8. Enhance the reputation of our university through strategic branding and positioning efforts

Enrollment

The University enrollement is currently 14,974 and being projected as follows: 2011 - 14,850. 2012 - 14,880 and 2013 - 14,910. This will also include an expected increase in upper division classes.

Leased Properties

As part of an on-going efforts to serve its students better, increase its student base and meet the demands of employers SCSU seeks off campus leased space that can advance these goals. In Maple Grove the leased property houses a select graduate programs that serves the greater Twin Cities area. The Coborn Plaza at Fifth Avenue Live provides over 450 high amenity apartment style residence for students along with a Welcome Center easily accessible to the wider community. Overseas the University lease space for housing and instruction to meet the needs of our extensive international studies programs. These leased spaces have given the University the opportunity to expand physically as well as visually into the community without the immediate expense of land acquisition and facility construction on the campus proper.

Academic Partners

The University has 79 articulation agreements in programs across the curriculum with 15 MnSCU Colleges (for details see http://www.mntransfer.org/educators/transfer/e_artagreements.php). The University also has made arrangements with partner institutions to offer several graduate and undergraduate degree programs at off-campus sites, including Anoka-Ramsey Community College Coon Rapids Campus, Anoka-Ramsey Community College Cambridge Campus, Metropolitan State University, North Branch School District in North Branch, and Ridgewater College Willmar Campus.

These agreements do not have a substantial impact on campus operations.

Technology Plan

In 2002, SCSU revived its technology planning efforts to prepare a technology plan for the next five-year cycle (2003-2008). This Technology Master Plan, reflected a greater dependence on technology across all Campus constituencies, a heightened interest in technology at the system level, and increasing technological sophistication in our incoming students, staff, faculty, and administrators. This plan also reflectsed pressure to develop and implement stronger technological support of pedagogy, especially in terms of training and development of personnel.

Technology visioning within the Academic Planning Process began at the institutional level in Summer 2008 with an administrative work group; a faculty member was added in Summer 2009. To date, the Technology visioning work group has gathered input from staff and administration through 38 focus group visioning sessions and from faculty through nine visioning sessions, including sessions at Technology Day spring 2009, Convocation fall 2009, and seven college forums in spring and fall 2009. The emerging draft technology plan has been reviewed by the Strategic Planning Committee and the Management Team and will be reviewed by such committees as Technology and Pedagogical Resources; Center for Excellence in Teaching and Learning; Teaching, Learning, Technology Roundtable; and Student Government as well as University feedback once the full draft plan is complete.

The issues surrounding technology are complex and essential to the University's mission on multiple levels. The Technology Plan names interconnections with other planning documents that need to address technology. As the new technology plan is completed, the Comprehensive Facilities Plan will be amended to reflect this work, it must address technology at every phase and aspect of our planning for facilities. Increasingly, the lines between facilities and technology are not distinct, and the Comprehensive Facilities Plan and the Technology Plan should reflect this reality.

That plan was implemented over the five year period and continues as a guide today. The plan is in the process of complete redrafting based on current pedagogical, operational and communication needs, the emergency of various media and the convergence of technology into virtually all disciplines and activities. The focus of the plan is on development and implementation of appropriate technology as well as a coherent governance and resource allocation that will allow a central coordination of a myriad of uses across campus.

Intercollegiate Athletics Study

In an effort to be in step with the new Comprehensive Plan being prepared by the University, the Department of Intercollegiate Athletics (ICA) met in the spring of 2009 to evaluate and revise the departmental goals and aspirations. The current mission statement of the ICA is as follows:

The mission of the intercollegiate athletic program for men and women at St. Cloud State University is to provide quality athletic opportunities to men and women students who have specialized athletic interests and abilities. It is our belief the meaningful intercollegiate competitive experiences will better enable the participants to make

significant contributions to society. Finally, in spite of being in an era of uncertain state funding, SCSU is committed to providing a broad based program in which student athletes can strive to pursue excellence in their chosen athletic and academic endeavors.

Using the University's Goals and Strategic Objectives as a foundation, the IAC's goal was to be consistent with the University's academic goals, missions and visions; enhance admissions and the undergraduate profile; enhance the University's image and visibility geographically, among its peer and aspirant institutions, and for its alumni and key constituents; have a positive impact on student and campus life for students and student athletes, the University community and alumni; promote comparable program quality and opportunities to compete across all sports; and reflect a clear understanding of required resources and realistic expectations for new funding sources and do not jeopardize one area of the University for another.

There several future projects being considered by the ICA. All of these projects are envisioned in the ICA mission statement, the University's Goals and Strategic Objectives plan and this Comprehensive Plan. Slated projects include:

- Selke Field: softball, baseball, recreation and T & F venue, with limited stands and storage
- Stadium: visitors stands on the east and expansion stands on the north

- Stadium Press box: add second level at current press box
- Stadium Press box: expand press box and add suites

Intercollegiate Athletic Consulting led on this study, working with the Department for Intercollegiate Athletics to produce a departmental plan that both sets clear goals and aspirations for the department and work seamlessly with this Comprehensive plan and academic excellence at the University.

Student Housing Study

The Department of Residential Life completed a planning process for the future of student housing at St. Cloud State University in 2009. The University's goals include improving quality of its student housing in terms of addressing the changing needs of its current and future student body, providing an appropriate mix of housing options that is mindful of trends in new construction and sustainable facilities and improving the effectiveness of existing policies, procedures and services in a fiscally responsible manner. Residential Life engaged the services of BKV Group as the lead team to develop the Comprehensive Housing Facility Plan. This plan includes a physical and financial evaluation of all student housing facilities, recommendations for appropriate facility renovations, demolition, and new construction.

In the Fall of 2008, there were nearly 3000 students living on campus in 10 residential halls, with 2890 beds available. BKV recommended the construction of a new bed suite style facility to be completed by fall 2010. About he same time the opportunity to partner with a private developer and a not for profit owner on development of about 450 beds of high amenity student housing in apartments presented itself. With these beds are available about 500 beds would be renovated every summer for the next 7 years. Following the renovation of all existing facilities another 250 bed suite style facility would be built. The findings of this study are reflected throughout this comprehensive plan and in the study's executive summary found in Appendix D.

Other Studies

SCSU has recently completed several studies and need assessments. They include the Student Health Services Vision Development and Programming Report, the American Indian Institute Space Needs, the Community Clinic Preliminary Request, and the Atwood Memorial Center Vision Program. Additionally, the Department of Natural Resources produced a Mississippi Scenic Riverway Management Plan for the area of the river between St. Cloud and Anoka. Findings of these studies are reflected within this comprehensive plan and executive summaries of each be found in the appendix section.

3. Existing Conditions Analysis

Space Utilization/Needs Assessment

Data provided by the University was analyzed to produce the space utilization summary on page 3.2 (Figure 1). This report gives a general overview of classroom utilization across campus based upon figures from Fall 2008. The summary report below is broken down by the sixteen buildings that house 206 teaching rooms and teaching labs on campus. Utilization was analyzed for two types of space within each building, classrooms and teaching labs with less than 120 occupants. Intensity of use is measured with the following two indicators:

1. Number of hours per week the room is used
2. When in use, the percentage of student stations occupied.

The summary report indicates the average rate of room utilization across Campus is at 114%. Although the report indicates a range in room usage percentage from classroom to classroom, most operate at a rate greater than 100 %, well above the MNSCU standard. Preliminary review indicates an issue with room balance between classroom usage and the number of occupied seats in each. Seat utilization in many classrooms is lower than standards. Recommendations for future classroom reconfiguration and expansion are discussed in more detail as each building is examined.

Classroom utilization is based upon a 32 hour week. The total number of hours in use is greater than the total number of hours available in a 32 hour week. Many classrooms are utilized beyond normal scheduling hours by providing substantial evening classes in order to accommodate the overall classroom demand.

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Notes and Highlights

The 801 Building represents the lowest usage percentage. The building is largely vacant, currently used as swing space during renovation projects.

Centennial Hall presently operates at the highest utilization percentage for both seat utilization and room usage. The multi-purpose and flexible space within the building is in very high demand and used by several different departments on campus. Another building on campus that has heavily utilized multi-purpose classrooms is Stewart Hall. **It is apparent that there is a high demand for more multi-functional and flexible classrooms across campus.**

Several classroom buildings show a need for adjustments between seat utilization and room usage percentage.

Figure 1 - Space Utilization Summary, Fall 2008

Building Name	Total Room Capacity	Seats Used in One Week	Seat Utilization Per 32 hr Week (MNSCU)	Seat Utilization Per Actual Hours in Use	Number of Rooms Used	Hours in Use per Week	Room Utilization Percent	Course Count
51 Building	495	7,797	49%	49%	15	503	105%	26
801 Building	74	515	26%	38 %	2	45.5	71%	10
Brown Hall[1]	930	13,999	41%	53%	23	590.5	80%	177
Centennial Hall	746	27,763	113%	98%	20	987	154%	210
Eastman Hall	100	1,491	46%	43%	1	35	109%	19
Education Building	966	22,205	73%	55%	24	1,007	131%	292
Engineering and Computing Center	629	13,118	69%	64%	21	808	120%	273
Halenbeck Hall	325	5,611	54%	75%	7	188	84%	84
Headley Hall	337	3,567	37%	63%	8	176.5	69%	63
Kiehle Visual Arts Center	164	3,452	66%	61%	8	319	125%	55
Lawrence Hall	30	725	76%	65%	1	37	116%	10
Miller Learning Resource Center	214	3,751	53%	59%	7	227.5	102%	60
Performing Arts Center	251	2,750	32%	35%	5	149	93%	49
Stewart Hall	1,631	35,230	70%	54%	37	1,568	132%	465
Riverview[1]	NA	NA	NA	NA	NA	NA	NA	NA
Robert H. Wick Science Building[2]	937	16,279	51%	57%	27	875	101%	304
Total/ Average	**7,829**	**158,253**	**57%**	**58%**	**206**	**7,516**	**114%**	**2,344**

1. Data prior to current renovation work
2. Data prior to new building addition

Figure 2 - Overall Utilization Summary

Seats Available	250,528
Seats Used	158,253
Average Seat Usage Percentage	57%
Total hours available (classrooms x 32 hour week)	6,592
Actual hours used in one week	7,516
Total hours used percentage	114%

For example the classrooms may be used at a very high percentage rate, but the seat usage per classroom is on the low end. Scheduling considerations may effect these percentages, but a bigger benefit may come from right-sizing rooms to balance seat utilization. Buildings that fall into this category:

- Stewart Hall
- Education Building
- Engineering & Computing Center
- Performing Arts Center

Headley Hall's low utilization rates are the result of the building obsolescence and limited accessibility for physically impaired users.

Kiehle Visual Arts Center shows utilization for the drawing and jewelry design studio labs well above 100%. They both have high seat utilization as well, with 180% for the drawing lab. The current high demand is met with scheduling of many evening classes. Currently each lab space is specific to a particular art media and has 20 to 22 student stations. This indicates another studio lab space for drawing may be required to meet the needs of the department, or a multi-function lab space made available for flex space between disciplines with a larger number of stations available at one time.

Classroom and facility utilization is evaluated based on current and future use. Careful consideration should be given to current and future scheduling, rightsizing based on projected enrollment, academic program needs and pedagogy, and the need for informal gathering spaces

Classroom Breakdown

Classrooms were broken down by station size for further analysis. The following information was summarized:

0-19 Seat Classrooms

This ultra small classroom size is not very common on campus. There are only twelve classrooms at this size, typically designed for very specialized uses. Most classrooms and labs this size indicated very low utilization rates, with the exception of the Engineering Lab room

number 127 which shows a seat usage rate of 251% and a room usage rate of 106%. Additional lab space for this specific function may be required. The actual class enrollment size most common on campus, however, is under 20 students with 110 classes of that size. Therefore, most classrooms of this size have the seats fully occupied for the hours in use. Larger classrooms typically have empty seats per enrollment size.

20-34 Seat Classrooms

A very common classroom size on campus for general use as well as lab space. Eighty-seven classrooms and labs fall into this category. The usage rates are generally acceptable with an average seat usage rate of 65% and

an average room usage rate of 110%. The spaces of this size that require adjustment for over utilization are in Kiehle Visual Arts Center and several classrooms in Education Building, Engineering and Computing Center, Stewart Hall, and R.H. Wick Science Building. However, this need may be met by the addition to R. H. Wick Science Building and current renovations to Brown Hall. Additional classrooms of this size may be required throughout campus, as the class enrollment size for most classes on campus is under 35 students. This would eliminate the use of larger classroom that are only half occupied.

35-49 Seat Classrooms

Also a very common classroom size on campus, this category averages the most heavily utilized space. For seventy-nine classrooms of this size the average room utilization is well above standards at 122%. The seat utilization is also very well balanced at 67%. This classroom size is typically used for general instruction and too big for specified lab space. Almost half of the classrooms of this station size operate at utilization rates greater than the average. Several of these highly used classrooms are in Centennial Hall, Education Building, Engineering and Computing Center, R. H. Wick Science Building, and Stewart Hall. Additional classrooms of this size may be required throughout campus and should be designed for flexible space and general purpose.

50-89 Seat Classrooms

Sixteen classroom of this size are on campus for general instruction. Three additional classrooms of this size are within the Performing Arts Center, two used as rehearsal space and one for general instruction. The average use of this class size is also very high at 118% for room utilization and 61% for seat utilization. This classroom size seems to be more desirable than the larger category of 90 plus student stations. The most heavily utilized room of this category is RM A229 in the Education Building which operates at 54 student stations with 79% seat usage and 181% room usage. However, most classes held in this room size have less than 50% station occupancy while in use. This again indicates that class enrollment size is typically fewer than 35 students.

90 + Seat Classrooms

Only nine classrooms on campus range from 90 seats to 122 seats. This category does not include larger auditorium spaces on campus. This size classroom has a high average for room utilization at 101%, however the seat usage is only at 59%. This indicates that most class sizes are just over half of the capacity of the room.

Reconfiguration

Currently, the room configurations and sizes dictate that classes with small enrollment are forced, due to limited small seating capacity classrooms, to meet in oversized rooms where the seating capacity is not met. Reconfiguration or flexibility to divide larger classrooms may accommodate the desired use of 20-45 seat classrooms. This would also better accommodate the most common class enrollment size of fewer than 35 students.

Figure 3 - Utilization Rate by Classroom Size

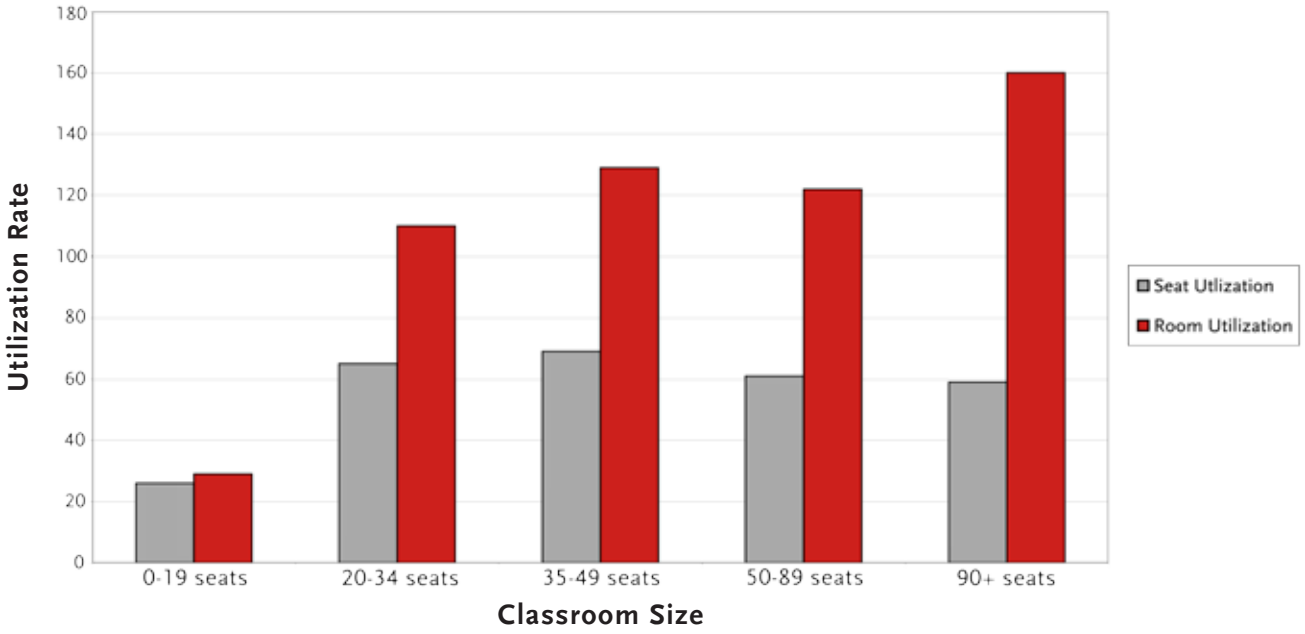


Figure 4 - Utilization Rate by Class Enrollment Size

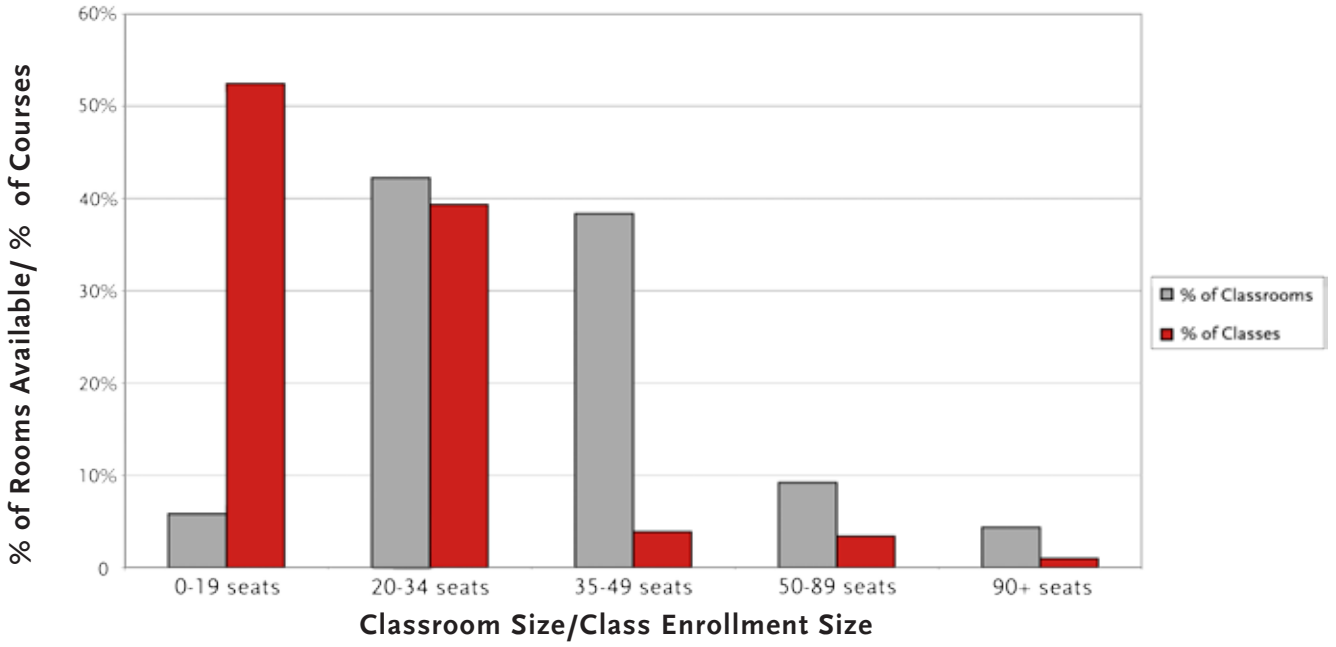
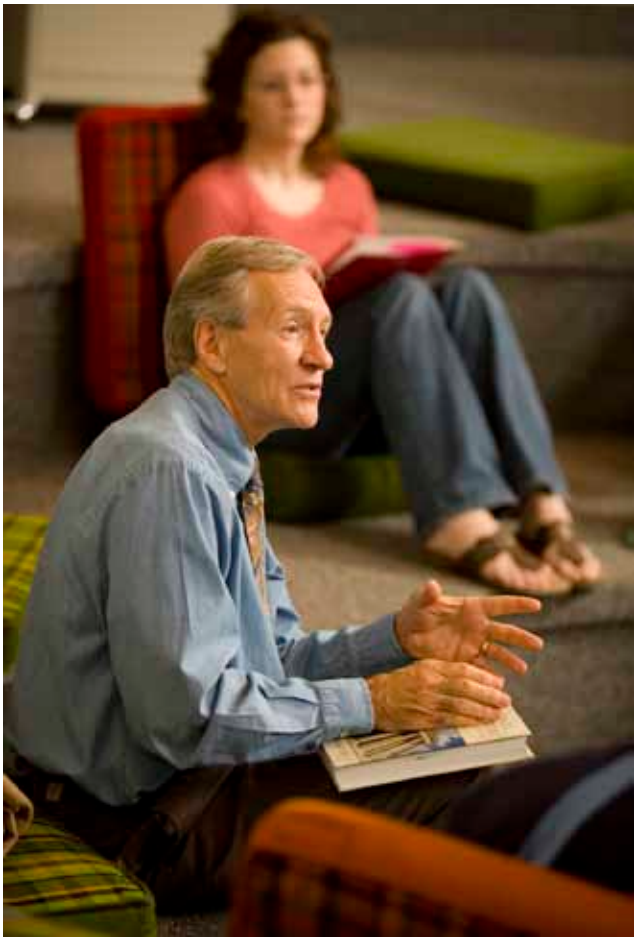


Figure 3 is an overall comparison of classroom sizes to utilization rates based on average room utilization rate and seat utilization rate for each classroom category.

Figure 4 is a comparison of the percentage of classrooms available in one size to the percentage of classes held with that range of enrollment size. Again, this represents that most classes on campus have an enrollment size of less than 35 students. Therefore, shifting classes with smaller enrollment sizes to more appropriate sized rooms may benefit the overall classroom utilization rate. This figure also indicates the desire to reconfigure larger classrooms into multiple smaller classrooms.



Recent Program Locations & Moves

2007

- Philosophy moved from Whitney House and Brown Hall to Centennial Hall.
- College of Business moved to Centennial Hall
- Academic Student Support moves to Centennial Hall from various locations.

2008

- English Department moved to Business Building - now named 51 Building.
- Political Science moved from Brown Hall to 51 Building.
- Psychology relocated from Whitney to 51 Building and Stewart Hall.

2009

- The recently completed Robert H. Wick Science Building Addition now houses lower division Chemistry labs as well as Biology labs, specialty labs in Anatomy, and support spaces previously located in Brown Hall.
- Communication Studies was relocated from Wick Science to Riverview.

2010

- Nursing moved from leased space off campus to Brown Hall.
- Brown Hall houses Communication Sciences & Disorders which moved from the Education Building.
- Continuing Studies moved to Brown Hall from leased space in Shoemaker.

Planned Program Locations & Moves

(For complete list refer to Priorities List in Section 4)

2010

- 801 Building will be removed to allow for construction to begin on Integrated Science and Engineering Laboratory Facility (ISELF). 801 Building will be relocated to Traffic Safety Center.

Figure 5 - Number of Classrooms & Teaching Labs on Campus

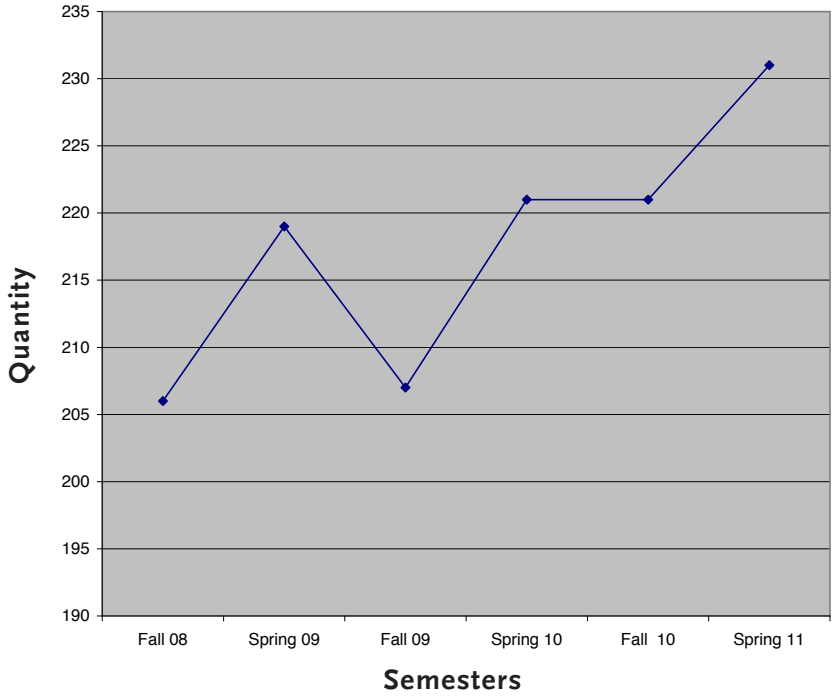
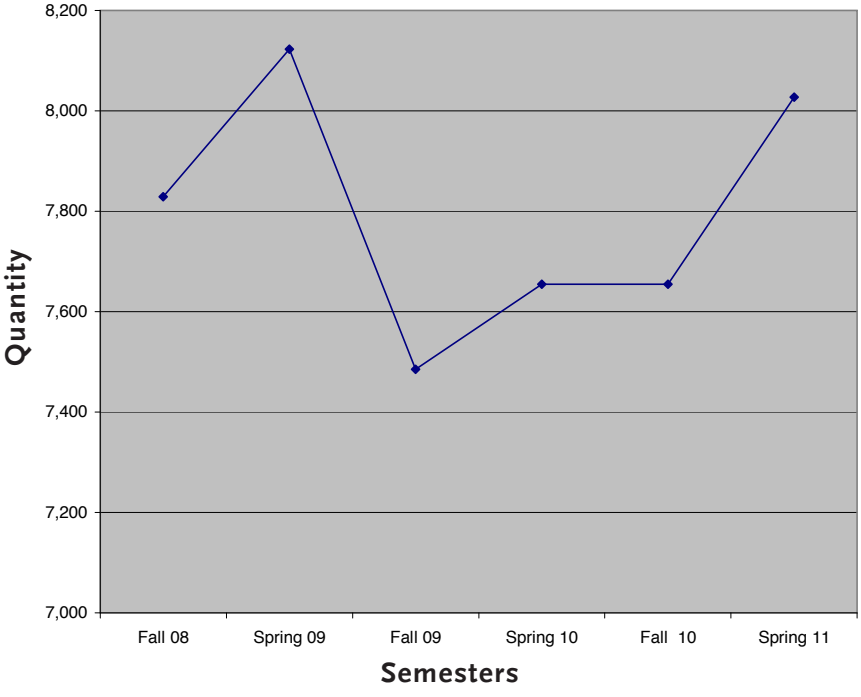


Figure 6 - Number of Stations on Campus



2011 to 2015

- Design for the National Hockey Center addition is currently in progress, estimated construction to begin March 2011.
- Stewart Hall Renovation to begin May 2011.
- Halenbeck Interior and HVAC/Mechanical Improvements Phase 1 to begin March 2011.
- Proposed Wellness Center Building development to begin.
- New Science and Engineering Incubator development to begin.
- New Child Care Center development to begin.
- New Health Services Facility development to begin.

2015 to 2025

- Kiehle Hall, Headley Hall, Atwood Center, Eastman Hall and Garvey Commons Renovations to begin.
- Wick Hall Phase 3 Addition to begin.
- Husky Stadium Seating Addition to begin.
- ISELF Phase 2 to begin.

Figure 5 & 6 represent the number of classrooms and the number of stations currently on campus along with the estimated change in that number that will occur over the next few years. Although there is an increase in numbers in Spring of 2009 with the addition to the Wick Science Building, the numbers fall back again in Fall of 2009 as Brown Hall started renovation work. Prior to the renovation, Brown Hall had 23 classrooms with 930 stations. This heavily outweighs the addition of 11 classrooms with 292 stations that was gained from the re-opening of Riverview. Brown Hall renovation is completed which will increase the numbers by 20 classrooms and teaching labs with over 250 stations. A slight projected decrease in these numbers in 2010 is due to the move of the 801 Building which will make the site available for the new ISELF project. Once completed, ISELF is estimated to add only 10 classrooms, but 372 stations as the majority of spaces are laboratory functions. The peak number of stations on campus was reached in Spring of 2009, however the peak number of classrooms available continues to rise over the time-line. This indicates that more smaller-to-medium size classroom spaces should be available to meet the high demand for the most common class enrollment sizes. The recommendation to reconfigure larger to medium size classrooms into multiple smaller spaces also will reinforce this trend in numbers.

Projected Utilization for Additions and New Construction

Projections are based upon information provided by the University at the time of the report. Scheduling for the next school year will allow for actual numbers to be applied. These projected classroom projects will help satisfy the need for additional classroom space on Campus, however the need for reconfiguration of some existing classroom sizes still remains.

Site Condition

Land Management

St. Cloud State University holds many properties as part of its land acquisitions. These parcels are located and described in Section 2 – Campus Properties. Legal descriptions of these parcels are available from SCSU Administrative office upon request. The University also leases properties both in Minnesota and abroad. For more information on these properties refer to the Existing Conditions Analysis portion of this report. Along with the Existing Conditions Analysis, Aerial photos and maps that show campus and adjacent properties as well as context to the City of St. Cloud and Minneapolis/St. Paul can be found in the Physical Conditions portion of this report. These maps and aerials help delineate the relationships that SCSU has with the City of St. Cloud and the surrounding area including the Twin Cities.

In order to continue to grow and serve its student and the community, SCSU continues to explore the relationship between currently owned and leased properties as well as potential new property acquisitions. SCSU and the City of St. Cloud have discussed the option of relocating Public Works services from their present location immediately north and to the west of Q Lot.

Landscape/Civil

1. Physical conditions

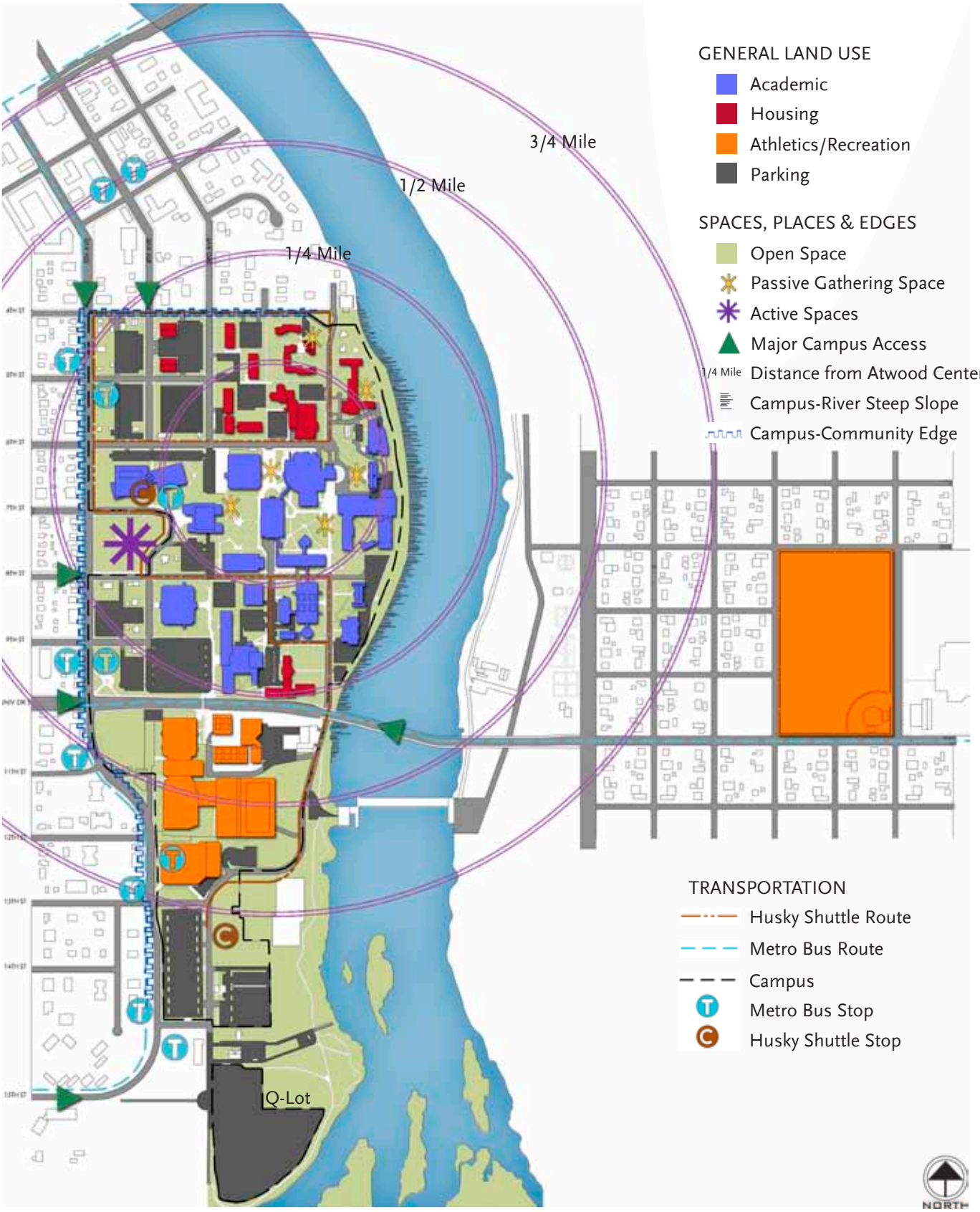
A. General Land Use - There are five main categories of land use on campus. They include academic, housing, athletics-recreation, parking and support. These land uses are mapped on Figure 8. Incorporated into these catagories is open space and circulation.

- Academic - Academic land uses are the core of the campus bounded by the river on the east, 5th Avenue on the west, 6th Street and Hallenbeck on the north and University Drive on the south.
- Housing - Student housing occurs at two locations. The greatest concentration of housing is on the north end of campus bounded by the river and 3rd Avenue and by 4th and 6th Streets. Shoemaker Hall, located just north of University Drive and west of 1st Avenue, is the second location of on-campus housing.
- Athletics-Recreation - Athletic and recreational uses are located from University Drive south to 13th Street and include indoor and outdoor facilities, Eastman Hall and Selke Field.
- Parking -Parking is scattered throughout campus with the greatest concentrations occurring south of 13th Street. The 4th Avenue Parking Ramp serves the Campus core and residential areas and is located north of the Miller Learning Center on 6th Street.
- Support - Support services include maintenance facilities and the Campus heating plant. They are located just south of University Drive and west of 1st Avenue.

B. Spaces, Places & Edges - Spaces, places and edges are physical site conditions that define more detailed use areas on Campus as compared to general land use categories. Please refer to *Figure 7*.

- Open Space - Open space is defined as those areas on campus that are green with the exception of some of the malls, that is, planted with turf

Figure 7 - Site Analysis



grass, and are intended for purposes of passive outdoor gathering or as non-building or non-hard surfaced areas as defined by city ordinance. Open spaces have grown in quantity as remnants based on individual needs of new building development rather than a collective of spaces that link existing and new development in a unified and cohesive system that reinforce Campus life.

- Passive Gathering Spaces -Passive gathering spaces are observed and documented areas on campus where people informally congregate. Activities that occur in these spaces include socializing, studying and relaxing. Documented gathering spaces include those large enough to accommodate more than just several people. Many more spaces exist on Campus such as benches and retaining walls where small, informal meetings occur. Absent are linkages between spaces.
- Active Spaces -Barden Park is the one active space identified near Campus. This city-owned park is large enough to accommodate informal, pick-up games like Frisbee or touch football. Space is not available for regulation fields but the flat topography and limited obstructions offer the only place on Campus for some physical activity.
- Major Campus Access -Major access points are identified as those historic Campus-edge intersections where people and vehicles enter the SCSU site. Major access points often contain SCSU identification signage. In consistent in materials, design and themes, these markers help notify walkers and drivers about campus boundaries.
- Campus Distances - Measured in quarter mile increments centered on Atwood Student Center, Campus distances are relatively short with the maximum distance from southern parking areas to the center being about one mile.
- River Edge Steep Slope - An existing steep slope or bluff identifies the eastern main campus edge from south of University Drive to north of 4th Street. Historically, stair access to the river's edge was provided. These stairs have fallen into disrepair and are closed for reasons of safety and security. The organization of Campus buildings and outdoor spaces has generally ignored the river. Common buckthorn, an invasive understory plant species slated for eradication in many communities, forms the ground stabilizing system or erosion control on this bluff. Buckthorn removal will have to follow establishment of a substitute stabilizing ground cover.
- Campus-Community Edge -The campus-community edge is defined as 4th Street on the north and 5th Avenue on the west extending to 16th Street on the south. Numerous campus and community studies have documented issues along these edges. The findings and recommendations from past reports will be included in the preparation of future planning alternatives.
- Primary Focal Points - The primary focal points are those areas on campus that are considered key gathering spaces/places and that have a high level of community exposure, and use.
- Secondary Focal Points - The secondary focal points are those areas which have an elevated level of

visibility, but that are currently underdeveloped.

C. Transportation - Transportation issues are addressed from the perspective of site analysis in preparation for site planning decisions made in future project phases. Please refer to *Figure 7*.
   - Streets - Campus vehicular access and circulation appears easy and straight forward given the city's street grid system on the edge of and penetrating into the first layers of campus. At that point the ease and understanding of circulation patterns becomes less obvious. There is north-south link gap through the academic core that extends from the river to 5th Avenue. Several streets loop or dead-end with out clear direction for retracing movements or finding destinations. Given the size of SCSU this is not a great issue for campus regulars but is disconcerting for first-time or infrequent visitors.
   - Opinions are split on the matter of retaining the existing campus street system, expanding the presence and use of vehicles in the campus core and the option of greatly reducing non-service or emergency vehicle access to the great majority of the campus core. Future planning alternatives will investigate options for vehicular use on campus.
   - Parking - Parking is readily available to all areas on campus given the location of lots and the 4th Street Parking Ramp, proximity to buildings and the size of SCSU. Consistent with building placement and street circulation patterns, parking facilities are more a function of immediate need rather than a comprehensive review of needs and a system-wide strategy for locations.
   - Opinions are split on the need and location of parking facilities and range from retaining the current system to consolidating parking on the campus edge. Future planning alternatives will investigate options for parking.
   - Husky Shuttle - Internal transit facilities serve the campus well. Route and stop locations respond to students needs during day and night class schedules and campus routines. The Husky Shuttle serves as the transit link between academic and housing use areas and the bulk of on-campus parking located south of 13th Street.
   - Metro Bus - External transit facilities serve the campus well and include the St. Cloud Metro Bus and the Sundowner. St. Cloud Metro Bus stops occur on the western edge of Campus at the Miller Learning Center. Routes link all areas of the city to campus on a schedule that responds to student

needs.

2. **Environmental conditions–existing environmental liabilities and resources to protect**
   Environmentally sensitive areas might include the steep river bluff that forms the eastern edge of campus and low lands on the southern portion of campus adjacent to the river and river islands. Care must be taken to ensure that any disruption of the bluff is preceded by sufficient erosion control measures to prevent damage to the steep slope and resultant runoff into the Mississippi River. Development adjacent to the river on the southern portion of campus must await research into any and all required reviews and permits prior to contemplating improvements.

   The river islands, Talah, Quarnes and SANP NMA may be subject to special protections and therefore, limited development. The islands are potential resources that should be viewed first as a natural amenity or resource to be protected for current and future academic or research uses with limited improvements for passive or active uses. In addition, the optimal development would not include construction of permanent structures.

   Campus rainwater runoff is a potential source of contaminants for the Mississippi River. This and future plans must address environmental protection measures to reduce, control and treat runoff prior to entering the river.

3. **Landscape plan**
   The current landscape plan for SCSU is a result of historic planning and design of Campus buildings, roads and site facilities. As new buildings were added, new plantings were installed to complement site improvements. There is wide range of landscape age and diversity again, based on implementation timing. Older portions of campus reflect a more mature canopy of trees and well-established shrubs. Areas outside the campus core have not received the same level of care and detail with respect to planting design and implementation. Campus planting themes would greatly enhance the campus environment and assist with many aspects of site development from way-finding, to campus entrances, to ceremonial spaces.

4. **Campus perimeter conditions**
   Refer to the Spaces, Places & Edges portion of this report.

5. **Contour information**
   There are four main areas of topographic relief or character on Campus. They are the generally flat main campus core, the steep river bank that forms the eastern edge of the main campus, the transition area south of University Drive through the athletic/recreation portion of Campus and the southern portion of Campus that is lower in elevation compared to the core and more related to river elevations.

6. **Utility infrastructure**
   SCSU is served by internal and external utility services. Water, sewer, electricity, stormwater, chilled water and steam condensate are all in working order. Current capacities are sufficient to accommodate

needs. New additions will require further calculations to determine needs for utility upgrades.

Campus Use

1. **Buildings:**
   Refer to the Condition Analysis portion of this report.

2. **Vehicular: roadways, circulation, accessibility, mass transit routes, service routes.**
   Refer to the Transportation portion of this report.

3. **Pedestrian circulation: way-finding, exterior lighting, pedestrian safety**
   Current pedestrian circulation systems have evolved in a manner similar to other growth and development patterns on campus - they have been located in response to needs of new buildings, remodeling and campus-related improvements that generated pedestrian movement. Sidewalks generally follow street patterns and links between main building entrances. Several plazas have been incorporated to enhance campus pedestrian movement and to add gathering spaces for campus use.

   New signage to assist in campus way-finding has also been added. Comprehensive campus maps with directories have greatly assisted new and infrequent visitors. This new signage system needs to be expanded to cover the entire campus with a consistent and easily identifiable theme. Additionally, these directories should be at campus entry points where visitors exit transit or private vehicles and begin to find their way to destinations. It is important that visitors be able to see the next sign in a series of a wayfinding system to ensure an easy, straightforward path to destinations. A means to reinforce the consistent system or theme of signs is through similar colors, symbols and materials.

   The new directories set the standard for an identifiable system. The use of scale-appropriate stone columns with reveals, an arching top beam that highlights the SCSU red logo and consistent text styles and mapping would form the basis for new signage. This system begins with the total campus area directories. Specific campus maps and directories at a smaller scale could highlight residential, academic and athletic core areas. Building and facility directional signage, based on this established theme, would be the next in the series. And finally, individual building identification signs would follow this established set of material and colors.

   Exterior lighting follows a pattern of new lighting being located as a result of campus expansion or building additions without the needed consideration of an overall Campus lighting plan. This revised lighting direction would help to reinforce campus environs, assist in way-finding and complement pedestrian safety efforts.

4. **Way-finding**
   Refer to the text above.

5. **Significant academic and/or social structures/ spaces**
   Refer to the Spaces, Places & Edges portion of this report.

6. **Site furnishings, trash receptacles**
   Campus site furnishings fall into two main categories, functional and special purpose. Functional pieces such as benches are placed at locations to serve a perceived need for rest, impromptu conversations or in conjunction with other site elements. Special

purpose pieces include sculptural seating areas or art pieces. System-designed pieces have not been used to help unify the visual character of campus.

7. Security services and call boxes

Security facilities are increasingly necessary for campuses. Visually prominent and intuitively activated devices will become an integral part of this planning update.

Figure 8 - Site Forces

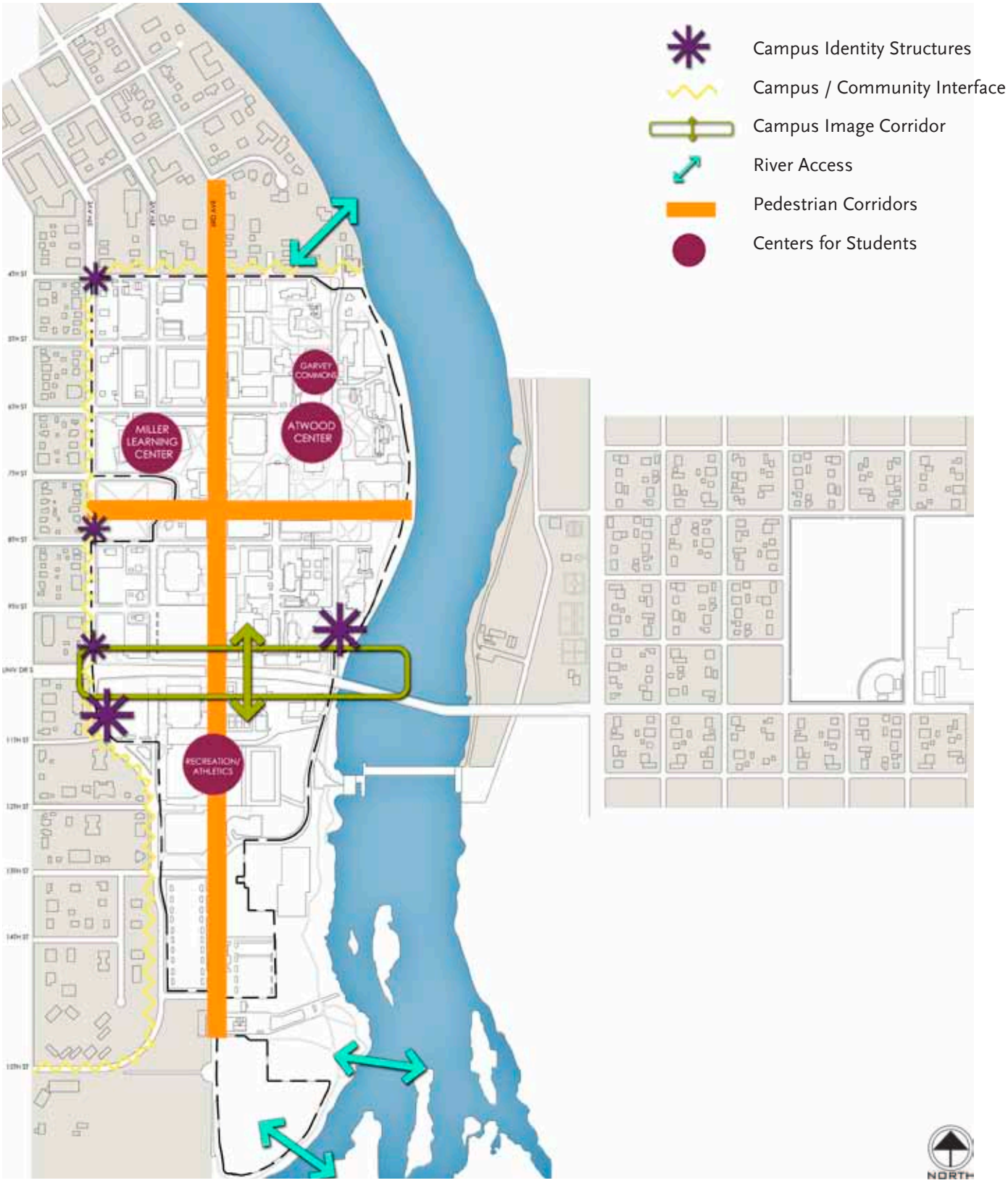


Figure 9 - Focal Points

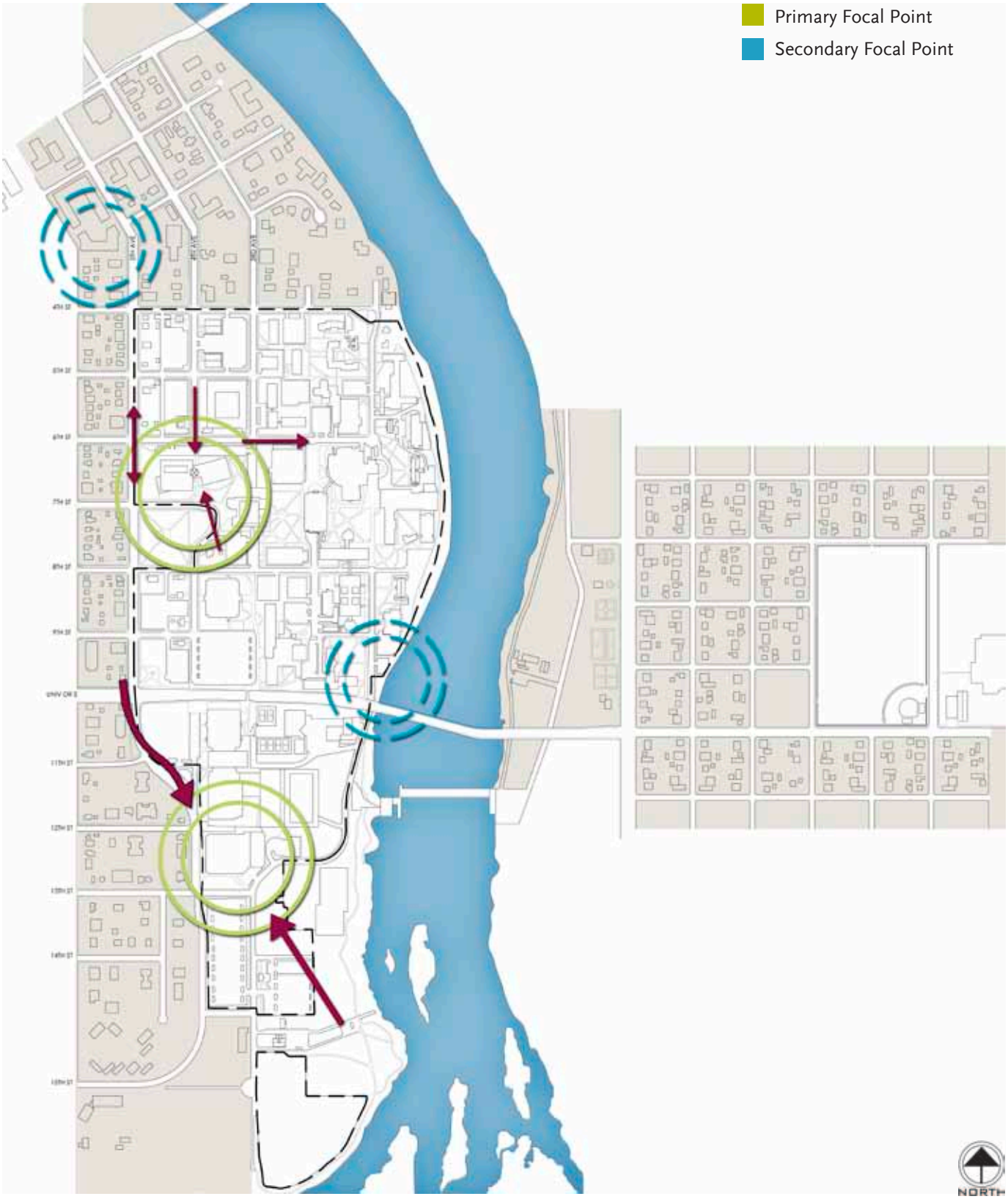


Figure 10 - Gateway Points

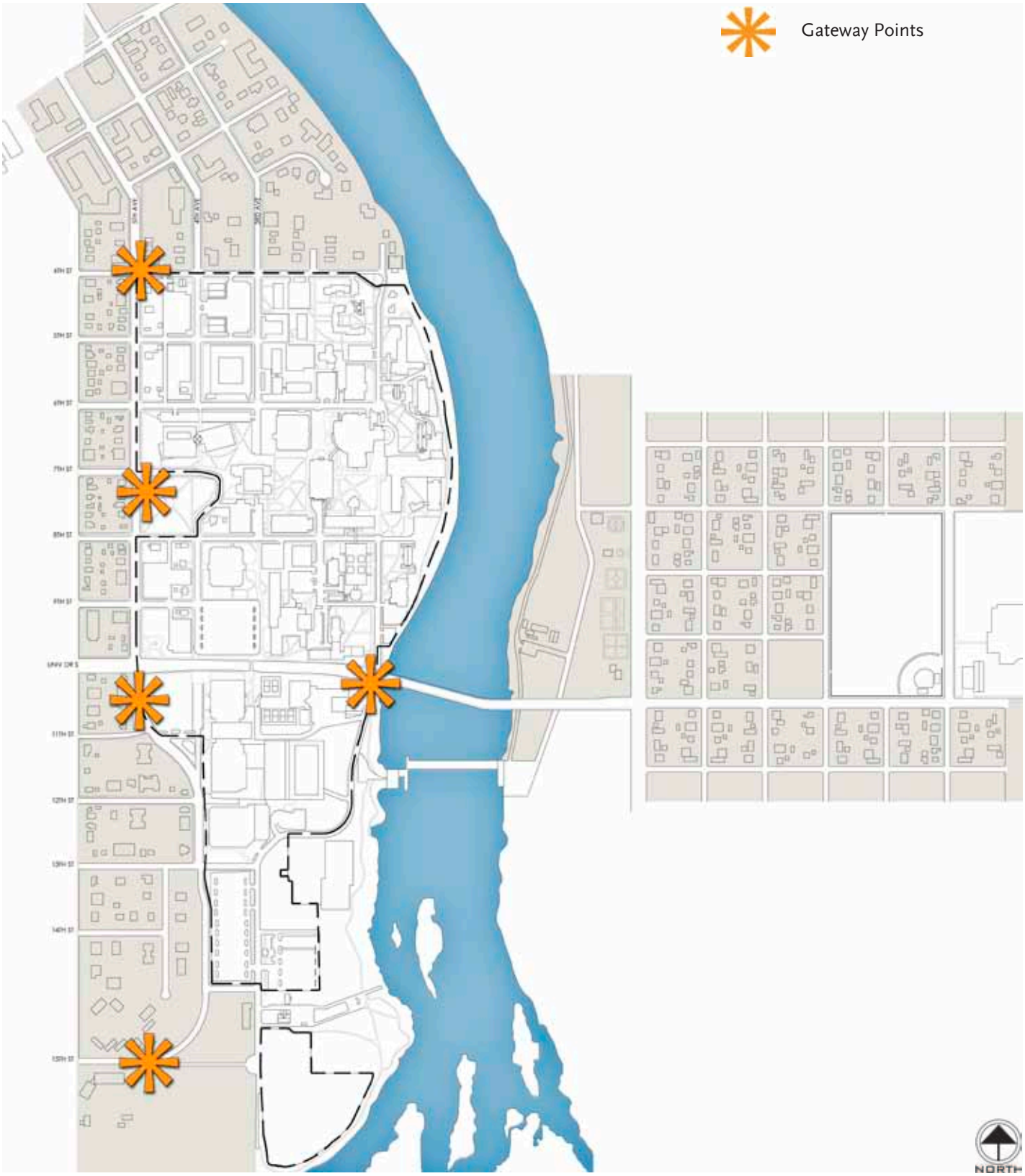
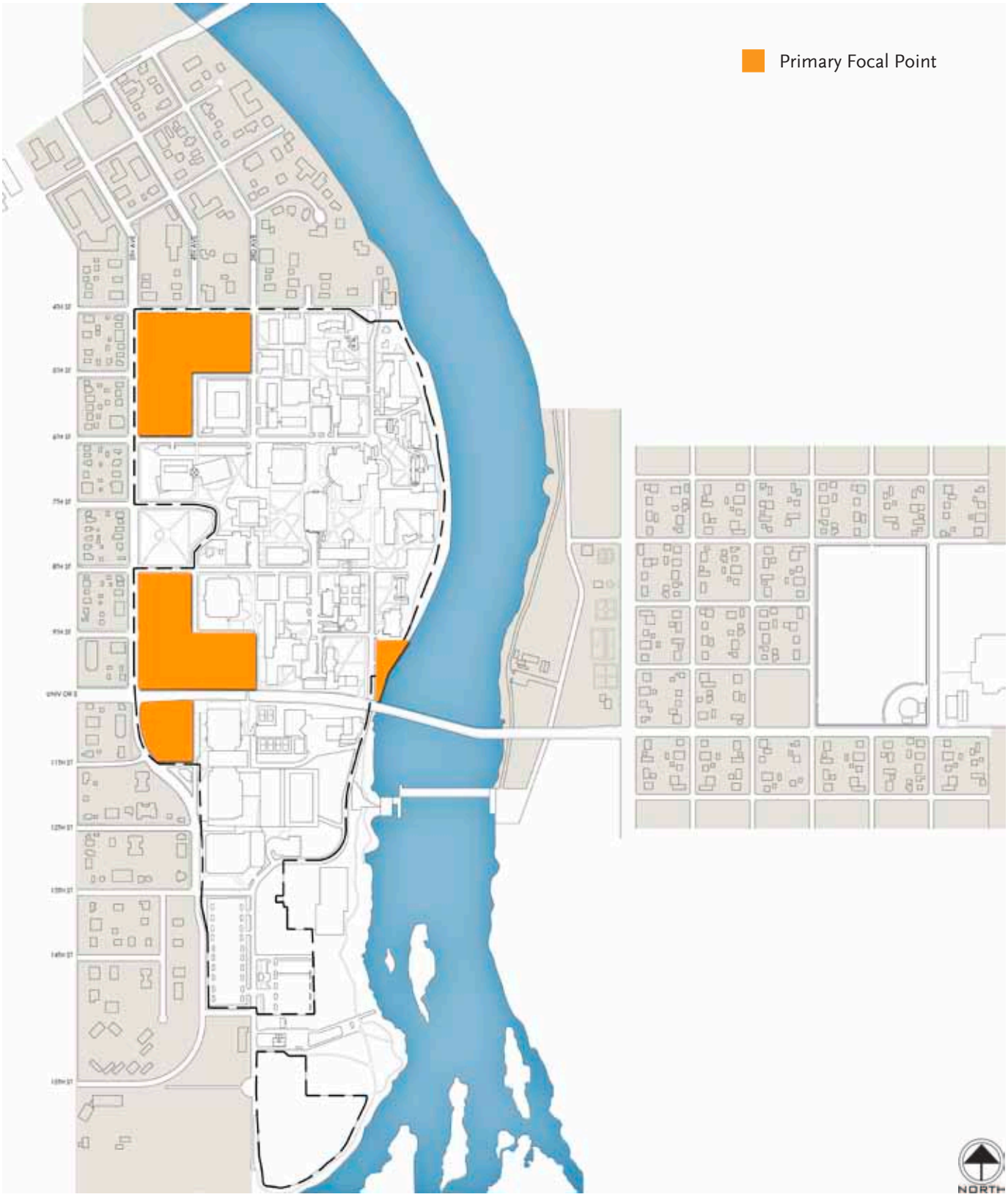


Figure 11 - Key Development Reserve Sites



Facility Conditions

The information on building repair backlog and facilities condition index (FCI) is taken from the Facilitiy Condition Spreadsheet located in Appendix B. Also found in Appendix B is the Five Year Renewal Forecast. This document was completed 08-2006.

FACILITY NAME: **4th Avenue Parking Ramp**

DATE OF CONSTRUCTION: Summer of 2008.

CURRENT USE: Parking and Public Safety Office.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Non-Issue.

CURRENT & FUTURE PROGRAM GROWTH: The $9 million facility provides about 500 stalls (200 student overnight parking and 300 for daily parking) and an office facility for Public Safety.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: The ramp structure was designed with capacity to accommodate additional parking levels.

Building Summary

Gross Sq. Ft.	500 stalls
Cost Replacement Value ($ 000's)	9,000,000
Building Repair Backlog ($ 000's)	0
Facilities Condition Index (FCI)	0

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION: The ramp has been identified for a two level expansion under the 6-10 year Implementation Time Frame. See Project # 28.

FACILITY NAME: **51 Building**

DATE OF CONSTRUCTION: 1968, addition 1993, renovation 2008.

CURRENT USE: English Department, Political Science Department and Ethnic Studies.

SUITABILITY FOR CURRENT USE: A suitable instructional facility overall.

TECHNOLOGY & EQUIPMENT: The addition of wireless and electronic displays have improved utility.

ROOM CONFIGURATION ISSUES: Instructional spaces are well configured. Many of the offices are smaller than the current standard but are adequate for most faculty.

CURRENT & FUTURE PROGRAM GROWTH: None.

BUILDING DEFICIENCIES/ISSUES:

SPECIAL CONSIDERATIONS: Building 51 does not take advantage of its spectacular riverfront / bluff-top site. Future work on this facility should be planned with better indoor/outdoor relationships and connections to the Riverwalk as ancillary goals.

Building Summary

Gross Sq. Ft.	52,085
Cost Replacement Value ($ 000's)	13,467
Building Repair Backlog ($ 000's)	752
Facilities Condition Index (FCI)	0.06

Utilization Summary

Total Number of Classrooms	15
Total Number of Classes	151
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	33
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	15
Average Weekly Room Hours in Use	34
Hours in Use Student Station Occupancy	101%

COMPREHENSIVE PLAN RECOMMENDATION: The 51 Building has been identified for renovation under the 26-50 year Implementation Time Frame. See Project #55.

Building Summary

Gross Sq. Ft.	3,008
Cost Replacement Value ($ 000's)	778
Building Repair Backlog ($ 000's)	0
Facilities Condition Index (FCI)	0.00*

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

FACILITY NAME: **525 Building**

DATE OF CONSTRUCTION: Acquired 1989.

CURRENT USE: Center for Access and Opportunity, Pipeline Programs and Pre-College Programs.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Marginally Suitable.

CURRENT & FUTURE PROGRAM GROWTH:

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: Current use is grant based. Structure is to be removed in the future upon conclusion of the grant based activity.

*Current FCI is being reassessed.

COMPREHENSIVE PLAN RECOMMENDATION: None at this time.

FACILITY NAME: **801 Building**

DATE OF CONSTRUCTION: 1988.

CURRENT USE: Vacant. Building will be relocated to Traffic Safety Center and site cleared for the ISELF building.

Suitable as temporary swing space pending its relocation to the Highway Safety and Research Center. This building was used for swing space to accommodate departments affected by the renovation of Centennial Hall for the new Business School and the move to Psychology and other departments to Stewart Hall.

TECHNOLOGY AND EQUIPMENT: Adequate.

ROOM CONFIGURATION ISSUES: None.

CURRENT AND FUTURE PROGRAM GROWTH: To be removed from campus as part of ISELF project.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	12,100
Cost Replacement Value ($ 000's)	3,128
Building Repair Backlog ($ 000's)	0
Facilities Condition Index (FCI)	0.00*

Utilization Summary

Total Number of Classrooms	2
Total Number of Classes	10
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	37
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	20.6
Average Weekly Room Hours in Use	12.5
Hours in Use Student Station Occupancy	27%

*Current FCI is being reassessed.

COMPREHENSIVE PLAN RECOMMENDATION: 801 Building has been identified for demolition and relocation as part of ISELF under the 0-5 year Implementation Time Frame. See Project #4.

Building Summary

Gross Sq. Ft.	59,545
Cost Replacement Value ($ 000's)	15,396
Building Repair Backlog ($ 000's)	3,249
Facilities Condition Index (FCI)	0.21

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

FACILITY NAME: **Administrative Services Building**

DATE OF CONSTRUCTION: 1975.

CURRENT USE: Administrative and Executive Offices and Meeting Rooms, Records and Registration, Career Services, Scholarships and Financial Aid, Business Office, Graduate Studies and Admissions.

SUITABILITY FOR CURRENT USE: Suitable for office uses and services. Largely inadequate meeting space.

TECHNOLOGY & EQUIPMENT: Technology is kept up date for office and student service use. Ventilation equipment is obsolete and requires replacement.

ROOM CONFIGURATION ISSUES: Adequate.

CURRENT & FUTURE PROGRAM GROWTH: The building serves current occupants, but reconfiguration following move of Career Services will allow consolidation of some administrative offices.

BUILDING DEFICIENCIES/ISSUES: Asbestos, ventilation, elevator.

SPECIAL CONSIDERATIONS: Obsolescence along with restoration of the open mall at the center of campus make this building appropriate for demolition and relocation in the 26-50 year time frame.

COMPREHENSIVE PLAN RECOMMENDATION: The Administration Building has been identified for demolition and new construction under the 26-50 year Implementation Time Frame. See Project #51 and #52.

FACILITY NAME: **Alumni House**

DATE OF CONSTRUCTION: 1925, Acquired 1973.

CURRENT USE: Administration. The Alumni and Foundation Center provides services for alumni and houses administrative offices. Once a private residence, this building was acquired by the University in 1973.

SUITABILITY FOR CURRENT USE: Marginally suitable.

TECHNOLOGY & EQUIPMENT: Sufficient.

ROOM CONFIGURATION ISSUES: Marginal.

CURRENT & FUTURE PROGRAM GROWTH: Inadequate for future growth. Consideration should be given to moving offices to Administrative Services as space allows and convert building to Alumni Service Center or other use.

BUILDING DEFICIENCIES/ISSUES: Lacking in sufficient and flexible office space, technology, meeting and event spaces, and expansion capacity.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	6,108
Cost Replacement Value ($ 000's)	1,617
Building Repair Backlog ($ 000's)	79
Facilities Condition Index (FCI)	0.05

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION: The Alumni House has been identified for repurposing in combination with the Whitney House and Foundation Center under the 0-5 year Implementation Time Frame. See Project #16.

Building Summary

Gross Sq. Ft.	3,000
Cost Replacement Value ($ 000's)	579*
Building Repair Backlog ($ 000's)	0*
Facilities Condition Index (FCI)	0*

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

*Data taken from the 2006 FRRM Report, not available in the 2009 FRRM Report.

FACILITY NAME: **American Indian Center**

DATE OF CONSTRUCTION: Acquired 1995.

CURRENT USE: A former private residence acquired by the University, the American Indian Center serves as the cultural and academic support center for American Indian students and faculty. The facility would benefit from additional space to better accommodate gatherings, additional office space, and more resource/amenity spaces.

SUITABILITY FOR CURRENT USE: Largely inadequate meeting/gathering space, resource spaces.

TECHNOLOGY & EQUIPMENT: Campus network extended to facility.

ROOM CONFIGURATION ISSUES: Adequate, but limited in flexibility and growth.

CURRENT & FUTURE PROGRAM GROWTH: Additional space required for meetings and gatherings. Site would accommodate expansion of existing building if appropriate.

BUILDING DEFICIENCIES/ISSUES: This facility plays a significant role in the recruiting and retention of students of Native American background, and in University relations with the broader American Indian community. It does not compare favorable with peer institutions (c.f. Bemidji State) in terms of resources, amenities, level of finish, and ability to serve as an element of the University's outreach

SPECIAL CONSIDERATIONS: None.

COMPREHENSIVE PLAN RECOMMENDATION: The Amercian Indian Center has been identified for expansion and renovation under the 0-5 year Implementation Time Frame. See Project #5.

FACILITY NAME: **Benton Hall**

DATE OF CONSTRUCTION: 1967, 1968.

CURRENT USE: Residence Hall. The two buildings that make up Benton Hall were built in 1967 and 1968 and named after Benton County. This apartment-type residence for 288 men and women.

SUITABILITY FOR CURRENT USE: Excellent.

TECHNOLOGY & EQUIPMENT: Excellent.

ROOM CONFIGURATION ISSUES: Excellent.

CURRENT & FUTURE PROGRAM GROWTH: Double rooms with out-of-date common toilet rooms.

BUILDING DEFICIENCIES/ISSUES: Suites with common toilet rooms.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	60,892
Cost Replacement Value ($ 000's)	11,527*
Building Repair Backlog ($ 000's)	639*
Facilities Condition Index (FCI)	.06*

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION: Benton Hall is part of the overall residence life improvements.

*Data taken from the 2006 FRRM Report, not available in the 2009 FRRM Report.

Building Summary

Gross Sq. Ft.	78,821
Cost Replacement Value ($ 000's)	20,379
Building Repair Backlog ($ 000's)	0
Facilities Condition Index (FCI)	0.31

Utilization Summary

Total Number of Classrooms	23
Total Number of Classes	177
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	40.4
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	24
Average Weekly Room Hours in Use	25.4
Hours in Use Student Station Occupancy	61%

FACILITY NAME: Brown Hall

DATE OF CONSTRUCTION: 1958, currently under renovation.

CURRENT USE: Currently under construction (summer 2009). When the present revitalization is completed the renovated building will house Nursing (moving from an off-campus leased space), Communication Sciences and Disorders (from the Education Building), Continuing Studies (currently in "leased" space in Shoemaker), Physics labs, and Printing Services.

SUITABILITY FOR CURRENT USE: This building has been marginally suitable for the current programs; however, the building is currently being renovated and is expected to become a significant resource for the University.

TECHNOLOGY & EQUIPMENT: Technology and Equipment will be suitable after renovation.

ROOM CONFIGURATION ISSUES: Room configuratins will be suitable after renovation.

CURRENT & FUTURE PROGRAM GROWTH: The expansion of the Science and Nursing programs dictates that this building be completely renovated. The building will also house the Communication Disorders Program and Continuing Studies. A skyway will be added to connect to Centennial Hall. An addition will provide additional teaching labs.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

COMPREHENSIVE PLAN RECOMMENDATION: Brown Hall just completed a renovation.

FACILITY NAME: **Carol Hall**

DATE OF CONSTRUCTION: Acquired 1946.

CURRENT USE: Housing Administration. Acquired by the University in 1946, this building was originally a private home and then a women's residence hall. Named for Carol Selke, wife of President George A. Selke, the building now contains the student housing office.

SUITABILITY FOR CURRENT USE: Suitable for office use.

TECHNOLOGY & EQUIPMENT: Technology added over time to provide for office functions.

ROOM CONFIGURATION ISSUES: Sufficient on ground floor, accessibility issues on upper floors.

CURRENT & FUTURE PROGRAM GROWTH: Sufficient space for residence hall offices.

BUILDING DEFICIENCIES/ISSUES: Flexibility is limited due to original residential nature of floor plates.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	13,512
Cost Replacement Value ($ 000's)	2,554*
Building Repair Backlog ($ 000's)	0*
Facilities Condition Index (FCI)	0*

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

*Data taken from the 2006 FRRM Report, not available in the 2009 FRRM Report.

COMPREHENSIVE PLAN RECOMMENDATION: None at this time.

FACILITY NAME: **Case Hall**

DATE OF CONSTRUCTION: 1964.

CURRENT USE: Residence Hall. Named for Marie E. Case, former faculty member. 95 double rooms housing 190 men.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Suitable.

CURRENT & FUTURE PROGRAM GROWTH:

BUILDING DEFICIENCIES/ISSUES: Double rooms with out-of-date common toilet rooms.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	40,492
Cost Replacement Value ($ 000's)	8,862*
Building Repair Backlog ($ 000's)	49*
Facilities Condition Index (FCI)	.01*

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

*Data taken from the 2006 FRRM Report, not available in the 2009 FRRM Report.

COMPREHENSIVE PLAN RECOMMENDATION: Case Hall is part of the overall residence life improvements.

FACILITY NAME: **Centennial Hall**

DATE OF CONSTRUCTION: 1971, Renovation completed spring of 2008.

CURRENT USE: Houses the Academic Learning Center, Accounting, Department of Advising Center, Advising and Registration Days, Anoka Ramsey Community College Connection, Bookstore, Bookstore - Husky Books Express, Business Computer Information Systems, Department of Business Research Center, G.R. Herberger College of Business, Career Services Center, Center for Information Systems, College of Business, Community College Connection Program, Division of General Studies, Employer Services, Insurance and Real Estate, Department of Finance, Honors Program, Husky Books Express, Husky Bookstore, Center for Information Systems, Department of Management, Department of Marketing and Business Law, Master of Business Administration, Minnesota Chair in Real Estate, Multicultural Academic Support Center, Department of Philosophy, Placement Testing, Minnesota Chair Real Estate, Religious Studies, Student Disability Services, Student Employment Services, Telephone Services, Test Scoring Services, Undergraduate Studies and Voice Mail Help Desk.

SUITABILITY FOR CURRENT USE:

TECHNOLOGY & EQUIPMENT: The building provides appropriate technology to meet current standards, a wireless computer network and a network research lab was included in the latest renovation.

ROOM CONFIGURATION ISSUES: Suitable.

CURRENT & FUTURE PROGRAM GROWTH: NA.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	161,939
Cost Replacement Value ($ 000's)	42,316
Building Repair Backlog ($ 000's)	0 (newly remodeled)
Facilities Condition Index (FCI)	1

Utilization Summary

Total Number of Classrooms	20
Total Number of Classes	322
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	54
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	26
Average Weekly Room Hours in Use	53.7
Hours in Use Student Station Occupancy	151%

COMPREHENSIVE PLAN RECOMMENDATION: Centennial Hall is newly remodeled.

Building Summary

Gross Sq. Ft.	7,590
Cost Replacement Value ($ 000's)	NA
Building Repair Backlog ($ 000's)	0
Facilities Condition Index (FCI)	0

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

FACILITY NAME: **Chilled Water Plant**

DATE OF CONSTRUCTION: 1999.

CURRENT USE: Chiller Plant. This building provides cooling services to the other University buildings. The building is capable of 50% expansion. The facility is leading edge and sets a strong example of the University's commitment to investment in sustainable, high-efficiency infrastructure.

SUITABILITY FOR CURRENT USE: Excellent.

TECHNOLOGY & EQUIPMENT: Excellent.

ROOM CONFIGURATION ISSUES: None.

CURRENT & FUTURE PROGRAM GROWTH: Designed with 50% chiller capacity expansion in mind.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: Opportunities for integration of this facility's operation with broader Campus sustainability initiatives may occur. Additions to Riverview, Brown Hall, Robert H. Wick Science Building, and planned ISELF will require addition of more chilled water capacity.

COMPREHENSIVE PLAN RECOMMENDATION: None at this time.

FACILITY NAME: **Eastman Hall**

DATE OF CONSTRUCTION: 1929.

CURRENT USE: Recreation.

SUITABILITY FOR CURRENT USE: Marginally suitable.

TECHNOLOGY & EQUIPMENT: Marginally suitable.

ROOM CONFIGURATION ISSUES: Suitable, however future adaptive reuse may experience limitations due to historic nature of structure.

CURRENT & FUTURE PROGRAM GROWTH: Originally constructed as the primary athletic facility on campus, the building survives as a reminder of the early days of the University and the architecture of Clarence Johnston as the campus grew along the river and 1st Avenue. The use has evolved over time with the construction of new athletic/recreation facilities, but Eastman Hall continues to serve as a secondary recreational facility for student use.

The building should be renovated and updated to ensure the soundness of the structure and to bring the facility in compliance with current code requirements. Potential future uses should be analyzed in terms of the University Program needs.

BUILDING DEFICIENCIES/ISSUES: Building systems are generally obsolete. Eastman's exterior is also in need of restoration. The limited use of the facility at this time, however, dictates that significant investments in modernizations be deferred until the building's adaptive reuse for more intense use.

SPECIAL CONSIDERATIONS: Eastman's spectacular bluff-top location adjacent to the University Drive bridge over the Mississippi makes it one of the most visible buildings on Campus. Long-term planning for its reuse must recognize its potential for a signature use. Pool closed summer 2009 due to code issues and obsolesence.

Building Summary

Gross Sq. Ft.	45,997
Cost Replacement Value ($ 000's)	11,893
Building Repair Backlog ($ 000's)	3,125
Facilities Condition Index (FCI)	0.26

Utilization Summary

Total Number of Classrooms	1
Total Number of Classes	19
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	100
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	26
Average Weekly Room Hours in Use	57
Hours in Use Student Station Occupancy	109%

COMPREHENSIVE PLAN RECOMMENDATION: Eastman Hall has been identified for renovation and upgrades under the 0-5 year Implementation Time Frame. See Project #22.

Building Summary

Gross Sq. Ft.	101,006
Cost Replacement Value ($ 000's)	26,115
Building Repair Backlog ($ 000's)	73
Facilities Condition Index (FCI)	0.00

Utilization Summary

Total Number of Classrooms	24
Total Number of Classes	292
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	40
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	30
Average Weekly Room Hours in Use	44.2
Hours in Use Student Station Occupancy	114%

FACILITY NAME: **Education Building**

DATE OF CONSTRUCTION: 1971.

CURRENT USE: The College of Education; some offices for Chancellor's staff, the Multicultural Academic Support Center and the Communication Disorders Department are housed in this building.

SUITABILITY FOR CURRENT USE: The building is suitable for its current use.

TECHNOLOGY & EQUIPMENT: Technology has been improved and is current.

ROOM CONFIGURATION ISSUES: Over the years room configurations have been adjusted to meet pedagogical needs.

CURRENT & FUTURE PROGRAM GROWTH: With the move of Communication Disorders, Office of the Chancellor Staff and Multicultural Academic Support Center out of the building there will be adequate space for program growth.

BUILDING DEFICIENCIES/ISSUES: HVAC system needs renovation and upgrade to meet current and future uses of the building. A complete facilities renovation needs to occur to adapt to new pedigogy (grant based models).

SPECIAL CONSIDERATIONS: None.

COMPREHENSIVE PLAN RECOMMENDATION: The Education Building has been identified for new HVAC and facility renovations under the 0-5 year Implementation Time Frame. See Project #10.

FACILITY NAME: **Engineering and Computing Center**

DATE OF CONSTRUCTION: 1958, Renovated 1962 and 1986.

CURRENT USE: Houses the Departments of Mathematics, Statistics, Computer Science, Micro Computer Studies, Manufacturing, Electrical and Mechanical Engineering, and the Lindgren Child Care Center.

SUITABILITY FOR CURRENT USE: This building is suitable for the intended purpose.

TECHNOLOGY & EQUIPMENT: Technology is current but the sophisticated instruction equipment requires continual renewal for the technology based programs.

ROOM CONFIGURATION ISSUES: Suitable.

CURRENT & FUTURE PROGRAM GROWTH: With the recent departure from the building of the Academic Computing Center there is adequate space. Some concern remains about the compatibility of the Child Care Center with the other uses and the inability of the Child Care Center to meet demand.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: NA.

Building Summary

Gross Sq. Ft.	91,840
Cost Replacement Value ($ 000's)	23,746
Building Repair Backlog ($ 000's)	676
Facilities Condition Index (FCI)	0.03

Utilization Summary

Total Number of Classrooms	21
Total Number of Classes	273
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	30
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	16.3
Average Weekly Room Hours in Use	38.3
Hours in Use Student Station Occupancy	94%

COMPREHENSIVE PLAN RECOMMENDATION: The Engineering and Computing Center has been identified for and incubator builidng under the 11-25 year Implementation Time Frame. See Project #46.

Building Summary

Gross Sq. Ft.	50,984
Cost Replacement Value ($ 000's)	9,636*
Building Repair Backlog ($ 000's)	54*
Facilities Condition Index (FCI)	.01*

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

*Data taken from the 2006 FRRM Report, not available in the 2009 FRRM Report.

FACILITY NAME: **Garvey Commons**

DATE OF CONSTRUCTION: 1962, Addition 1965, Additions and Renovation 1987.

CURRENT USE: Student dining hall & kitchen.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Suitable technology, continuously renewed kitchen.

ROOM CONFIGURATION ISSUES: Adequate. Connected to Atwood with service tunnel for enhanced flexibility.

CURRENT & FUTURE PROGRAM GROWTH: Appropriately-sized for current campus enrollment and menu / meal plan offerings. Future residential strategies will need to include assessment of Garvey's carrying capacities and address any limitations arising from this.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

COMPREHENSIVE PLAN RECOMMENDATION: Garvey Commons has been identified for renovation and expansion under the 6-10 year Implementation Time Frame. See Project #34.

FACILITY NAME: **Halenbeck Hall**

DATE OF CONSTRUCTION: Halenbeck North: 1965; Halenbeck South: 1980.

CURRENT USE: Athletic, recreation and Classrooms. This building was named for Dr. Philip L. Halenbeck, a St. Cloud physician. Halenbeck Gymnasium was built in 1960 and in 1980 the pool and field house were added. The facility provides health, physical education, athletics and recreation opportunities with a main gym seating 6,000, a swimming pool, diving pool, two small gyms, a 200 meter track, racquetball courts, wrestling room, weight room and dance studio.

SUITABILITY FOR CURRENT USE: Suitable as a result of ongoing renovations.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Suitable.

CURRENT & FUTURE PROGRAM GROWTH: Field house floor and ventilation system require replacement. Upper level bleachers should be replaced. In addition, there are accessibility issues that remain for full universal design. Other needed investments include: HVAC (ventilation), fire sprinkling, and floor replacements. There is also a need for office and small meeting spaces for staff.

BUILDING DEFICIENCIES/ISSUES: Hallenbeck has an ageing HVAC system and no air conditioning, which has significant impacts on occupant comfort and year-round use. The building's access from the main part of Campus is awkward due to the changes in grade, distance to street crossings, and the limited utility and uninviting character of the pedestrian bridge over University Drive.

SPECIAL CONSIDERATIONS: NA.

PROPOSED COMPREHENSIVE PLAN: Halenbeck Hall has been identified for renovation under the 6-10 year Implementation Time Frame. See Project #23.

Building Summary - Halenbeck North

Gross Sq. Ft.	132,274
Cost Replacement Value ($ 000's)	40,369
Building Repair Backlog ($ 000's)	516
Facilities Condition Index (FCI)	0.01

Building Summary - Halenbeck South

Gross Sq. Ft.	100,000
Cost Replacement Value ($ 000's)	25,855
Building Repair Backlog ($ 000's)	0
Facilities Condition Index (FCI)	0.00

Utilization Summary

Total Number of Classrooms	7
Total Number of Classes	84
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	46.4
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	26
Average Weekly Room Hours in Use	30.4
Hours in Use Student Station Occupancy	79%

Building Summary

Gross Sq. Ft.	52,898
Cost Replacement Value ($ 000's)	13,677
Building Repair Backlog ($ 000's)	5,210
Facilities Condition Index (FCI)	0.38

Utilization Summary

Total Number of Classrooms	8
Total Number of Classes	63
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	42
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	18.4
Average Weekly Room Hours in Use	24.25
Hours in Use Student Station Occupancy	59%

FACILITY NAME: **Headley Hall**

DATE OF CONSTRUCTION: 1962.

CURRENT USE: Applied Research & Development Center, Aviation Department, Computer Network Research Center and Department of Environmental & Technological Studies.

SUITABILITY FOR CURRENT USE: Suitable, but some areas under utilized due to configuration.

TECHNOLOGY & EQUIPMENT: Adequate.

ROOM CONFIGURATION ISSUES: Building has been re-configured over the years to meet changing technological education demands; a continuous process in this facility.

CURRENT & FUTURE PROGRAM GROWTH: Adequate for anticipated program growth.

BUILDING DEFICIENCIES/ISSUES: Building use is limited by lack of accessibility (building entries, restrooms, and absence of elevator).

SPECIAL CONSIDERATIONS: Comprehensive Plan recommends extensive renovation of Headley as a long-term objective.

PROPOSED COMPREHENSIVE PLAN: Headley Hall has been identified for renovation and upgrades under the 6-10 year Implementation Time Frame. See Project #21.

FACILITY NAME: **Heating Plant**

DATE OF CONSTRUCTION: 1950, Addition 1964 and 1996.

CURRENT USE: Heating Plant. The Heating Plant was built in 1950 with an addition in 1964 and contains the central boilers, paint shop and vehicle storage for the campus. A new boiler was added in 1996. One of three central heating boilers is being rebuilt. Bids were awarded in August, 2008. This $970,000 project was funded in the 2008 legislative session. The project will return the boiler to service and improve energy efficiency in spring, 2009.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Excellent.

ROOM CONFIGURATION ISSUES: None.

CURRENT & FUTURE PROGRAM GROWTH: Adequate for future growth.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: Future planning of sustainability initiatives in the south Campus area should consider potential for collaborative function with the Heating Plant.

Building Summary

Gross Sq. Ft.	18,892
Cost Replacement Value ($ 000's)	5,002
Building Repair Backlog ($ 000's)	432
Facilities Condition Index (FCI)	0.09

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION: None at this time.

Building Summary

Gross Sq. Ft.	47,807
Cost Replacement Value ($ 000's)	10,459*
Building Repair Backlog ($ 000's)	58*
Facilities Condition Index (FCI)	.01*

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

*Data taken from the 2006 FRRM Report, not available in the 2009 FRRM Report.

FACILITY NAME: **Hill Hall**

DATE OF CONSTRUCTION: 1962, 1972.

CURRENT USE: Residence Hall (primary) with Health Services located in ground floor suite.

SUITABILITY FOR CURRENT USE: Suitable as a residence.

TECHNOLOGY & EQUIPMENT: Adequate (residential).

ROOM CONFIGURATION ISSUES: Adequate (residential).

CURRENT & FUTURE PROGRAM GROWTH: Adequate (residential).

BUILDING DEFICIENCIES/ISSUES: Health Services ground floor facility is not adequate for the program. Double rooms have out-of-date common toilet rooms.

SPECIAL CONSIDERATIONS: After eventual relocation of Health Services, renovation of vacated spaces to residential use is anticipated. It is expected that this will happen in concert with an overall building upgrade/revitalization.

COMPREHENSIVE PLAN RECOMMENDATION: None at this time.

FACILITY NAME: **Holes Hall**

DATE OF CONSTRUCTION: 1965.

CURRENT USE: Residence Hall. Houses 400 men and women. Named for W. W. Holes, former member of the SCSU Board.

SUITABILITY FOR CURRENT USE: : Suitable.

TECHNOLOGY & EQUIPMENT: Adequate.

ROOM CONFIGURATION ISSUES: Adequate.

CURRENT & FUTURE PROGRAM GROWTH:

BUILDING DEFICIENCIES/ISSUES: Double rooms with out-of-date common toilet rooms.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	80,213
Cost Replacement Value ($ 000's)	18,344*
Building Repair Backlog ($ 000's)	120*
Facilities Condition Index (FCI)	.01*

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

*Data taken from the 2006 FRRM Report, not available in the 2009 FRRM Report.

COMPREHENSIVE PLAN RECOMMENDATION:
Holes Hall is part of the residence life upgrades.

Building Summary

Gross Sq. Ft.	1,198
Cost Replacement Value ($ 000's)	NA
Building Repair Backlog ($ 000's)	NA
Facilities Condition Index (FCI)	NA

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

FACILITY NAME: **Husky Hub**

DATE OF CONSTRUCTION: 2000.

CURRENT USE: Transit Support. In 2000 the Metro Transit Commission and SCSU jointly constructed a transit hub and SCSU Public Safety Department outpost on the southeast corner of 14th Street and 3rd Avenue South in St. Cloud, Minnesota. The shelter can accommodate up to 70 waiting passengers for the Husky Shuttle system operated by the MTC under contract with SCSU. This facility has a vending area, public restrooms and an officer for SCSU Public Safety personnel.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Adequate.

ROOM CONFIGURATION ISSUES: Adequate.

CURRENT & FUTURE PROGRAM GROWTH: Adequate for anticipated program growth.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

COMPREHENSIVE PLAN RECOMMENDATION: Huskey Hub is newly constructed.

FACILITY NAME: **Husky Stadium**

DATE OF CONSTRUCTION: 2004.

CURRENT GSF STADIUM: 435,000.

CURRENT USE: Intercollegiate Football, Soccer, Recreation, and miscellaneous events. Includes artificial turf or field with 70'-0" seasonal dome.

SUITABILITY FOR CURRENT USE: Excellent.

TECHNOLOGY & EQUIPMENT: Excellent.

ROOM CONFIGURATION ISSUES: Excellent.

CURRENT & FUTURE PROGRAM GROWTH: Provisions in the construction for future additions as required.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	435,000
Cost Replacement Value ($ 000's)	NA
Building Repair Backlog ($ 000's)	NA
Facilities Condition Index (FCI)	NA

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION: Husky Stadium has been identified for renovation under the 6-10 year Implementation Time Frame. See Project #36.

FACILITY NAME: **Integrated Science and Engineering Laboratory Facility (ISELF**)

DATE OF CONSTRUCTION: Funding for construction will be requested in the 2009 legislative session.

CURRENT USE: Science research and teaching facility.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Excellent.

ROOM CONFIGURATION ISSUES: Excellent.

CURRENT & FUTURE PROGRAM GROWTH: NA.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: NA.

Building Summary

Gross Sq. Ft.	100,000
Cost Replacement Value ($ 000's)	NA
Building Repair Backlog ($ 000's)	NA
Facilities Condition Index (FCI)	NA

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION: ISELF has been identified for construction under the 0-5 and 6-10 year Implementation Time Frame. See Project #4 and 24.

FACILITY NAME: **James Miller Learning Resource Center**

DATE OF CONSTRUCTION: 2000.

CURRENT GSF: 235,000.

CURRENT USE: Library, Technology Services, Classrooms, Auditorium, University Archives, Offices, Computer Store, and Coffee Shop.

SUITABILITY FOR CURRENT USE: The facility is in excellent condition for a library & technology center; and it can be used as a model for other facilities.

TECHNOLOGY & EQUIPMENT: The facility has continuously updated technological equipment and collections to keep informational tools to access it current.

ROOM CONFIGURATION ISSUES: Excellent.

CURRENT & FUTURE PROGRAM GROWTH: Building is a key landmark on the campus and is the largest Library in the MnSCU System. The Building anchors the main 7th Street Campus Entry at Bardon Park and terminates the view from the 4th Avenue Entry. Constructed in 2000, this building is a wonderful long term addition to the campus.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: Given the anticipated rate of change and heavy use of the Miller Center it is likely to need significant renovation and/or expansion in the next 25 years when the building will be 35 years old.

Building Summary

Gross Sq. Ft.	235,000
Cost Replacement Value ($ 000's)	NA
Building Repair Backlog ($ 000's)	NA
Facilities Condition Index (FCI)	NA

Utilization Summary

Total Number of Classrooms	7
Total Number of Classes	60
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	30.5
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	17.5
Average Weekly Room Hours in Use	30.5
Hours in Use Student Station Occupancy	84%

COMPREHENSIVE PLAN RECOMMENDATION: James Miller Learning Center has been identified for renovation under the 11-25 year Implementation Time Frame. See Project #43.

Building Summary

Gross Sq. Ft.	59,984
Cost Replacement Value ($ 000's)	15,882
Building Repair Backlog ($ 000's)	676
Facilities Condition Index (FCI)	0.04

Utilization Summary

Total Number of Classrooms/Labs	8
Total Number of Classes	55
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	20.5
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	9
Average Weekly Room Hours in Use	47.75
Hours in Use Student Station Occupancy	70%

FACILITY NAME: **Kiehle Visual Arts Center**

DATE OF CONSTRUCTION: 1952, Renovated 1974.

CURRENT GSF: 59,984.

CURRENT USE: Visual Arts Instruction and laboratories.

SUITABILITY FOR CURRENT USE: Excellent for the current use.

TECHNOLOGY & EQUIPMENT: Current and adequate for existing programs. Limited for potential New Media offerings.

ROOM CONFIGURATION ISSUES: Some compromises present but spaces are generously sized and work well for instruction and work.

CURRENT & FUTURE PROGRAM GROWTH Program growth can be accommodated in existing spaces.

BUILDING DEFICIENCIES/ISSUES: New Media infrastructure/capability is lacking. Single glazed windows.

SPECIAL CONSIDERATIONS: None.

COMPREHENSIVE PLAN RECOMMENDATION: Viehle Visual Arts Center has been identified for renovation under the 6-10 year Implementation Time Frame. See Project #17.

FACILITY NAME: **Lawrence Hall**

DATE OF CONSTRUCTION: Built 1905, Renovated 2003.

CURRENT USE: Residence Hall. The oldest structure on campus, this building was named for renowned educator and former SCSU president Isabel Lawrence. After standing empty for 10 years, it was renovated to house 50 pairs of international students and domestic students in foreign languages or international affairs. The Center for International Studies and offices of foreign language faculty occupy the first floor.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Excellent.

ROOM CONFIGURATION ISSUES: Adequate.

CURRENT & FUTURE PROGRAM GROWTH: Insufficient space for growth. Construction or acquisition of additional space required.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	29,489
Cost Replacement Value ($ 000's)	NA
Building Repair Backlog ($ 000's)	NA
Facilities Condition Index (FCI)	NA

Utilization Summary

Total Number of Classrooms	1
Total Number of Classes	10
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	30
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	18
Average Weekly Room Hours in Use	40
Hours in Use Student Station Occupancy	113%

COMPREHENSIVE PLAN RECOMMENDATION: None at this time.

Building Summary

Gross Sq. Ft.	15,392
Cost Replacement Value ($ 000's)	3,980
Building Repair Backlog ($ 000's)	733
Facilities Condition Index (FCI)	0.18

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

FACILITY NAME: **Maintenance Building**

DATE OF CONSTRUCTION: 1980.

CURRENT USE: Campus Support. The Maintenance Building was built in 1980 and contains the maintenance office. These buildings provide shops, warehouse, and central receiving for the campus.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Excellent.

ROOM CONFIGURATION ISSUES: Adequate.

CURRENT & FUTURE PROGRAM GROWTH: Insufficient space for growth. Construction or acquisition of additional space required.

BUILDING DEFICIENCIES/ISSUES: Site limits options for expansion and adaptive renovations.

SPECIAL CONSIDERATIONS: None.

COMPREHENSIVE PLAN RECOMMENDATION: None at this time.

FACILITY NAME: **MN Highway Safety and Research Center**

DATE OF CONSTRUCTION: NA.

CURRENT USE: The property houses several uses, including the University's Highway Safety and Research Center and a pistol range leased and operated by the City.

SUITABILITY FOR CURRENT USE: Track is suitable. Temporary buildings need to be replaced.

TECHNOLOGY & EQUIPMENT: NA.

ROOM CONFIGURATION ISSUES: NA.

CURRENT & FUTURE PROGRAM GROWTH: As part of the ISELF project the 801 Building is scheduled to be relocated to this site in the future, in place of the temporary trailer presently used.

BUILDING DEFICIENCIES/ISSUES: The garages are suitable for their current use, but the temporary trailers are not appropriate for the University's needs.

SPECIAL CONSIDERATIONS: Property also has high visibility to Hwy 10 and an Identity Program is recommended.

Building Summary

Gross Sq. Ft.	NA
Cost Replacement Value ($ 000's)	NA
Building Repair Backlog ($ 000's)	NA
Facilities Condition Index (FCI)	NA

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION: Relocate 801 Building to site and implement an Identity Program.

Building Summary

Gross Sq. Ft.	109,784
Cost Replacement Value ($ 000's)	20,749*
Building Repair Backlog ($ 000's)	0*
Facilities Condition Index (FCI)	0*

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

*Data taken from the 2006 FRRM Report, not available in the 2009 FRRM Report.

FACILITY NAME: **Mitchell Hall**

DATE OF CONSTRUCTION: 1958, 1959.

CURRENT USE: Residence Hall. Constructed between 1957 and 1959, Mitchell Hall was named for W.B. Mitchell, former resident director. The residence hall houses 418 women.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Suitable.

CURRENT & FUTURE PROGRAM GROWTH:

BUILDING DEFICIENCIES/ISSUES: Double rooms with out of date common toilet rooms.

SPECIAL CONSIDERATIONS: None.

COMPREHENSIVE PLAN RECOMMENDATION: Mitchell Hall is part of the overall residence life improvements.

FACILITY NAME: **National Hockey Center**

DATE OF CONSTRUCTION: 1989.

CURRENT USE: Intercollegiate hockey, recreation and misc. events. This facility provides two Olympic size hockey rinks for instruction, recreation and intercollegiate athletics. Main rink seats 6,000 spectators.

SUITABILITY FOR CURRENT USE: Excellent.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Suitable.

CURRENT & FUTURE PROGRAM GROWTH: Insufficient entrance and public service space for the main events. 'Club' facilities to enhance fund raising, and adequate operations and coaches offices are required.

BUILDING DEFICIENCIES/ISSUES: NHC Addition project (below) is expected to remedy building issues.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	152,005
Cost Replacement Value ($ 000's)	39,314
Building Repair Backlog ($ 000's)	5
Facilities Condition Index (FCI)	0.00

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION: None at this time.

Building Summary

Gross Sq. Ft.	93,930
Cost Replacement Value ($ 000's)	NA
Building Repair Backlog ($ 000's)	NA
Facilities Condition Index (FCI)	NA

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

FACILITY NAME: **National Hockey Center Addition**

DATE OF CONSTRUCTION: PENDING – An appropriation of $6.5 million was made in the 2008 legislative session to design, construct, furnish, and equip an addition to the National Hockey Center. Final parameters of the project are now being set, including expected fundraising goals to enhance the project.

PLANNED USE: Intercollegiate hockey, recreation and misc. events. The addition, along with some renovation, is intended to improve spectator access and experience, building operating facilities, training and locker room facilities for on-ice participants, and increase flexibility of use.

SUITABILITY FOR CURRENT USE: Excellent.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Suitable.

CURRENT & FUTURE PROGRAM GROWTH: A grand entrance and public service space for the main events will increase visibility and way finding to the facility. 'Club' facilities to enhance fund raising, and adequate operations and coaches offices are required.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: NA.

COMPREHENSIVE PLAN RECOMMENDATION: Awaiting construction.

FACILITY NAME: **North Office Center**

DATE OF CONSTRUCTION: 1925, Acquired 1990.

CURRENT USE: Building & Grounds Management offices.

SUITABILITY FOR CURRENT USE: Marginally suitable.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Marginally suitable.

CURRENT & FUTURE PROGRAM GROWTH: To be demolished when facilities management can be moved to Administrative Services (date to be determined).

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	4,002
Cost Replacement Value ($ 000's)	1,060
Building Repair Backlog ($ 000's)	0
Facilities Condition Index (FCI)	0.00

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION: None at this time.

Building Summary

Gross Sq. Ft.	78,674
Cost Replacement Value ($ 000's)	20,341
Building Repair Backlog ($ 000's)	636
Facilities Condition Index (FCI)	0.03

Utilization Summary

Total Number of Classrooms	5
Total Number of Classes	49
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	50.2
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	14
Average Weekly Room Hours in Use	38.8
Hours in Use Student Station Occupancy	79%

FACILITY NAME: **Performing Arts Center**

DATE OF CONSTRUCTION: 1968.

CURRENT USE: Houses the Performing Arts of Theater, Film Studies, Dance and Music.

SUITABILITY FOR CURRENT USE: Suitable spaces for instruction and performance.

TECHNOLOGY & EQUIPMENT: Appropriate technology available.

ROOM CONFIGURATION ISSUES: Adequate.

CURRENT & FUTURE PROGRAM GROWTH Existing spaces sufficient to allow for growth.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

COMPREHENSIVE PLAN RECOMMENDATION: PAC has been identified for renovation and upgrades under the 11-25 year Implementation Time Frame. See Project 44.

FACILITY NAME: **Public Safety Center**

DATE OF CONSTRUCTION: Summer of 2008.

CURRENT USE: Public Safety Department.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Suitable.

CURRENT & FUTURE PROGRAM GROWTH: None.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	
Cost Replacement Value ($ 000's)	676
Building Repair Backlog ($ 000's)	0
Facilities Condition Index (FCI)	0

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION:
New construction, none at this time.

Building Summary

Gross Sq. Ft.	2,727
Cost Replacement Value ($ 000's)	584
Building Repair Backlog ($ 000's)	0
Facilities Condition Index (FCI)	0

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

FACILITY NAME: **Richard Green House**

DATE OF CONSTRUCTION: 1925, Acquired in 1990; renovated 2008.

CURRENT USE: Multicultural Student.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Suitable.

CURRENT & FUTURE PROGRAM GROWTH: No major initiatives are planned, but as enrollment grows it is anticipated that need for these services, and therefore space to house them, will grow.

BUILDING DEFICIENCIES/ISSUES: Limited ability for flexible space will become factor as programs grow.

SPECIAL CONSIDERATIONS: None.

COMPREHENSIVE PLAN RECOMMENDATION: None at this time.

FACILITY NAME: **Riverview Hall**

DATE OF CONSTRUCTION: 1911, renovation completed summer 2009.

CURRENT USE: N/A – Under Construction.

SUITABILITY FOR CURRENT USE: When completed in in the summer of 2009, the Department of Communication Studies will move in the building.

TECHNOLOGY & EQUIPMENT: Will be Suitable.

ROOM CONFIGURATION ISSUES: Will be Suitable.

CURRENT & FUTURE PROGRAM GROWTH: When completed, Riverview will meet all safety, accessibility, and academic needs. The roof, cupola and some exterior trim work was previously completed as part of an exterior renovation project.

BUILDING DEFICIENCIES/ISSUES: NA

SPECIAL CONSIDERATIONS: One of only two facilities in the MnSCU system that is listed on the National Register of Historic Places.

Building Summary

Gross Sq. Ft.	28,128
Cost Replacement Value ($ 000's)	7,017
Building Repair Backlog ($ 000's)	0
Facilities Condition Index (FCI)	0.00

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION:
Riverview Hall just completed renovations.

FACILITY NAME: **Sherburne Hall**

DATE OF CONSTRUCTION: 1969.

CURRENT USE: The tallest building on campus was built in 1969 and was named after Sherburne County. It provides housing for 504 men and women.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Suitable.

CURRENT & FUTURE PROGRAM GROWTH: Suitable.

BUILDING DEFICIENCIES/ISSUES: Double rooms with out of date common toilet rooms.

SPECIAL CONSIDERATIONS: None

Building Summary

Gross Sq. Ft.	107,428
Cost Replacement Value ($ 000's)	24,568*
Building Repair Backlog ($ 000's)	0*
Facilities Condition Index (FCI)	0*

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

*Data taken from the 2006 FRRM Report, not available in the 2009 FRRM Report.

COMPREHENSIVE PLAN RECOMMENDATION: Sherburne Hall is part of the overall residence life improvements.

FACILITY NAME: **Shoemaker Hall**

DATE OF CONSTRUCTION: 1915, 1960.

CURRENT USE: Built in 1915 and remodeled in 1960, Shoemaker Hall is named for Waite A. Shoemaker, President, 1902-1916. This residence hall provides housing for 505 students. It is also the temporary location of Continuing Studies.

SUITABILITY FOR CURRENT USE: Suitable

TECHNOLOGY & EQUIPMENT: Adequate.

ROOM CONFIGURATION ISSUES: Adequate.

CURRENT & FUTURE PROGRAM GROWTH:

BUILDING DEFICIENCIES/ISSUES: Double rooms lack up to date common toilet rooms.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	125,573
Cost Replacement Value ($ 000's)	25,230*
Building Repair Backlog ($ 000's)	1,254*
Facilities Condition Index (FCI)	.05*

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION: Shoemaker Hall is part of the overall residence life improvements.

*Data taken from the 2006 FRRM Report, not available in the 2009 FRRM Report.

FACILITY NAME: **South Office Center**

DATE OF CONSTRUCTION: 1925, Acquired 1990.

CURRENT USE: This former private residence was acquired and houses offices, CARE, and the faculty association.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Suitable

CURRENT & FUTURE PROGRAM GROWTH: None.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: Current use is grant based. Structure is to be removed in the future upon conclusion of the grant based activity.

Building Summary

Gross Sq. Ft.	2,727
Cost Replacement Value ($ 000's)	722
Building Repair Backlog ($ 000's)	0
Facilities Condition Index (FCI)	0.00*

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

*Current FCI is being reassessed.

COMPREHENSIVE PLAN RECOMMENDATION:
None at this time.

FACILITY NAME: **Stateview North / South**

DATE OF CONSTRUCTION: 1989, Acquired 2002.

CURRENT USE: Residence Hall. Acquired by the University in 2002, this structure was originally constructed in 1989 by a private developer. The building houses apartment style housing units.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Good.

ROOM CONFIGURATION ISSUES: None.

CURRENT & FUTURE PROGRAM GROWTH: Developer-built facility not up to typical University construction standards. Expected life not greater than 20 years.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	28,600
Cost Replacement Value ($ 000's)	NA
Building Repair Backlog ($ 000's)	NA
Facilities Condition Index (FCI)	NA

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION: Stateview Apartments have been identified for removal under the 11-25 year Implementation Time Frame. See Project #45.

Building Summary

Gross Sq. Ft.	81,180
Cost Replacement Value ($ 000's)	18,565
Building Repair Backlog ($ 000's)	0
Facilities Condition Index (FCI)	0

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

*Data taken from the 2006 FRRM Report, not available in the 2009 FRRM Report.

FACILITY NAME: **Stearns Hall**

DATE OF CONSTRUCTION: 1966.

CURRENT USE: Residence Hall. Built in 1966 as a companion building to Holes Hall, this residence facility houses 399 men and women. The hall gets its name from Stearns County.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Suitable.

CURRENT & FUTURE PROGRAM GROWTH:

BUILDING DEFICIENCIES/ISSUES: Double rooms with out of date common toilet rooms.

SPECIAL CONSIDERATIONS: None.

COMPREHENSIVE PLAN RECOMMENDATION: Stearns Hall is part of the overall residence life improvements.

FACILITY NAME: **Stewart Hall**

DATE OF CONSTRUCTION: 1948, Renovations 1976 and 1989, Auditorium Renovated 1994

CURRENT USE: Stewart Hall houses African Studies, Archaeological Computing Laboratory, Center for Economic Education, Department of Community Studies, Counseling and Psychological Services, Department of Criminal Justice Studies, Center for Economic Education, Department of Economics, Department of Geography, Gerontology, Department of History, Latin American Studies, Department of Mass Communications, Math Skills Center, Military Science - ROTC, Minnesota Economic Development Center, Non-Traditional Student Office, Public Safety Executive Leadership, Reserve Officer Training Corps, Social Science, Social Studies Education, Department of Social Work, Department of Sociology and Anthropology, Spatial Analysis Research Center, Television Studios, UChoose and Women's Studies.

Stewart Hall also includes the 1000 seat Ritchie Auditorium. The largest such space on campus, it is used for large class instruction, campus events and by off campus groups.

SUITABILITY FOR CURRENT USE: Stewart Hall was completely renovated in 1989 and is of excellent condition for its intended uses. Finishes are of high quality and it has a satisfactory mechanical system.

TECHNOLOGY & EQUIPMENT: The technology has been upgraded over time to provide smart classrooms, a wireless network and high speed hard wire connections to each office and instructional space.

ROOM CONFIGURATION ISSUES: Instructional space is configured to meet needs in a wide range of room sizes.

CURRENT & FUTURE PROGRAM GROWTH: NA.

BUILDING DEFICIENCIES/ISSUES: The façade on the 1989 addition is experiencing deterioration. Forensic work has determined that this exterior skin needs to be replaced, and this is a high priority for the University. Building common spaces are limited in their ability to handle surge crowds typical of large-class dismissals and events in Ritchie Auditorium.

SPECIAL CONSIDERATIONS: Future renovations should consider strategies to develop break-out and informal spaces to allow incidental social interaction and break-out functions.

Building Summary

Gross Sq. Ft.	177,951
Cost Replacement Value ($ 000's)	46,010
Building Repair Backlog ($ 000's)	3,800
Facilities Condition Index (FCI)	0.12

Utilization Summary

Total Number of Classrooms	37
Total Number of Classes	465
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	44
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	22
Average Weekly Room Hours in Use	43
Hours in Use Student Station Occupancy	110%

COMPREHENSIVE PLAN RECOMMENDATION: Stewart Hall has been identified for renovation under the 0-5 year Implementation Time Frame. See Project #1.

Building Summary

Gross Sq. Ft.	40,000
Cost Replacement Value ($ 000's)	NA
Building Repair Backlog ($ 000's)	NA
Facilities Condition Index (FCI)	NA

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

FACILITY NAME: **Student Recreation Center**

DATE OF CONSTRUCTION: 2004

CURRENT USE: The facility has two activity rooms, exercise area, climbing wall, combatives, and outings center.

SUITABILITY FOR CURRENT USE: Excellent.

TECHNOLOGY & EQUIPMENT: Excellent.

ROOM CONFIGURATION ISSUES: Excellent.

CURRENT & FUTURE PROGRAM GROWTH: Provisions in the construction for future additions as required.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

COMPREHENSIVE PLAN RECOMMENDATION: The Student Recreation Center has been identified for renovations under 0-5 year Implementation Time Frame. See Project #12

FACILITY NAME: **Whitney House**

DATE OF CONSTRUCTION: 1925, Acquired 1956.

CURRENT USE: Whitney House is a former residence now used for the College of Social Sciences, Psychology Department offices and Deans Office. This building was a gift to the University from the heirs of A.G. Whitney in 1956.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Marginally suitable due to original residential nature.

CURRENT & FUTURE PROGRAM GROWTH: Following move of Psychology to Stewart Hall, use(s) to be reconsidered.

BUILDING DEFICIENCIES/ISSUES: HVAC, accessibility.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	11,383
Cost Replacement Value ($ 000's)	2,943
Building Repair Backlog ($ 000's)	1,202
Facilities Condition Index (FCI)	0.41

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION: Whitney House has been identified for as moving into a new space with the Alumni Association under the 0-5 year Implementation Time Frame. See Project #16.

Building Summary

Gross Sq. Ft.	146,666
Cost Replacement Value ($ 000's)	62,458
Building Repair Backlog ($ 000's)	3,171
Facilities Condition Index (FCI)	0.05

Utilization Summary

Total Number of Classrooms	27
Total Number of Classes	304
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	34.7
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	17.8
Average Weekly Room Hours in Use	34
Hours in Use Student Station Occupancy	74%

FACILITY NAME: **Robert H. Wick Science Building**

DATE OF CONSTRUCTION: 1972.

CURRENT USE: Home to the Departments of Physics, Chemistry, Biology, Earth & Atmosphere Science and Science and Engineering Dean's Office. Greenhouse and Planetarium are in the center.

SUITABILITY FOR CURRENT USE: Space is suitable but requires improvement of mechanical systems.

TECHNOLOGY & EQUIPMENT: Technology has been adapted but continues to need appropriate lab technology for the sciences.

ROOM CONFIGURATION ISSUES: The rooms are configured adequately.

CURRENT & FUTURE PROGRAM GROWTH: The move of Communication Studies out of the building will provide space for more flexibility in program growth. The most recent work completed included fire alarm and fire suppression (sprinkling) and complete renovation of the planetarium.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

COMPREHENSIVE PLAN RECOMMENDATION: Robert G. Wick Science Building has been identified for renovation under the 6-10 year Implementation Time Frame. See Project #25.

FACILITY NAME: **Robert H. Wick Science Building Addition**

DATE OF CONSTRUCTION: Summer of 2008.

CURRENT USE: Biology and Chemistry Labs.

SUITABILITY FOR CURRENT USE: The addition houses Chemistry and Biology labs and support spaces.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Suitable.

CURRENT & FUTURE PROGRAM GROWTH: The planetarium projector was replaced in the fall of 2007 as part of this project.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	36,000
Cost Replacement Value ($ 000's)	15,000,000
Building Repair Backlog ($ 000's)	0
Facilities Condition Index (FCI)	0

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION: WSB has be identified for an addition under the 26-50 year Implementation Time Frame. See Project #51.

FACILITY NAME: **Women's Center**

DATE OF CONSTRUCTION: Acquired 1990, Addition 1992.

CURRENT USE: Offices/services.

SUITABILITY FOR CURRENT USE: Suitable.

TECHNOLOGY & EQUIPMENT: Suitable.

ROOM CONFIGURATION ISSUES: Suitable.

CURRENT & FUTURE PROGRAM GROWTH: Right-size for Women's Center Programs.

BUILDING DEFICIENCIES/ISSUES: NA.

SPECIAL CONSIDERATIONS: None.

Building Summary

Gross Sq. Ft.	4,325
Cost Replacement Value ($ 000's)	NA
Building Repair Backlog ($ 000's)	NA
Facilities Condition Index (FCI)	NA

Utilization Summary

Total Number of Classrooms	NA
Total Number of Classes	NA
Total Assignable Sq. Ft.	NA
Average Assignable Sq. Ft. per Classroom	NA
Average Number of Stations per Classroom	NA
Assignable Sq. Ft. per Station	NA
Average Enrollment per Classroom per Hour	NA
Average Weekly Room Hours in Use	NA
Hours in Use Student Station Occupancy	NA

COMPREHENSIVE PLAN RECOMMENDATION: None at this time.

4. Framework for Campus Development

During the 2008-2009 academic year, a diverse committee was formed pulling from the University, the community and the design profession. They were tasked with renewing and redefining a Comprehensive Plan that would make far-reaching recommendations thus forming the framework for St. Cloud University's continuing success. All of the recommendations, whether dependent on facilities or not, are meant to enhance the high level of innovation in education currently present on the Campus.

Included in this plan are overall goals for the next five years: improved community/University interaction including healing open-issues, building a healthy culture on Campus, becoming a more student-centered institution, support academic standings through facility evaluation and renewal, and work with the city to become a "University Town". The framework for the Comprehensive Plan needs to address both existing campuswide space needs and long-term projections while keeping their overall goals for the next five years at the forefront.

The space needs analysis presented earlier in this document highlight the current and projected deficits of space by academic, academic support and auxiliary space classifications. This Comprehensive Plan has both short and long-term plans to address the immediate needs and to attempt to foresee the long-range vision of the University.

Short-range planning from the building and site standpoint consist of projects that have been identified as projects for which funding can be obtained, design completed and construction commenced with occupancy within the short-range period. The long-range planning issues highlight the potential for increased enrollment growth at St. Cloud State University and the need to provide space for future facilities as yet undefined for which future planning needs to occur.

Time Frame: 0-5 years

Identified Need or Goal	Rationale / Current Situation	Task	Rank	Comments
ACADEMIC NEEDS				
Stewart Hall	Existing façade issues require replacement.	Remove existing façade and re-clad 1989 addition	h	Potentially funded in July
	HVAC aging, needs efficiency upgrades	HVAC and building envelope improvements	m/h	
	Building users need casual interaction / breakout spaces, places for conversations after classes, etc.	Minor interior supplementary renovations - bump outs, repurposing of spaces freed up after program migrations. Coordinate with other work.	l	A "casual computing" area is in the works for 3rd floor.
Minnesota Highway Safety & Research Center	ISELF will displace building at its present location; building is suitable for salvage and relocation.	Relocate 801 Building to site to replace existing metal building	h	Driven by ISELF; high profile "recycling" opportunity.
Multiple-site classroom renovations - right size/right tech	Technology upgrades to standardize facilities across Campus	Limited "Right-sizing" of rooms to provide reconcile utilization needs with resources	m	
Central Classroom Scheduling Implementation	Increase and better balance Campus utilization rates.	Extend Central Scheduling uniformly to all Campus resources.	h	Program migration will free up some spaces in Stewart - consider using as academic "swing space" rather than dedicated to specific users.
ISELF Phase 1		Per COSE master plan	h/m	
Education Building	HVAC aging, needs efficiency upgrades and facility deficiencies	HVAC and building renovations and improvements	h	
Addition to Student Recreation Center	Improve recreational opportunities on campus.	Provide additional square footage for recreation use attached to the existing building.	m	
NEW INITIATIVES				
American Indian Center	Inadequate "home" facility. Needs ties to academic and student support functions	Identify process and stakeholders; define implementation plan	h	Needs estimated at +/- 40,000 s.f. (c.f. Bemidji State University)
Develop SCSU Design Guidelines	Desire for coordinated SCSU design vocabulary. Not prescriptive – create buildings that relate but are not identical.	Identify Process and Stakeholders; define common goals and expectations	h	
Child Care Center	Inadequate facility. Needs separate space from the academic programs located in the same building.	Further study needed to define scope; define implementation plan	m	
Whitney House/Alumni/Foundation Center	Relocate combined Foundation and Alumni Association offices to increase outreach and cross-coordination opportunities. Heighten presence on Campus to integrate functions into student life. Increase visibility to facilitate "Campus Host" aspect of activities and promotions.	Identify process and stakeholders; define implementation plan	l	Consider Whitney House? Also explore possible Foundation-owned properties adjacent to Campus.
Wellness Facility	New facility to meet the current and future needs.	Develop strategy and implementation plan for New Wellness Facility	m	
COMPREHENSIVE CAMPUS IDENTITY PROGRAM				
Comprehensive SCSU Identity Program	Consistent, appropriate SCSU Identity Program is needed, for both the Main Campus and for the remote sites. Branding of St. Cloud as a "College Town" and capitalizing on highly visible sites and activities is important.	Convene working group to develop signage and iconography program based on strong SCSU brand. Develop Standards for application and include with all new work - establish retrofit program to cover existing. facilities.	h	
5th Avenue identity and boundary improvements		Develop system of identity elements including signage, banners, and built elements	h	
		Develop landmark elements that can be used as part of wayfinding system throughout City of St. Cloud	m	

Time Frame: 0-5 years

Identified Need or Goal	Rationale / Current Situation	Task	Rank	Comments
Create a definitive campus edge treatment	Respect campus/community interface	Improve campus identity and visibility	h	
Create a campus-specific lighting system	Improved campus identity and visibility	Develop standard set of fixtures that meet Dark Skies and other cutoff criteria	m	Coordinate with building signage needs.
Create campus image icons	Improved campus identity and visibility		m	
Create a hierarchy of campus entry signage	Improve campus identity	Ease of wayfinding	m	
		Reinforce multiple entry points	m	
SERVICE AND INFRASTRUCTURE				
Develop and begin implementation of infrastructure support for electric and other alternative-fuel vehicles.	Seen as growing need. Could assist with University's larger Sustainability goals and Academic programs.	Develop strategy and implementation plan for determining which technologies should be supported; focus on market-driven needs (e.g. metered electric car charging)	l	
New Health Services facility – stand-alone, as part of Wellness initiative, or liner building.	Present facility does not have adequate s.f. or technology. Present location compromises privacy and is incompatible with remainder of Hill Hall (residential)	Develop strategy and implementation plan for New Health Services Facility	h	
Landscape, pedestrian, and traffic improvement program	Improve user experience and safety. Coordinate with Campus identity and boundary improvement efforts	Increase bike and scooter parking areas as part of Campus wide improvements by adding designated / separated bikeways	m	
		Resolve service vehicle / pedestrian conflicts (e.g. PAC loading dock)	m	
		Enhance pedestrian experience along 1st Avenue route (crossing under University Drive)	l	Coordinated with bridge and roundabout work by others.
		Develop significant gateway or iconographic elements along University Drive, with emphasis at roundabout intersection of 5th Avenue and from bridge approach.	m	Includes Halenbeck retaining wall.
		Develop consistent and deliberate viewshed appearance from river crossing	m	
Campus-wide Sustainability improvements – micro-scale	Build on and improve SCSU culture of, and reputation for, sustainability	Landscape improvements for stormwater management in rain gardens and swales – develop as amenities in coordination with trails and seating	m	
		Establish and improve microhabitats independently or in conjunction with other development	m	
		Continue aggressive building-by-building efficiency program as opportunities permit	h	
Campus-wide Sustainability Initiatives – macro-scale	Build on and improve SCSU culture of, and reputation for, sustainability	Promote existing efforts more strongly with "foreground" elements – e.g. recycling centers along student paths	h	
		Develop academic ties to new construction projects for "live" monitoring of process – embodied energy, waste management, before / after biodiversity, etc	h	Could include displays in each building or summary display in Atwood - live energy and material use metering etc.
Selke Field Renovations		Repair existing stone veneer wall, add restrooms. Develop for baseball, softball, and recreational use. Consider Intercollegiate Track & Field - implications of shared use, appropriate facilities, etc.	h	Need updated Master Plan.
National Hockey Center Expansion	Improve user experience	Improve access and security	l	
			m	

Time Frame: 0-5 years

Identified Need or Goal	Rationale / Current Situation	Task	Rank	Comments
Develop infrastructure for scooter / motorcycle riders	Provide appropriate parking and adequate traffic separation. Parking resources should include pay permit options.	Develop implementation plan and cost model.	m	
Acquisition	Consolidation of Campus within present boundaries; compatibility of uses.	Acquisitions (or land swaps) with City and other landowners within larger Campus boundary - acquisitions only on an as-available basis.	l	
RESIDENTIAL LIFE				
Rolling renovations of existing housing stock to gain additional beds	As outlined by Housing Study, upon completion and occupancy of Fifth Avenue project. Schedule in successive increments.	Shift housing occupancies to allow upgrading and modernization of existing facilities	h	
Develop small inter-building spaces for casual recreation and social use	On-campus housing lacks needed casual / informal recreation and amenity spaces	Incremental removal of small surface lots - coordinate with Fourth Avenue ramp addition project for replacement of parking capacity plus the addition of greenspace and outdoor recreational facilities.	m	
LAND USE				
Maintain current campus land use groupings		Reinforce distinct campus area character	m	
Reduce on-campus surface parking		Reduce environmental impacts of paved areas	h	
		Consolidate parking facilities	m	
		Increase open space for active and passive recreational use	h	
Expand river-oriented uses		Increased river-related recreational opportunities	m	
		Increase river-related educational opportunities	m	
PEDESTRIAN CIRCULATION				
Create a hierarchy for pedestrian circulation	Improve pedestrian experience and safety	Emphasize pedestrian circulation	m	
		Ease of wayfinding	m	
Reduce pedestrian/vehicular conflict points	Improve pedestrian experience and safety		h	
Create a system of pedestrian scale lighting	Improve pedestrian experience and safety		l	
Create a system of pedestrian scale signage	Ease of wayfinding		m	
Expand links to the river		Emphasize the existing River Walk	m	
		Take advantage of river views and orientation	m	
		Expand river-oriented recreation	m	
TRAFFIC MANAGEMENT				
Develop three satellite Husky lots to intercept commuters (students, faculty, and employees) approaching the City of St. Cloud and the campus on the regional roadway system.	In excess of 58,600 two-way trips are generated by commuters to and from the St. Cloud State University campus each average weekday. It is conservatively estimated that implementing the three lots would reduce daily traffic volumes accessing (ingress and egress) the campus by at least 3,000.	Develop park-and-ride lot network in concert with City and Transit partners. Financial modeling to be studied as part of implementation planning.	h	In the vicinity of the CSAH 75/I-94 Interchange - 250 spaces; in the vicinity of the TH 15/TH 23 intersection - 550 spaces; in the vicinity of the TH 10/TH 23 Interchange - 750 spaces
	Allow land currently used for surface parking lots to be developed for other purposes		m	
	Anticipate NorthStar commuter rail terminal and other developments	Coordinate with interim bus or other intermodal operations - possibly from present Travel Information Center on Highway 10. Coordinate with Maple Grove campus activities.	h	Coordinate with larger, more permanent developments identified in 6 - 10 year timeframe

Time Frame: 6-10 years

Identified Need or Goal	Rationale	Task	Rank	Comments
ACADEMIC NEEDS				
Renovate Kiehle Hall	New Media capabilities and lifecycle updates likely needed in this timeframe	Identify process and stakeholders; define implementation plan	m	
International Program	Needed to provide centralized and expanded resources for International Students and Study Abroad program. Will build upon present, popular outreach and visibility efforts and foster International Alumni outreach.	Identify process and stakeholders; define implementation plan	h	
Renovation of Engineering and Computing Center		Upgrades and renovation per COSE master plan	m	
Multi-site classroom renovations – right size / right tech	Ongoing adjustments	Continue to adjust classroom resources to provide more flexibility and appropriate stock of sizes and levels technology	m	
Headley Hall	Building has limited accessibility.	Accessibility Improvements	h - partial	Brown Hall work as prototype? - one entry and GF restroom set? Partial work - elevator modifications as separate high priority
	Building facilities are largely obsolete.	Overall renovation per COSE master plan	m	Tie to COSE timeframe
Eastman Hall	Significant resource (historic, riverfront)	Renovation and adaptive reuse	m	
Halenbeck Hall	Continuing improvements	Office mezzanine Addition	h	
	Building needs AC and other improved HVAC service, as well as limited interior improvements - locker room renovations, etc.	Phased improvements focusing on important HVAC issues. Building to remain in operation during work.	h	1964/1980/2004 composite building - significant mechanical issues.
Wick Hall Phase 3 addition	Growth in Nursing drives need for additional Chemistry and Biology lab spaces.	Per COSE master plan	h	
Renovate (original) Wick Science Building		Consistent with COSE master plan	m	
NEW INITIATIVES				
Community Counseling Practice Center	Includes outreach and service learning / practicum aspects of the University's programs. A site with associated parking would be a likely location for this initiative. Potential components include Veterans and Community Counseling, Community Health, etc	Further study needed to define scope; identify process and stakeholders; define implementation plan	l	
Rail Terminus Presence	Coordinate with University Drive extension and NorthStar Line rail terminal adjacent to Highway 10. Evaluate level of presence – range from parking and shuttle operation to active instructional or amenity facility. Coordinate with Maple Grove operations. Dependent on NorthStar schedule – to be verified	Development of existing University property adjacent to Highway 10 and rail line	h	
Hospitality Center	Combined with the Faculty/staff Club there is a resource for on-campus hospitality	Development of existing University property adjacent to Highway 10 and rail line	m	

Time Frame: 6-10 years

Identified Need or Goal	Rationale	Task	Rank	Comments
Husky Stadium Seating Addition	Addition of additional capacity, especially to serve visitors, is required.	Construct new bleacher seating bank and related services on east side of field.	h	
ISELF Phase 2		Per COSE master plan	h/m	
Renovate Atwood Center	Atwood Center is heavily used and is likely to need significant renovation, expansion, or augmentation by a satellite location in this time frame in order to continue to provide services to SCSU	Initiate Master Plan for Student Services; identify process and stakeholders; define implementation plan	h	
Renovate Garvey Commons/Food Services	Additional housing development may require expansion of Garvey Commons or development of alternate site. Lifecycle renovations and market-driven remodelings may be needed in this time frame. Confirm strategy and size / type as part of Campus Housing.	Initiate Master Plan for Student Food Services; identify process and stakeholders; define implementation plan	h	
COMPREHENSIVE CAMPUS IDENTITY PROGRAM				
Continue implementation of Comprehensive Campus Identity Program.	Improved campus identity and visibility, respect campus/community interface.	Ongoing program	h	
Satellite parcel identity improvements	Identity program should be in scale appropriate to location – e.g. viewing at highway speed at MN-HS&RC	Establish strong and consistent signage and identity program for satellite properties, especially the Beaver Islands, Talahi Woods, and the Minnesota Highway Safety & Research Center / Sand Prairie property	h	
		Establish canoe landing and strong landmark on Beaver Islands opposite (and visible from) River South frontage of Campus, as well as the nearby DNR boat launch	h	
		Improve access to George Friedrich Park in collaboration with City	h	
		Include Maple Grove site as part of identity program. Establish aspect of its sub-identity on main campus, to promote future consideration by alumni in Twin Cities area	h	
		Provide passive green spaces for informal recreation	h	
		Increase broader city / community access to river	h	
Campus-wide Sustainability improvements – micro-scale	Continuing program		h	
Campus-wide Sustainability Initiatives – macro-scale	Continuing program		h	
New parking structure with liner building – south	Parking capacity here will support additional traffic to athletics, especially expanded National Hockey Center and River South district, allowing some of present surface parking stock to be converted to other uses. Capacity will also support new development in COSE district of Campus.	New interceptor ramp (with provisions for liner building) near University Drive / 5th Avenue access to Campus	m	
Acquisition	Ongoing program to fill out Campus boundaries.	As-available basis.	m	

Time Frame: 6-10 years

Identified Need or Goal	Rationale	Task	Rank	Comments
SERVICE AND INFRASTRUCTURE				
Vertical expansion of Fourth Avenue parking facility	Present ramp is highly successful and has waiting list. Additional capacity would meet demand and allow removal of some surface lots in between residence halls, in order to establish needed green spaces for recreation.	Add additional levels (+/-250 stalls) that ramp has been designed to accommodate	l	Revenue and funding issue must be studied to determine means and timing.
Selke Field Renovations	Consider Intercollegiate Track & Field implications of shared use, appropriate facilities, etc.		h	Need updated Master Plan
RESIDENTIAL LIFE				
Continue conversion of scattered small surface parking lots in residential precinct to greenspaces for casual recreation and social use			m	
Rolling renovations of existing housing stock to gain additional beds	As outlined by Housing Study, upon completion and occupancy of Fifth Avenue project. Schedule in successive increments.	Shift housing occupancies to allow upgrading and modernization of existing facilities	h	
LAND USE				
Continue reduction of on-campus surface parking	Reduce environmental impacts of paved areas	Consolidate parking facilities	m	
		Increase open space for active and passive recreational use	m	
Continue expanding river-oriented uses		Increased river-related recreational opportunities	m	
		Increase river-related educational opportunities	m	
PEDESTRIAN CIRCULATION				
Expand links to the river	Coordinate with ongoing facility and grounds work and new developments	Ongoing improvements	m	
Reconstruct the pedestrian bridge over University Drive	Increased pedestrian comfort and safety; better realization of Icon / Gateway element potential.	Use established colliegate vocabulary for fencing and detailing	m	
TRAFFIC MANAGEMENT				
Ongoing management of parking and transit strategies.	Continue managing and matching parking supply and demand.	Coordinate with NorthStar commuter rail and other developments	m	

Time Frame: 11-25 years

Identified Need or Goal	Rationale	Task	Rank	Comments
ACADEMIC NEEDS				
Expand Miller Center	Miller Center is heavily used and is likely to need significant renovation and/or expansion in this time frame to continue to provide resource to SCSU	Identify process and stakeholders; define implementation plan	m	
Renovate and expand Performing Arts Center	Consider new media capabilities, general renovation for life cycle updates	Accommodate new technology, gallery and pre-function spaces	m	
		Interior Update - seating, lighting, electronics, HVAC	h	
NEW INITIATIVES				
Signature Facility		Identify process and stakeholders; define implementation plan	m	
SERVICE AND INFRASTRUCTURE				
Removal of Stateview buildings	Stateview apartment buildings will reach their anticipated service life in this timeframe. Buildings are wood-framed privately developed apartments, and are not expected to justify further investments.	Remove buildings - reserve land for future initiatives.	m	
RESIDENTIAL LIFE				
Shoemaker Hall Addition	As outlined by Housing Study	Additionsl occupancy space to allow upgrading and modernization of existing facilities	h	
COMPREHENSIVE CAMPUS IDENTITY PROGRAM				
Continue implementation of Comprehensive Campus Identity Program.	Improved campus identity and visibility, respect campus/community interface.	Ongoing program	m	
LAND USE				
Continue coordination with City and neighborhood plans.	Existing plans are anticipated to begin renewal process in this timeframe.	SCSU to continue participation in shaping these plans and coordinate Campus development with them.	m	
PEDESTRIAN CIRCULATION				
Updates and refinements to the program as appropriate	SCSU Identity Program Master Plan renew / refresh likely in this time frame.		m	
TRAFFIC MANAGEMENT				
Ongoing management of parking and transit strategies.	Continue managing and matching parking supply and demand.		m	

Time Frame: 26-50 years

Identified Need or Goal	Rationale	Task	Rank	Comments
ACADEMIC NEEDS				
New Academic Building	New building based on growth by departments	Identify process and stakeholders; define implementation plan	h	
Existing Building Renovations - On going	Life-cycle, obsolescence, and general updates	Renovation and renewal of Campus facilities	h	
NEW INITIATIVES				
Remove present Administration Building	Obsolescence in this time frame; removal restores open mall to center of Campus.		h	
New Administration Center	New facility to incorporate Administration and related functions, Welcome Center, and reception / event capabilities.	Identify process and stakeholders; define implementation plan	h	
Wellness Center/Athletic Expansion	Life-cycle, obsolescence, and general updates and addition	Expand and renovate the existing facilities	h	
SERVICE AND INFRASTRUCTURE				
New parking structure with liner building – north	Similar in concept and scale to existing 4th Avenue parking facility. Liner building potential, including for residential uses, should be considered in planning.	New interceptor ramp to support additional development along 5th Avenue and north end of Campus	h	
RESIDENTIAL LIFE				
New Residential Building	New facility to house increased student population.		h	
Renovate Building 51	As outlined by Housing Study, upon completion and occupancy of Fifth Avenue project. Schedule in successive increments.	Shift housing occupancies to allow upgrading and modernization of existing facilities	h	
CAMPUS IDENTITY				
LAND USE				
New Recreation Fields	On-going campus upgrades		h	
PEDESTRIAN CIRCULATION				
TRAFFIC MANAGEMENT				

Satellite Parcels

	Parcel Name	Description	Current Issues	Timeframe / Action			
				0 - 5 years	6 - 10 years	11 - 25 years	26 - 50 years
1	Beaver Islands	Lying in the Mississippi River downstream (south) and adjacent to the main Campus are the Beaver Islands, owned by St. Cloud State University. This very unique part of the University consists of nine islands of significant size and another dozen or so small islets. Subject to partial flooding in high water, they are largely wooded. Small numbers of University and other River recreational users make use of them informally at present	The Beaver Islands are within the Minnesota Department of Natural Resources' Scenic Riverway designated area.	Consider use for low-impact recreation as well as coordinate with academic / sustainability initiatives.	Hold and maintain.	Hold and maintain.	Hold and maintain.
2	George Friedrich Park	Located well east of Campus along Highway 10 and the north boundary of the Minnesota Department of Corrections property, George Friedrich Park is a wooded parcel with small lakes formed from a disused quarry. It has long been a site for casual recreation and is expected to remain so for the foreseeable future. While water quality issues preclude developing the Park into a more active-use amenity, minor improvements in identity signage and access are anticipated.	Lack of access and issues with water quality limit use.	Develop access and amenities in partnership with the City; install identity signage.	Hold and maintain.	Hold and maintain.	Hold and maintain.
3	Talahi Woods	Remnant Oak Savanna - includes surviving sections of the Red River Oxcart Trail. Talahi Woods lies on the eastern banks of the River adjacent to the Beaver Islands. It is of varying elevation and almost entirely wooded. It adjoins the City's Riverside Park to the north, Killian Drive/Riverside Drive/9th Avenue SE to the northeast and east, and private property to the south. It is fenced on its landward sides, with access from the riverside trails originating in the City Park. It is the site of occasional Anthropology / Archaeology fieldwork and Nordic skiing in the winter, but has no other organized use. Its trails are used by students and the public for casual recreation, especially Nordic skiing in the winter season. The property is in need of Forest Management to maintain Oak Savanna, which should include removal of pine and invasive species, and proscribed periodic burns.	Nordic Skiing use has widened trails, inviting mountain bike use and causing undue wear and disruption, including damage to historic elements. Desire for increased pedestrian and to limit mountain bike access.	Develop protection plan for cultural / historic elements; develop use plan for bikes / pedestrians / skiers; coordinate with City.	Hold and maintain.	Hold and maintain.	Hold and maintain.
4	University Drive Extension Parcels	Located east of Campus, north of George Friedrich Park and adjacent to Highway 10, these parcels offer a significant opportunity to the University. This site will be immediately adjacent to the planned University Drive extension to Highway 10 and the airport, and the anticipated NorthStar rail terminal.	No present use.	Coordinate with NorthStar commuter rail work.	Coordinate with NorthStar commuter rail work.		
5	Minnesota Highway Safety & Research Center / Sand Prairie WMA	Located on the east side of Highway 10, this large parcel has significant frontage and visibility. Large iconic signage along with banners and flags, could help promote this property. The property houses several user, including the University's Highway Safety and Research Center (160 acres) and a pistol range operated by the City. The bulk of the property (490 acres) is managed as a Wildlife management Area under an agreement with the Minnesota Department of natural Resources.	Highway Safety & Research Center; Sand Prairie WMA (MN DNR); City of St. Cloud	Relocate 801 building to HSC; install identity signage.	Hold and maintain.	Hold and maintain.	Hold and maintain.
6	Gaumitz parcel	This 40 acre parcel lies several miles east of the Campus, in a rural area of farms and scattered housing. Partially wooded, it is presently undeveloped, and is anticipated to remain so.	No present use.	Install identity signage - hold and maintain.	Hold and maintain.	Hold and maintain.	Hold and maintain.

Proposed Comprehensive Plan Implementation

Time Frame: 0-5 years

	Project	Description	Funding Source					Probable Cost	Notes
			HEAPR	Capital Bonding	SCSU	Private	Revenue Bonding		
1	Stewart Hall	Façade replacement, HVAC, incidental renovations						$3 - 5 million	
2	Minnesota Highway Safety & Research Center	Relocation of 801 Building to site, renovation & adaptation						$1.5 - 2 million	Relocation of 801 Building is required for ISELF
3	Multiple-site classroom renovations - right size	Renovate or site adjust sizes of classrooms for efficient use across campus						$200,000	Yearly Allowance
4	ISELF Phase 1	Construction funding						$42 million	
5	American Indian Center	Needs adequate facility - expand and renovate exisiting						$1.2 - 1.8 million	
6	Campus edge treatment, entry signage, and iconography program							$50,000	Yearly Allowance
7	Develop and begin implementation of infrastructure support for electric and other alternative-fuel vehicles.	Ongoing infrastructure						$100,000	Yearly Allowance
8	New Health Services facility	Needs site identification and programming						$1.6 - 2.6 million	
9	New Wellness facility	Needs site identification and programming						$2 - 3.5 million	
10	Education Building	HVAC and Facility renovation						$2.8 - 3.5 million	
11	Selke Field Renovations	Toilets, access crontrol, infrastructure and field improvements, wall repairs						$2 - 2.5 million	
12	Recreation Center Addition	Addition to existing facilities						$3 - 3.5 million	
13	Develop infrastructure for scooter / motorcycle riders	Ongoing infrastructure						$100,000	
14	Residental Life Renewal Program	Implement as part of Residental Life Renovation Program						$15 million	
15	Childcare Center	Needs site identification and programming						$500,000 - 750,000	
16	Whitney/Alumni/Foundation Center	Relocate, combine offices and needs site identification						$1 - 2 million	

Projected Costs by Funding Source	
HEAPR	**$8,000,000 - 11,200,000**
Capital Bonding	**$44,733,334 - 46,333,334**
SCSU Internal	**$1,000,000 (Annual)**
Private	**$1,750,000 - 3,050,000**
Revenue Bonding	**$18,000,000 - 18,500,000**

All Values in 2009 Dollars

All projects shall comply with the Technology Plan, see Academic Goals, page 2.24 for details.

Short-Range Plan

Several key projects are planned for the next five years. These are projects that are both crucial to the continued success of St. Cloud State University and fall into areas of emphasis identified by the planning process: Access, Community Relationships, Buildings & Grounds and Sustainability. Some of the projects are a continuation of on-going projects while others are new initiatives that have been discussed at the University and for which implementation is being considered. The University has not prioritized the projects that follow. Sources and timing of funding as well as State and University approvals will juxtapose some projects from an implementation standpoint.

The following graphics illustrate the framework for building development in the short-range.

Campus Comprehensive Plan 0-5 Years

Site Planning - 0-5 Years

Long-Range Plan

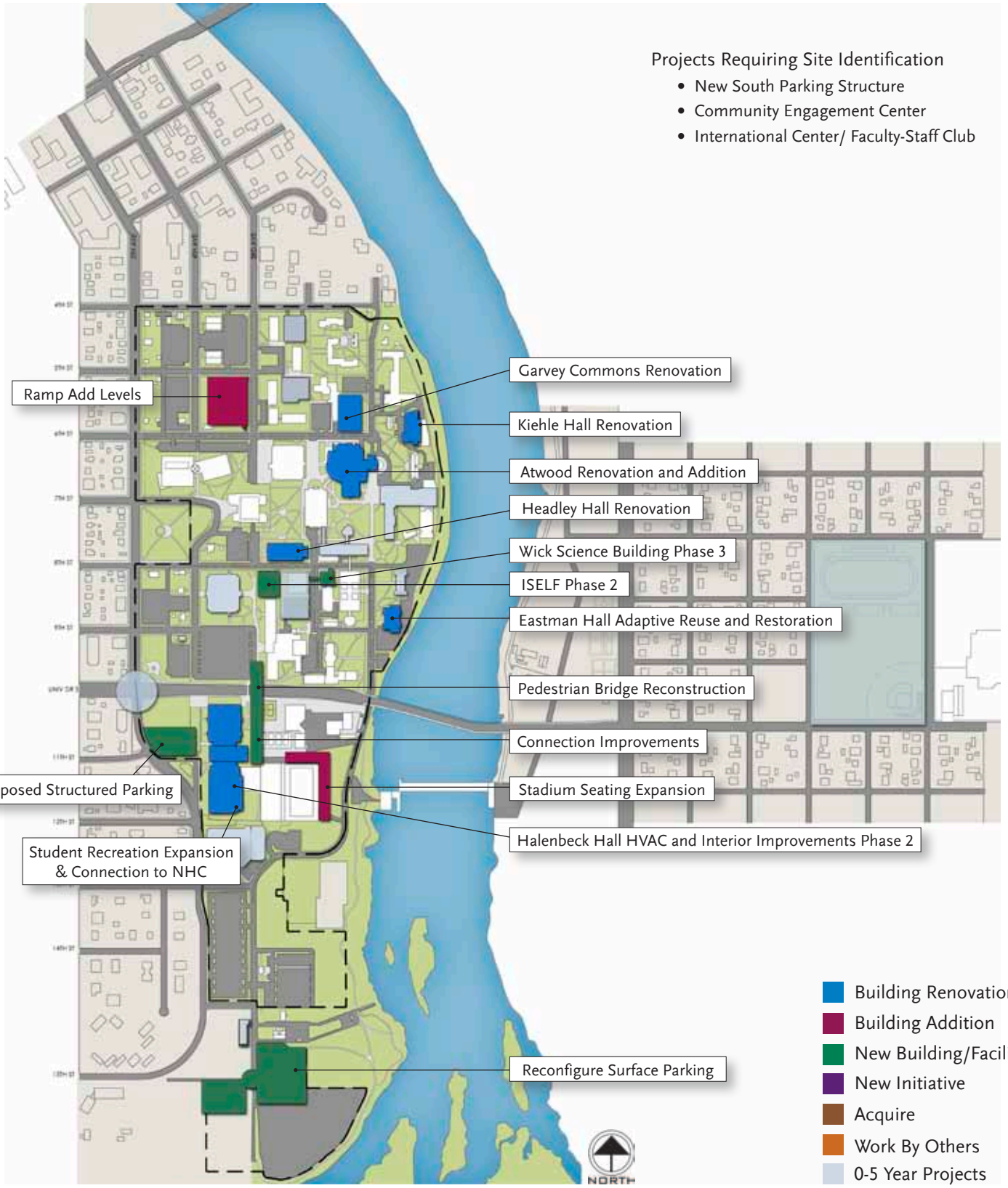
The short-range plan addressed projects currently under consideration for the next 5 years and property acquisition in support of the University initiatives. The long-range plan, 6 years and beyond, will address the need for placeholders for additional campus facilities, campus parking, space for collaborative/business partnerships in support of the University initiatives, as well as locations of campus-focused services.

St. Cloud State University has ties to the city and community, which means that some of the Comprehensive Plan will include the assumption of infrastructure projects either proposed or underway by the City and/or the State. The long-range plan assumes the renovation of both the vehicular and pedestrian bridges located on University Drive as part of city improvements. It also assumes the arrival of the NorthStar rail line and its ultimate connection to campus.

The long-range plan will continue to emphasize the four University initiatives; access, community relationships, buildings and grounds and sustainability. This plan recognizes that not all of the initiatives will be addressed through facilities. Sustainability being the prime example may have building components, but will also have initiatives such as increased recycling and proposed reduction in vehicular traffic.

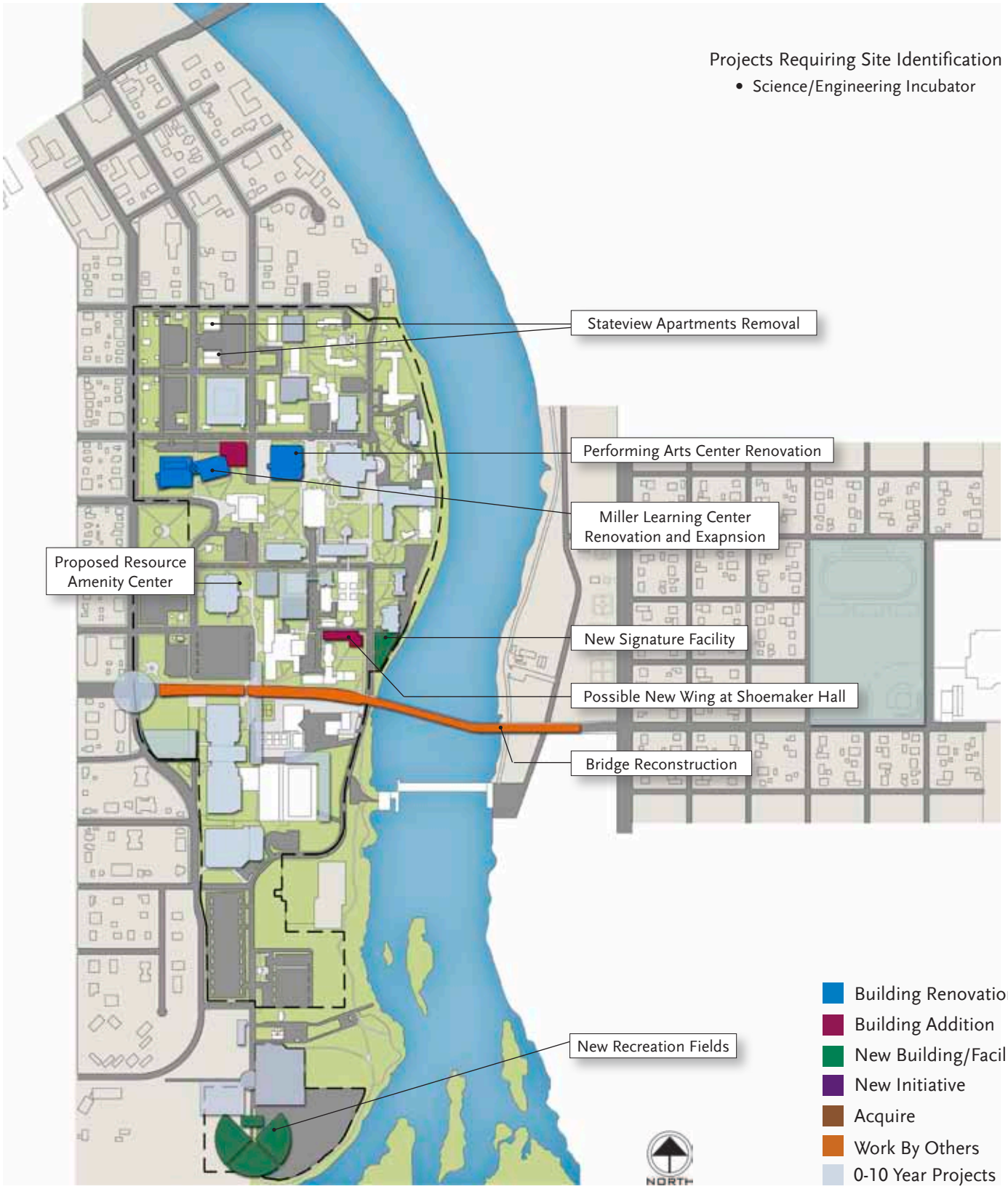
This plan is intended to provide the University with a vision for the future and the foundation for the next master plan update. By keeping these issues on the forefront the University has the ability to provide the physical assets needed in support of its academic mission.

Campus Comprehensive Plan 6-10 Years



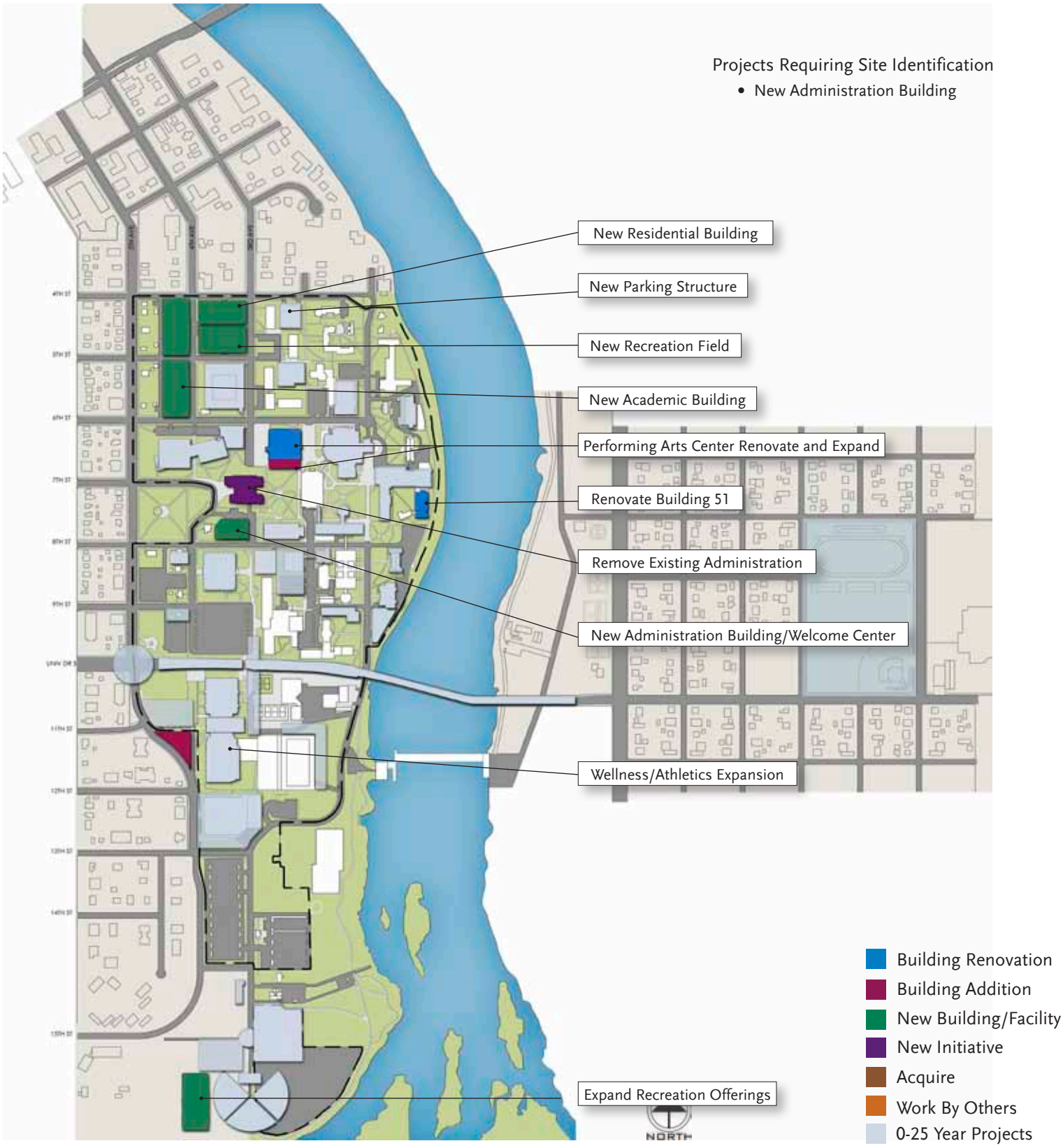
Site Planning - 6-10 Years

Campus Comprehensive Plan 11-25 Years



Site Planning - 11-25 Years

Campus Comprehensive Plan 26-50 Years



Site Planning - 26-50 Years

5. Capital Improvement Plan

Regional Opportunities

Sustainability at SCSU

A significant and consistent priority among all participants was formalizing and capitalizing on the University's leadership in Sustainability. Efforts are underway to develop a cohesive, visible University-wide approach to sustainable facilities and curriculum.

SCSU has quietly pursued sustainable facilities improvements as capital priorities have permitted, and as a result has a significantly advanced physical plant. New and renewed buildings have been designed with an eye to high-efficiency systems and high-value life-cycle investments. Now, the University needs to make its efforts more visible – as both a teaching element and a public statement of values.

With its highly unique setting, the University has an enviable range of opportunities to pursue. Sustainability Initiatives identified for consideration include:

- On the academic side, develop a Center or Institute for Sustainability. This would be a virtual, interdisciplinary effort tying together the already-significant efforts of various Departments and Colleges with expertise and established reputations for environmental innovation. In addition to coordinating and finding synergies in the ongoing research and teaching at the University, this group would be able to significantly increase SCSU's profile nationally.
- The University needs to plan for concrete successes each year, a methodical approach, with tangible achievements in quality of environmental stewardship. An important point to be made about sustainability is that it can be incremental, not just wholesale change. The University has well demonstrated this in its facilities initiatives to date.

Main Campus

As mentioned, the University has made significant efforts toward a more sustainable Campus. Further opportunities are present. These include:

- Set standards for measurable sustainable achievement in new facilities – for instance, in addition to the required State of Minnesota B3 program, consider specifying LEED or Green Globes goals. These standards help demonstrate to a national audience the University's commitment and achievement.

The Field Laboratory

The below-the-dam areas of Campus and the Mississippi's Beaver Islands offer an opportunity to create a "living laboratory", with side-by-side explorations in Energy and Water. This potential presents an immense range of related topics – everything from engineering to public policy – that the University could capitalize on. Long-term, this will be a significant part of the Campus' move to a self-sustaining future.

As envisioned by the Comprehensive Planning team, the Field Lab is not a building; rather, it is the coordinated development of experiments, environments, and controlled observation settings that take advantage of the opportunity the University's combination of resources and expertise provide.

Phase One – Energy

The first phase of the Field Lab will focus on alternative energy. This may, depending on site location, include:

- Hydropower
- Wind
- Geothermal
- Biomass and alternative fuels

For instance, it is envisioned that a geothermal loop system could be installed under the surface parking lots and recreational fields. This would provide side-by-side monitoring potential with hydropower and wind generation; provide research opportunities in everything from the mechanical and electrical engineering of pump technology to relative efficiencies to biologic impacts; and provide much-needed air-conditioning to the athletic facilities in Hallenbeck Hall in the bargain!

As a step in this direction, SCSU should explore obtaining the hydropower generated by the dam more directly. With the utility's lease with the City expiring relatively soon, now seems to be the time to investigate this potential.

Phase Two – Water

With the University's unparalleled access to the Mississippi, a significant opportunity to study the impacts and mitigations of development on water quality, stormwater management, and riverine ecologies is present. The second phase of the Field Lab will include opportunities to research:

- Stormwater management
- Comparative stormwater treatment and mitigation systems
- Biologic diversity implications of development
- Island ecology
- Water quality and resource management

As an example of a possible range of study, the University's parking and recreation fields in this area could be used to assess the relative benefit of different pavings, mitigation and treatment strategies, and life-cycle costs of stormwater treatment options. The impacts of each method on the river, and on the biologic communities present on both the developed shore and the undeveloped / wild islands can be assessed; the policy and social impacts of each option can also be compared side-by-side.

Benefits to the University

Beyond the immediate financial and social benefits to SCSU, a concentrated effort to coordinate and give an identity to the University's efforts toward sustainability include:

- Highly visible commitment to values
- Very strong potential for public-private collaboration and research
- Recognition for existing, outstanding University academic and facility initiatives
- Increased national profile and reputation
- Increased visibility and faculty/student recruiting potential.

MNSCU Partnerships

MnSCU Center of Information Systems

MnSCU formed the Integrated Statewide Record System (ISRS) available to all higher education facilities. Across the state technical staff and computer analysis support this record system. As a member of the this MnSCU group, St. Cloud State University has its Center for Information Systems, housed in Centennial Hall. ISRS enables the University to manage campus information including such

as student payroll, purchasing, course registration and accounting.

MnSCU Auditors

St. Cloud University houses the offices of the MnSCU Central Minnesota Regional Audit Coordinator, in the Education Building. This office not only provides services for SCSU, but also for Minnesota West Community and Technical College, Ridgewater College Southwest Minnesota State University, and SCTC.

Collaborative Programs

Learning Partnerships

Through out-reach programs SCSU is able to encourage continued education for many students. SCSU bachelors and master's degrees can be earned at both ARCC's Cambridge and Coon Rapids campuses.

Student Housing and Services

St. Cloud State University provides rooms in its residence halls for St. Cloud Technical College students.

Health Care Services

SCSU provides health care services for both SCTC and Anoka-Ramsey students on the St. Cloud State University campus. The University also provides an insurance advocate for all SCSU students.

Public/Private Partnerships

Parking and Transit

As part of the on-going efforts to support a sustainable campus St. Cloud State University and St. Cloud Technical College have an agreement with Metropolitan Transit Commission to provide free bus transportation to student, staff and faculty. SCSU also provides parking enforcement for St. Cloud Technical College.

Central Minnesota Libraries Exchange

The Central Minnesota Libraries Exchange (CMLE) is a regional multi-type library system whose goal is to promote the sharing of materials and resources throughout the region. At St. Cloud State University the CMLE is housed in the Miller Center.

Time Frame: 6-10 years

	Project	Description	Funding Source					Probable Cost	Notes
			HEAPR	Capital Bonding	SCSU	Private	Revenue Bonding		
17	Kiehle Hall	New media capabilities and lifescycle updates						$3 - 4 million	
18	International Program	Needs site identification and programming						$3 - 5 million	
19	ECC	Renovation and upgrades						$5-7 million	
20	Multi-site classroom renovations	Renovation and upgrades						$100,000	Yearly Allowance
21	Headley Hall	Renovation and upgrades						$5-7 million	
22	Eastman Hall	Renovation and upgrades						$4 - 6 million	
23	Halenbeck Hall	Renovation and upgrades						$3 million	
24	ISELF Phase 2	Construction funding							
25	Wick Science Building	Renovation of original building						$11-14 million	
26	Riverfront Sustainability Improvements	New and reconfigured surface parking to improve Riverfront sustainability						$400,000	
27	River South Recreational Athletic Facilities	Addition of resources and amenities						$500,000 - 700,000	
28	Vertical expansion of Fourth Avenue parking facility	Two level expansion						$1.6 million	
29	Acquisition	Ongoing program to fill out Campus boundaries						$100,000 - 500,000	Yearly Allowance
30	Green Space	Conversion of small surface parking lots to greenspace						$250,000	
31	Riverfront Pedestrian Links	Addition of pedestrian pathways						$80,000-120,000	
32	Centennial Mall	Improvement to pedestrian and view corridors						$120,000 - 150,000	
33	Atwood Center	Renovation, expansion and/or augmenation with satellite location						$40 million	
34	Garvey Commons	Renovation, expansion and/or lifecycle updates						$4 - 6 million	

Projected Costs by Funding Source	
HEAPR	**$9,638,889 - 10,638,889**
Capital Bonding	**$61,444,444 - 75,444,444**
SCSU Internal	**$1,000,000 (Annual)**
Private	**$2,678,889 - 3,808,889**
Revenue Bonding	**$68,388,889 - 70,388,889**

All Values in 2009 Dollars

All projects shall comply with the Technology Plan, see Academic Goals, page 2.24 for details.

Time Frame: 6-10 years continued

35	Wick Hall - Phase 3	New addition for Chemistry and Biology lab space						$10 million	
36	Husky Stadium Seating Additions (2)	East and North seating additions						$400,000 - 750,000	
37	Community Engagement Center	Needs site identification and programming						$5 -10 million	
38	Satellite parcel identity improvements	Signange and boundary marking (fences etc.)						$250,000	Yearly Allowance
39	Halenbeck Hall	AC and mechanical renovations						$5 million	
40	New Parking Structure - South	Needs site identification						$6 million	
41	Residental Life Renewal Program	Implement as part of Residental Life Renovation Program						$15 million	
42	Reconstruct pedestrian bridge over University Drive	Increase capacity and improve condition, campus gateway						$300,000 - 450,000	

Time Frame: 11-25 years

	Project	Description	Funding Source					Probable Cost	Notes
			HEAPR	Capital Bonding	SCSU	Private	Revenue Bonding		
43	Miller Center	Renovation and/or expansion						TBA	
44	Performing Arts Center	Renovation and lifecycle updates						TBA	
45	Stateview Buildings	Removal of two apartment buildings						TBA	
46	Number not used								
47	New Signature Facility	Needs site identification and programming						TBA	
48	Addition to Shoemaker Hall	Renovation and/or expansion						TBA	
49	Proposed Resource / Amenities Center	Needs site identification and programming						TBA	

All Values in 2009 Dollars

All projects shall comply with the Technology Plan, see Academic Goals, page 2.24 for details.

Time Frame: 26-50 years

	Project	Description	Funding Source					Probable Cost	Notes
			HEAPR	Capital Bonding	SCSU	Private	Revenue Bonding		
50	Existing Buildings	Renovation and lifecycle, obsolescence and general updates							
51	Administration Building Demolition	Removal and establishment of new Mall center							
52	New Adminstration Building	Needs site confirmation and programming							
53	New Parking Structure - North	Needs site identification							
54	Wellness Center/Athletic Expansion	Addition to the existing facility							
55	Building 51	Renovation, expansion and/or lifecycle updates							
56	Performing Arts Center	Addition to the existing facility							
57	New Resident Life Building	Needs site confirmation and programming							
58	New Academic Building	Needs site confirmation and programming							

All Values in 2009 Dollars

All projects shall comply with the Technology Plan, see Academic Goals, page 2.24 for details.

Overview of Strategic Priorities

Summary of St. Cloud State University Stakeholder Interviews

February 12, 2009

Overview of Strategic Priorities
Summary of St. Cloud State University Stakeholder Interviews

Prepared for:
St. Cloud State University
Facilities Master Plan Committee

Prepared by:
Collaborative Design Group, Inc. and
Biko Associates, Inc.

February 12, 2009

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I. Executive Summary

Identifying strategic priorities has been an initial activity in the development of the *St. Cloud State University Comprehensive Facilities Master Plan*, and, toward that end, a series of interviews was conducted with members of the St. Cloud State Comprehensive Facilities Master Plan Committee and other University and community stakeholders to assess important issues and aspirations for the campus. The interviews, the majority of which took place on November 13 and 14, 2008, addressed a range of topics concerning the present and future of the University, from community relations to the classroom experience to physical features of the campus and needed physical improvements. Questions asked during the interviews were informed by outcomes from the University's Comprehensive Facilities Plan Visioning Session study process, which was facilitated by GLTArchitects in early 2008.

Interviews conducted for the Facilities Master Plan made it apparent that although considerable progress has been made in recent years in improving on-campus space utilization, the image of the campus and community relations, there are still many concerns to be addressed. The major problem areas raised during the interviews can generally be summarized under nine **Strategic Priorities** are as follows:

- access to/from the campus from external locations;
- internal campus circulation and the safety of pedestrians;
- parking;
- organization of campus land use, as well as the use of remote parcels;
- environment and sustainability;
- the state (condition) of the University's facilities and programs;
- imagery/iconography;
- underdeveloped area along 5th Avenue; and
- community relations.

First of all, interviewees expressed concern that visitors often have difficulty **accessing the campus** by car, as signage within St. Cloud and along major highways is largely lacking. Stakeholders, however, considered transit access to/from the campus to be good and increasing in use. The increase in transit ridership has been made possible by the "Free Ride" program for students, faculty, and staff and the provision of shuttle buses, the operations of which are financed by parking revenues.

Internal campus circulation was cited as an issue to address as well. This issue speaks to an even larger concern about the comparative weights given to the campus' automobile, pedestrian, and bicycle orientations. One interviewee went so far as to claim that cars should be prevented from accessing the campus entirely or that differing street pavement techniques should be implemented to place emphasis on pedestrian activity. Others cited the need for improved

automobile circulation on the campus. Nearly all indicated that sidewalks need to be widened, as the current width and configuration lead to conflicts between pedestrians and bicyclists.

Along the same vein, there were comments about the difficulties visitors experience as they navigate internal campus streets and try to find destinations and available parking.

For those (students, faculty, staff, and visitors) who access the campus via private automobiles, **parking** remains an important issue. Some would prefer immediate access to University facilities, while others felt that an emphasis needs to be placed on remote parking and pedestrian activity on campus grounds. Interviewees cited the pervasiveness of parking lots, claiming that this particular land use detracts from green space opportunities and should be changed.

Regarding **campus land use**, some interviewees felt the campus lacked clear organization and that the siting of uses was unclear or even "confusing." Comments on campus land use also pointed to: 1) the potential conversion of parking lots at the southern end of campus to recreational uses and 2) differing opinions on whether to consolidate residential space on campus to one location or to maintain the two existing locations. Some interviewees felt that by siting residence halls in one area of the campus, a cohesive "residential village" would be established. One Committee member felt that the costs associated with developing a cohesive "residential village" would include construction of a new dining hall, and that by maintaining two residential areas, the currently unused dinning space at Shoemaker Hall could be remodeled and put to use, at a comparatively lower cost.

Land use issues also concerned the use of remote parcels, which some claimed should be sold to consolidate the University onto a single campus and help fund facility improvements. Other stakeholders preferred to use the remote parcels owned by the University for outreach efforts, sports stadiums and fields, and casual recreational use.

The environment and sustainability were also viewed as important issues, as stakeholders expressed a need for a comprehensive, University-wide approach to environmental stewardship (both physically on campus grounds and as an academic focus area) that can be methodically achieved over time. Interviewees mentioned such efforts as recycling competitions between residence halls to encourage student awareness of environmental issues, as well as the potential acquisition of hydropower generated by the local dam to aid in a self-sustaining campus and a component of an educational curriculum. A subset of this issue is the Mississippi River, which was viewed by all stakeholders as a major asset the University has only used to a limited extent. Interviewees cited a need for new

buildings to face the River and recreational space at the southern end of campus that would provide access to the River and replace existing parking lots.
Several **facilities** were identified as needing improvements, including both comprehensive remodeling and minor heating and air conditioning upgrades. Eastman Hall, Stewart Hall, the Education Building, Whitney House, and most residence halls were cited as facilities that are in need. Miller Center and the plaza west of Centennial Hall were referenced as guides for future building and green space development. In terms of facilities, the College of Science and Engineering, the College of Business, International Studies, and Athletics were considered the University's strengths.

Interviewees claimed that a cohesive **iconography or imagery** was needed for the campus. According to many, the campus lacks a consistent architecture and logically and predictably developed green spaces, two features that would greatly contribute to a cohesive campus identity. Suggestions made to develop this identity for the campus included the establishment of gardens, installation of a row of St. Cloud State University banners along the campus edge to mark the University's borders, and a common architectural and streetscape aesthetic.

A major issue, not only on the campus but also within the City of St. Cloud, is the future development of the Coborn's site. This **underdeveloped area along 5th Avenue** is just north of the campus on the south side of Division Street (2nd Street South/Trunk Highway 23) and is part of a potential linkage between the campus and downtown St. Cloud.

Proposed for the linkage area is 5th Avenue Alive!, a four phase activity center comprising student-oriented and market-oriented housing, retail and commercial spaces, and off-street parking. Phase 1, the 300 West 5th Avenue development, which would be implemented on the Coborn's site, would include approximately 120 suites (four bedrooms to a suite) for student-oriented housing, 19,350 square feet of retail/commercial space, and potentially as many as 390 parking stalls. Also included in Phase 1 is the Student Welcome Center, which has been proposed at 5,000 to 12,000 square feet.

While some interviewees claimed that University involvement at that site would be a considerable asset in extending outreach services to the community and providing community-oriented commercial spaces, others cautioned against the University "breaching" the unofficial 5th Avenue barrier. The need to control student behavior off campus was also mentioned as a community concern about the project. The exact extent of University involvement in the project is yet to be known.

Finally, most Committee members and stakeholders felt **community relations** between the University ad the City of St. cloud have greatly improved over recent years. To build on these recent successes, interviewees stressed the creation of a "University Town," an environment that supports learning on and off campus

and in which the community would greatly benefit from the presence of the University.

As a result of information gathered through the interviews, it is apparent that solutions to the campus' perceived shortcomings will not necessarily be favorable to all concerned parties and considerable compromise may be needed. Nevertheless, Committee members and stakeholders seem to be in agreement on several key points, such as in improving signage in and around campus, making green space more available and useful for informal gatherings, and enhancing the University's attention toward environmental stewardship. In essence, stakeholders have a great desire for the University to be a point of pride for students and the surrounding community and have outlined numerous ways in which to make that possible through campus and program improvements

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II. St. Cloud State Strategic Priorities

Introduction

In preparation for the *St. Cloud State University Comprehensive Facilities Plan*, a series of interviews were conducted with members of the St. Cloud State Comprehensive Facilities Master Plan Committee and other University and community stakeholders to assess important issues and aspirations for the campus. The interviews, the majority of which took place on November 13 and 14, 2008, began to address a range of topics concerning the present and future of the University, from community relations to the classroom experience.

It was clear, from these interviews, that stakeholders felt considerable progress has been made in recent years in improving the campus image and community relations. At the same time, the interviews indicated that there are many areas still in need of improvement.

Some areas for improvement, such as the need for distinguished gateways and an identifiable campus edge, were agreed upon by all interviewees. While most of the people who were interviewed felt the edge should be defined at 5th Avenue (along the east side today but both the east and west sides over time) others felt the edge might extend further west than 5th Avenue.

Other commonly mentioned needs, however, came under dispute when potential solutions were identified, as when the potential provision of additional recreational space on campus came in conflict with parking needs. Further, some issues inspired entirely opposed opinions, as in the case of the University's involvement at the Coborn's site, which some stakeholders view as a great opportunity to extend outreach programs and others see as a breach of the University's unofficial 5th Avenue border.

The following summarizes the opinions of the Committee members and stakeholders on a variety of issues and attempts to do so in an unbiased manner, presenting complimentary and opposing viewpoints as they were expressed in the interviews.

A methodology, including the list of interviewees, is also provided on the following pages.

Methodology

To receive comments on the University from a variety of sources, interviews were conducted with a range of stakeholders, from the President of the University to students to community representatives. Because this variety of sources constituted a need to both focus on the specific expertise or interest of the stakeholder and their comprehensive view of the University, a list of questions that addressed major issues was developed previous focus group discussions[1] and served as a guide for each interview. As a result, interviews touched on each of the major issues identified in the following summary, but significant time was allowed with each interview to focus on the stakeholder's specific area of interest.

A list of Committee members and stakeholders interviewed is provided below, and the list of questions used to guide the interviews is included in the Appendix.

- Ed Bouffard, Associate Director of Atwood Memorial Center
- Tom Cruikshank, Director of Planning and Marketing, Metro Bus
- Peter Fandel, Neighborhood University Community Council (NUCC) Representative
- Matt Glaesman, City of St. Cloud Planning Office
- Pegg Gustafson, Executive President, St. Cloud Downtown Council
- Russ Hagen, Foundation Board Representative
- Debra Hancock, American Federation of State, County, and Municipal Employees (AFSCME) Representative
- Kurt Helgeson, Professor at St. Cloud State University
- Kelly Larson, Minnesota Association of Professional Employees (MAPE) Representative
- Dave Lee, Grounds and Roads Supervisor
- John Lewis, Associate Director of Athletics
- Steve Ludwig, Vice President for Administrative Affairs
- Jim Maciej, Foundation Board Representative
- Mary Mathews, Neighborhood University Community Council (NUCC) Chair
- Don Neu, Faculty Association
- Wanda Overland, Vice President for Student Life and Development
- John Palmer, Faculty Association
- Daniel Pederson, Residential Life Director
- Earl H. Potter, III, President of St. Cloud State University
- Samantha Richardson, Residence Hall Student

[1] St. Cloud State University Comprehensive Facilities Plan Visioning Session, GLTArchitects, winter/spring 2008.

- Ron Seibring, Minnesota State University Association of Administrative and Service Faculty (MSUAASF) Representative and Campus Recreation Director
- Michael Spitzer, Provost/Vice President for Academic Affairs
- Charlotte Stephens, Environmental Coalition Spokesperson
- Dave Tripp, Metro Bus Executive Director
- Jim Williams, Director of Facilities Management

Existing Conditions and Aspirations

The following is an overview of topics addressed during the interviews, beginning with the physical planning of the campus and its environs and concluding with such strategic planning issues as enhancing community relations. An overview of existing conditions and aspirations for each issue is included.

1. Campus Access

The majority of interviewees regarded accessing the University by car as difficult for visitors. First of all, the lack of University-oriented signage within St. Cloud and on Highway 10, a main access route to campus from the east, complicates wayfinding for newcomers. Although Michigan Avenue has been renamed "University Drive" to direct visitors to the campus, this road does not yet continue to Highway 10 to remedy the lack of signage at that location.

Further, Committee members and stakeholders consider this lack of signage or direction to be a problem immediately surrounding the University. Interviewees claimed that signage could be improved to direct visitors to major facilities and parking areas on campus from 5th Avenue, and the nearly all interviewees commented on the need for a main gateway to the campus.

Pedestrian access to the University across 5th Avenue was also raised as a concern, as heavy traffic on 5th constitutes a safety hazard. However, a few interviewees also mentioned that considerable pedestrian traffic across 5th before and after class periods causes considerable delay to automobile traffic in turn.

In terms of transit access, a major point of concern was the eventual Northstar Commuter Rail station along Highway 10. Interviewees generally regarded existing bus service as adequate and increasing in use, partially a result of the "Free Ride" program. However, the future rail station was regarded as a major additional transit asset if access to the campus is provided.

As a result of these existing conditions, the foremost aspiration for campus access is the implementation of signage within St. Cloud and on Highway 10 to direct visitors to the University, in addition to establishing a main gateway for the campus. Other expressed needs and wishes include:

- Provide a shuttle bus that would transport students and visitors between the campus and the future Northstar commuter rail station along Highway 10.
- Extend of University Drive to Highway 10, to improve wayfinding for visitors by car. It was felt by one interviewee that the alignment for this roadway improvement would impact a wildlife management area (WMA).
- Provide satellite parking lots at locations where regional roadways enter St. Cloud and shuttle bus services that would transport students and visitors between the parking lots and the campus.
- Construct a bridge or tunnel across 5th Avenue to limit pedestrian/automobile conflicts.
- Prepare a campus-oriented transportation study to determine how students, staff, and visitors commonly access campus, including modal transfers and the locations from which visitors often come.
- Promote carpooling and transit use.

To help with campus access, the City of St. Cloud plans to repave 5th Avenue to include a continuous two-way turn lane and bike lanes in each direction. This will aid bicycle access to campus, as well as connectivity between the University and downtown St. Cloud. Further, the University Drive Bridge will be expanded to four traffic lanes and will also include bike lanes in each direction to improve access to the campus.

2. Internal Campus Circulation

Following an arrival on campus, whether via automobile, transit, bicycle, or walking from surrounding neighborhoods, the primary means to get around campus is by foot. However, many Committee members and stakeholders expressed concern over the safety of the pedestrian on campus, both as a result of internal automobile traffic and insufficient sidewalk space, which causes conflicts between bicyclists and pedestrians. Further, while a campus shuttle provides an ease of access between the academic area of the campus and the southernmost parking lots, interviewees stressed the unappealing pedestrian environment from the southern lots, mainly due to their remote nature and the division caused by University Drive.

As a result, the following recommendations and suggestions were made by interviewees to remedy campus circulation issues:

- Continue the development of circulator transit to further reduce the impact of cars on the pedestrian.
- Implement heated transit shelters to further encourage transit use in winter.
- Improve signage to help internal wayfinding to events and facilities, including lighted signs on buildings for nighttime identification.
- Widen sidewalks to improve pedestrian circulation and construct separated paths for cyclists.
- Provide sufficient lighting to improve pedestrian safety at night, while maintaining a concern for light pollution.
- Utilize snowmelt systems to improve safety and use of sidewalks in winter (i.e., geothermal heat exchange or the overlay of sidewalks on steam tunnels where possible).
- Coordinate the *Comprehensive Facilities Plan* with the skyway and walking plan currently being implemented.
- Narrow streets, utilize different pavement techniques, and remove traditional curbs to emphasize pedestrian activity over the automobile.
- Prevent private automobile access to campus altogether, with streets reserved only for small delivery vehicles.

With these recommendations in mind, the general consensus of interviewees was to improve the pedestrian environment on campus, while keeping parking needs in mind for those who choose to drive. However, by establishing an attractive walking environment on the campus, expanding transit access, and, as will be addressed, encouraging faculty to live on or near campus, interviewees have mentioned numerous ways to encourage a less automobile-oriented campus environment.

3. Parking

For those who access the campus via automobiles, a number of parking areas, mostly concentrated at the southern edge of campus, serve the University's facilities. As is often the case with parking, some of the Committee members and stakeholders emphasized that parking is currently inconvenient and must be provided closer to the front doors of University facilities, thus minimizing the need for walking. Others, in turn, stressed that the existing parking arrangement limits the potential for green space and recreation, particularly around the residence halls and at the southern end of campus.

Other comments on parking include:

- The shuttle service makes the parking lots at the southern edge more useable.
- The new parking ramp has had good impact on surrounding facilities, is considered more convenient than surface parking lots, and has a long waiting list for parking permits.
- The use of designated parking permits has been successful in limiting "hunting" traffic through campus.
- The parking supply is insufficient during multiple events, including times where classes are in session during a campus event.
- The collection of surface parking lots on the edges and southern end of campus creates an "unattractive interface" to surrounding areas and for event attendants.
- Parking Lot E was regarded as unsafe by one interviewee, a female student.
- The supply of loading docks and designated spaces for delivery trucks is not adequate, and trucks circulating on internal campus streets and parking on sidewalks near the Performing Arts Center creates an unorganized and unwelcoming presence.
- Visitor parking is lacking and inconvenient and has caused one interviewee to hold meetings away from campus.

As a result, several interviewees mentioned that improvements to parking can be made through inverting how parking serves staff and guests. Interviewees claimed that guests must be accommodated first, followed by students, and finally by faculty, as opposed to the current situation that reportedly favors faculty over guests. Further aspirations include:

- Increase the supply of bicycle parking, including specific parking for scooters and motorcycles.
- Allow parking permits to be good for more than one lot, as overbooking sometimes occurs in preferred lots.
- Improve drainage for parking lots on the southern end of campus.
- Consider the implementation of senior and corporate sponsor parking during events.
- Convert parking spaces, particularly at the edges and southern end of campus, to green space and recreational use (as long as sufficient parking is still provided).

However, while many interviewees stressed the conversion of parking spaces to green space, other Committee members and stakeholders reiterated that many, particularly the faculty, desire parking adjacent to their destinations and that this should be considered for future parking access.

4. Campus Land Use

The majority of land use on campus can be divided into three segments: residential at the northern end of campus; classrooms and University offices generally in the middle of the campus; and recreational use predominantly at the southern portion of campus. However, with the varied locations of parking lots, green spaces, and a few inconsistencies in the general land use, some interviewees regard the current organization of the campus as unclear and even "confusing."

Some interviewees mentioned that part of this lack of clarity was a result of the mix of non-University buildings east of 5th Avenue, which the University is in the process of obtaining.

Nearly all Committee members and stakeholders expressed a need for increased green space, which some saw as a means to help organize the campus. Many identified the large surface parking areas at the southern end of campus as a major opportunity for green and recreational space on campus, so long as the parking spaces were retained in new parking ramps.

Interviewees also emphasized the need for recreational space near residential areas, which are generally at the opposite end of campus from the majority of recreational fields and facilities. While this need was generally agreed upon by interviewees, more debate was evident in terms of how new residential space should be accommodated. Some favored centering all residential buildings in one area, creating a residential village, and others emphasized the advantages of maintaining two residential areas on campus, which presently exists due to Shoemaker Hall.

One Committee member mentioned that the separation of Shoemaker from the other residential halls increased the sense of community at Shoemaker. Secondly, additional housing near Shoemaker would allow the utilization of dining hall space at that location, which is currently unused, and would not require the construction of a new dining facility at the northern residential area, now near capacity.

Other expressed recommendations for residential land use included encouraging faculty to live on or near campus, potentially through the creation of a "faculty village" on the southern end of campus.

Concerning remote parcels owned by the University, interviewees held differing views about whether the properties should be used, and, if so, what type of use would be most appropriate. Some interviewees stressed maintaining all University facilities at the existing campus to maintain a cohesive and singular presence, as well as using the sale of these lands to fund University programs and new facilities.

Other Committee members and stakeholders hoped to take advantage of remote parcels, with ideas including:

- Implement a branding program along Highway 10 to take advantage of land near the forthcoming Northstar Commuter Rail station.
- Use Selke Field for the University's softball team, although the consolidation of all sporting events on campus was also favored.
- Use the Beaver Islands for recreational use for the foreseeable future, although a global concept is needed for long-term use.
- There were conflicting visions for the use of land on the east side of the Mississippi River. Some felt these lands should b maintained for casual recreation, and others felt these lands should be used for the expansion of the campus.

5. Environment and Sustainability

Several stakeholders mentioned that a comprehensive approach is needed to improve the University's environmental stewardship. In addition to converting major surface parking areas to green space to aid in stormwater management and the addition of recreational opportunities on campus, interviewees saw the conversion of these areas as a means to educate students about sustainability and provide outdoor classrooms for biology and other programs, although observational science classes are now limited.

Committee members and other stakeholders were largely in agreement that, in terms of sustainability and the University's association to the Mississippi River, much improvement is needed. First of all, in terms of river access, nearly all interviewees expressed regret over the fact that campus buildings on the riverfront do not face or address the river. The limited amount of access provided to the river further detracts from what could otherwise be a major asset for the University, and a couple of interviewees mentioned that the existing path along the river bluffs is unsafe and uncomfortable for some to use.

Further, many mentioned that surface parking lots at the southern edge of campus are a poor use of land that could provide considerable recreational access to the river.

Other recommendations for sustainability and river accessibility efforts include:

- Develop a University-wide philosophy for sustainability efforts to avoid a disjointed approach, including the creation of a Center or Institute for Sustainability and a set of goals to achieve each year.
- Explore the acquisition of hydropower generated by the local dam, which would aid in creating a self-sustaining campus and provide a laboratory for an alternative energy production academic curriculum.
- Implement green space throughout campus to aid in recreational use, stormwater management, and passive outdoor space.
- Establish recycling competitions between residential halls to encourage and promote student awareness of environmental concerns.
- Expand local and regional bicycling and walking paths, for which some city funding has been approved.
- Emphasize the importance of Lake George, in addition to the Mississippi River, as a local recreational opportunity;
- Utilize the Eastman parking lot for a new building that addresses the river.
- Avoid what some consider to be a "wilderness area" when extending University Drive to Highway 10.

6. Facilities and Programs

In terms of University facilities, Committee members and other stakeholders have been satisfied with the design of the recently completed Miller Center and the renovations of Centennial Hall and Atwood Memorial Center, all of which were referenced often as guides for further development and improvements.

A number of facilities were identified as being in need of renovation, however, such as the majority of the residential halls on campus. The residence halls have been referred to as "unappealing spaces," and a main recommendation for future residential spaces was that they should be constructed in low-rise buildings, as opposed to the high-rise form of some existing residential halls on campus.

Other facilities identified as being in need of improvement include Eastman Hall, Stewart Hall, Brown Hall, the 801 Building, Headley Hall, and Whitney House. (Improvements to the 51 Building were completed last year.) Halenbeck Hall was identified as needing wheelchair access, "new media" facilities are needed for the arts program, updates are needed for the Performing Arts Center, and several other buildings were mentioned as needing heating and air conditioning upgrades. University programs especially considered strengths by interviewees include the College of Science and Engineering (COSE), the College of Business, International Studies, and Athletics.

Other aspirations for facilities and programs expressed by interviewees include:

- Move community outreach programs to the edge of campus, where they might more directly serve the community.
- Provide informal gathering spaces when renovating facilities and constructing new buildings.
- Implement a Wellness Center and/or improvements to Student Health Services.
- Increase the presence of the Foundation Board and the Alumni House.
- Consider use of Eastman Hall site as a Center for International Studies.
- Reevaluate classroom use, as rooms are commonly too large for class sizes.
- Implement a structure where each program and faculty members have a "home building."
- Insist on high-quality design and renovation, as "design of place reflects quality of education."

7. Image/Iconography

Many Committee members and stakeholders stressed the need for a cohesive University image, as the present organization of the campus and its architecture appears unorganized. Interviewees have commented on the varied styles of the buildings, some of which have been unfavorably termed "industrial" in appearance, and the lack of green space and pervasiveness of parking lots were commonly raised.

To help remedy the present imagery of the campus, stakeholders have stressed the implementation of green space in which people might gather, the establishment of vegetation and/or a row of St. Cloud State University banners along the campus edge, clear gateways into campus, and a cohesive architectural aesthetic. Many expressed that Barden Park might be better used as the main entry for the campus through coordination with the City. Miller Center, Atwood Memorial Center, and the green space in front of Centennial Hall have been recommended as guidelines for future design efforts, and are commonly identified as the centers of the campus.

In essence, stakeholders emphasized that these improvements, in addition to those mentioned in previous sections, are important steps in encouraging a sense of pride in the University, both for those directly using the campus and the surrounding community.

8. Underdeveloped area along 5th Avenue

A major point of concern for the University, the City of St. Cloud, and residents is the future use of the Coborn's site. As the initial plan for the site, which included retail and condominiums, was not considered to be financially feasible, the owners have asked the University to manage student housing on the site.

Some Committee members felt this would provide a great opportunity for the University, as the building could provide needed community-oriented commercial uses and serve as a "Welcome Center" for the University's outreach efforts. Further, the University could support a reported 1,200 additional beds for students, and this site could provide nearly one-third of that number.

Other Committee members, however, saw the University's involvement at this site to be a breach of 5th Avenue, the unofficial dividing line between the campus and the surrounding neighborhoods. Two interviewees, although supportive of the University's outreach efforts, cautioned against this project, as it would indicate to the community that the University intended to continue to expand. One Committee member also expressed concern over the remoteness of the site, claiming that a student residential community too far from campus would not create the supportive environment possible on campus.

9. Community Relations

According to Committee members and stakeholders, St. Cloud State University could strongly benefit from an enhanced relationship with the surrounding community. Although several stakeholders have claimed that the University's relationship with surrounding neighborhoods is strong and has improved over recent years, establishing a "University Town" is desired to further encourage a learning environment on and around campus. This is also intended to include supporting commercial areas, as interviewees expressed a need for a grocery store and retail within walking distance of the campus.

Stakeholders have also expressed an aspiration for being highly specialized in community outreach efforts, as many view the University as having great potential in contributing to the quality of the surrounding neighborhoods and St. Cloud as a whole.

Despite these efforts and improvements, stakeholders have claimed that vandalism and partying remains a problem in neighborhoods surrounding the campus. One stakeholder expressed a desire for the University to take an increased responsibility in discouraging students from such activity.

III. Conclusions

In the process of conducting these interviews, it has become apparent that solutions to certain perceived campus shortcomings will not necessarily be favorable to all concerned parties and considerable compromise may be needed. Parking, for example, remains a divided issue, as many stakeholders consider limiting automobile access to be of considerable importance, while others continue to stress providing parking close to University facilities. Community involvement, too, remains complicated. Both the University and community representatives hope for an enhanced relationship, but some members of the community worry about the campus extending beyond 5th Avenue with the University's outreach efforts.

Nevertheless, Committee members and stakeholders seem to be in agreement on several key points, such as in improving signage in and around campus, making green space more available and useful for informal gatherings, and enhancing the University's attention towards environmental stewardship. In essence, stakeholders have a great desire for the University to be a point of pride for students and the surrounding community, and have outlined numerous ways in which to make that possible through campus and program improvements.

IV. Appendix

Interview Questions

NO	QUESTION	RESPONSE
PHYSICAL PLANNING		
	CAMPUS ACCESS	
1	How have historic access routes influenced campus development?	
2	Have access routes influenced the location of campus uses – residential, academic, sports?	
4	Is there a demonstrated trend toward increased transit use for campus access?	
5	Are there campus/civic relationships that could be reinforced to trend toward satellite parking?	
7	Does the campus foster events? a. Alumni gatherings b. Commencement c. Cultural and athletic gatherings	
	INTERNAL CAMPUS CIRCULATION	
2	Independent of emergency and service vehicles and handicap access, what are SCSU thoughts about vehicles in the campus core?	
3	Are current vehicular signage systems sufficient to address circulation needs?	
4	Are current pedestrian signage systems sufficient to address circulation needs?	
5	What are the causes of vehicular/bike/pedestrian conflicts?	

6	How can conflicts be reduced?	
	PARKING	
1	Rank the following types of campus users in order of need for parking proximity to destinations: • Faculty • Staff • Students • Visitors • Special Event Attendees • Sporting Event Attendees • Deliveries	
3	Independent of handicap spaces, what are SCSU thoughts about parking in the campus core?	
	ENVIRONMENT	
1	What was the historic connection to the river, if any?	
2	Are recreational opportunities and proximity to the river a campus asset?	
3	What campus-related activities would benefit from river access?	
4	What city-related activities would benefit from river access?	
5	Is there a campus image/aesthetic bias for or against a traditional campus site design theme or is SCSU open to reinterpreting site design to emphasis environmental friendly themes and solutions?	

	BUILDINGS AND FACILITIES	
1	What are the facilities that are most central to SCSU's present success?	
2	What facilities are least able to support their mission?	
3	Are there buildings that seem difficult to use? Unpopular with students or staff? ▪ Limited accessibility ▪ Limited infrastructure / services ▪ Uncomfortable environment (heat/cool/draft/noise/etc.)	
5	What buildings figure most prominently in outreach efforts? ▪ To prospective students ▪ To parents ▪ To the St. Cloud neighborhoods and broader community	
6	What sustainability initiatives does the University have in place and/or planned?	
7	How overt or emphasized should the University's efforts toward sustainability be? ▪ Promoted as "statement" and recruiting point ▪ Stated but not emphasized ▪ Discreet or "goes-without-saying"	
	IMAGE/ICONOGRAPHY	
1	What building, material, plaza or space embodies the aesthetic or mage that is SCSU?	
3	What place do students consider the 'heart' of campus?	

4	Do on-campus residents and commuters have significantly different image of campus?	
STRATEGIC PLANNING		
	ACADEMIC INTIATIVES	
1	What academic initiatives are being planned that will have facility impacts or needs?	
2	Are there any programs that are presently disadvantaged due to their physical resources?	
	OPPORTUNITIES	
1	Is academic course work in proximity to the river a campus asset?	
2	Are there programs that would benefit from a higher-profile physical presence on campus?	
3	Are there programs that would have increased non-traditional or outreach opportunities if equipped with better facilities? ▪ Summertime programs ▪ Distance delivery ▪ Collaboration with peers or allied groups	
4	Does the University see a benefit to increasing on-campus living options?	
	PEERS	
1	With which MNSCU institutions does SCSU most often compete?	
2	What institutions does SCSU see as peers nationally? ▪ Academically? ▪ Culturally? ▪ Demographically?	
	COMMUNITIY RELATIONS	

2	What areas need improvement? ▪ University side ▪ Community side ▪ Structure of relationships	
	MNSCU SYSTEM IMPERATIVES	
1	What, if any, unusual requirements are anticipated from the System Office?	
	ASPIRATIONS	
1	What is the most important thing for SCSU to accomplish in the next five years?	
2	What are the measures of success for this master planning effort?	
3	What's the best part of campus now?	
4	What would be the one key element to add to campus?	

	PAST	PRESENT	FUTURE
Please respond to the following topics as they relate to *Campus history, current trends and projections for the future.*			
STUDENT LIFE Is student life on campus more or less vibrant and engaged?			
ACADEMIC DIRECTIONS What trends have or will influence facility needs?			
SPORTS/CULTURAL EVENT INFLUENCE What trends have or will influence facility needs?			
CAMPUS/CIVIC RELATIONSHIPS What steps should the campus take to ensure positive civic relationships?			
PARKING DEMAND What trends are anticipated regarding parking demand?			

B. Facility Condition Spreadsheets

BACKLOG & 5 YR RENEWAL FORECAST BY CAMPUS (000s)

Campus Name: Saint Cloud SU

Building Name: 51 B **CRV(000's): $13,467** **Building No.: 073S1868** **GSF: 52,085** **Year Built: 1968** **FCI: 0.06**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
a.5. Roofing - Builit-up, Membrane, Cedar	$702	$0	$0	$0	$0	$240	**$942**
b.2. Building Exteriors (Soft)	$50	$0	$0	$0	$0	$0	**$50**
c.1. Elevators	$0	$0	$0	$141	$0	$0	**$141**
j.1. Fire Detection Systems	$0	$0	$0	$0	$0	$157	**$157**
TOTAL BY BUILDING	**$752**	**$0**	**$0**	**$141**	**$0**	**$397**	**$1,290**

Building Name: 525 Building **CRV(000's): $778** **Building No.: 073S10089** **GSF: 3,008** **Year Built: 1989** **FCI: 0.00**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
a.5. Roofing - Builit-up, Membrane, Cedar	$0	$0	$0	$0	$0	$89	**$89**
k.1. Built-in Equipment	$0	$0	$0	$0	$0	$17	**$17**
TOTAL BY BUILDING	**$0**	**$0**	**$0**	**$0**	**$0**	**$106**	**$106**

Building Name: 801 Building **CRV(000's): $3,128** **Building No.: 073S2788** **GSF: 12,100** **Year Built: 1988** **FCI: 0.00**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
a.5. Roofing - Builit-up, Membrane, Cedar	$0	$518	$0	$0	$0	$0	**$518**
j.1. Fire Detection Systems	$0	$0	$0	$0	$36	$0	**$36**
k.1. Built-in Equipment	$0	$0	$0	$0	$69	$0	**$69**
TOTAL BY BUILDING	**$0**	**$518**	**$0**	**$0**	**$105**	**$0**	**$624**

Building Name: Administration Service Bldg **CRV(000's): $15,396** **Building No.: 073S2475** **GSF: 59,545** **Year Built: 1975** **FCI: 0.21**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
b.1. Building Exteriors (Hard)	$0	$430	$0	$0	$0	$0	**$430**
c.1. Elevators	$0	$0	$0	$161	$0	$0	**$161**

Campus Name: Saint Cloud SU

Building Name: Administration Service Bldg **CRV(000's): $15,396** **Building No.: 073S2475** **GSF: 59,545** **Year Built: 1975** **FCI: 0.21**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
d.2. HVAC - Controls	$340	$0	$0	$0	$0	$0	**$340**
d.1. HVAC - Equipment	$573	$0	$0	$0	$0	$0	**$573**
e.1. HVAC - Distribution	$1,217	$0	$0	$0	$0	$0	**$1,217**
f.1. Electrical Equipment	$770	$0	$0	$0	$0	$0	**$770**
i.1. Fire Protection Systems	$197	$0	$0	$0	$0	$0	**$197**
j.1. Fire Detection Systems	$152	$0	$0	$0	$0	$0	**$152**
TOTAL BY BUILDING	**$3,249**	**$430**	**$0**	**$161**	**$0**	**$0**	**$3,840**

Building Name: Alumni House **CRV(000's): $1,617** **Building No.: 073S0525** **GSF: 6,108** **Year Built: 1925** **FCI: 0.05**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
f.1. Electrical Equipment	$0	$0	$0	$0	$79	$0	**$79**
g.1. Plumbing Fixtures	$20	$0	$0	$0	$0	$0	**$20**
g.2. Plumbing Rough-in	$59	$0	$0	$0	$0	$0	**$59**
TOTAL BY BUILDING	**$79**	**$0**	**$0**	**$0**	**$79**	**$0**	**$158**

Building Name: Brown Hall **CRV(000's): $20,379** **Building No.: 073S1358** **GSF: 78,821** **Year Built: 1958** **FCI: 0.00**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
a.5. Roofing - Builit-up, Membrane, Cedar	$0	$0	$0	$0	$0	$317	**$317**
TOTAL BY BUILDING	**$0**	**$0**	**$0**	**$0**	**$0**	**$317**	**$317**

Building Name: Driving Range Classroom **CRV(000's): $1,042** **Building No.: 073S2275** **GSF: 4,032** **Year Built: 1975** **FCI: 0.00**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
f.1. Electrical Equipment	$0	$52	$0	$0	$0	$0	**$52**

Campus Name: Saint Cloud SU

TOTAL BY BUILDING	$0	$52	$0	$0	$0	$0	$52

Building Name: Eastman Hall **CRV(000's): $11,893** **Building No.: 073S0729** **GSF: 45,997** **Year Built: 1929** **FCI: 0.26**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
d.2. HVAC - Controls	$263	$0	$0	$0	$0	$0	**$263**
d.1. HVAC - Equipment	$443	$0	$0	$0	$0	$0	**$443**
e.1. HVAC - Distribution	$940	$0	$0	$0	$0	$0	**$940**
f.1. Electrical Equipment	$595	$0	$0	$0	$0	$0	**$595**
g.1. Plumbing Fixtures	$152	$0	$0	$0	$0	$0	**$152**
g.2. Plumbing Rough-in	$443	$0	$0	$0	$0	$0	**$443**
i.1. Fire Protection Systems	$152	$0	$0	$0	$0	$0	**$152**
j.1. Fire Detection Systems	$138	$0	$0	$0	$0	$0	**$138**
TOTAL BY BUILDING	**$3,125**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,125**

Building Name: Education Bldg **CRV(000's): $26,115** **Building No.: 073S1971** **GSF: 101,006** **Year Built: 1971** **FCI: 0.00**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
b.1. Building Exteriors (Hard)	$73	$0	$0	$0	$0	$0	**$73**
c.1. Elevators	$0	$0	$0	$273	$0	$0	**$273**
d.2. HVAC - Controls	$0	$577	$0	$0	$0	$0	**$577**
d.1. HVAC - Equipment	$0	$972	$0	$0	$0	$0	**$972**
e.1. HVAC - Distribution	$0	$2,065	$0	$0	$0	$0	**$2,065**
f.1. Electrical Equipment	$0	$1,306	$0	$0	$0	$0	**$1,306**
g.1. Plumbing Fixtures	$0	$0	$0	$334	$0	$0	**$334**
g.2. Plumbing Rough-in	$0	$0	$0	$972	$0	$0	**$972**
i.1. Fire Protection Systems	$0	$334	$0	$0	$0	$0	**$334**
j.1. Fire Detection Systems	$0	$304	$0	$0	$0	$0	**$304**
TOTAL BY BUILDING	**$73**	**$5,557**	**$0**	**$1,579**	**$0**	**$0**	**$7,209**

BACKLOG & 5 YR RENEWAL FORECAST BY CAMPUS (000s)

Campus Name: Saint Cloud SU

Building Name: Engineering/ Computing Center **CRV(000's): $23,746** **Building No.: 073S1258** **GSF: 91,840** **Year Built: 1958** **FCI: 0.03**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
c.1. Elevators	$0	$0	$0	$0	$248	$0	**$248**
d.2. HVAC - Controls	$525	$0	$0	$0	$0	$0	**$525**
d.1. HVAC - Equipment	$0	$0	$0	$0	$0	$442	**$442**
g.1. Plumbing Fixtures	$152	$0	$0	$0	$0	$0	**$152**
i.1. Fire Protection Systems	$0	$304	$0	$0	$0	$0	**$304**
j.1. Fire Detection Systems	$0	$276	$0	$0	$0	$0	**$276**
k.1. Built-in Equipment	$0	$0	$0	$0	$525	$0	**$525**
TOTAL BY BUILDING	**$676**	**$580**	**$0**	**$0**	**$773**	**$442**	**$2,471**

Building Name: Green House 1 **CRV(000's): $584** **Building No.: 073S10692** **GSF: 2,258** **Year Built: 1992** **FCI: 0.00**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
a.4. Roofing - MnSCU Standard	$0	$0	$0	$0	$0	$506	**$506**
d.2. HVAC - Controls	$0	$0	$0	$13	$0	$0	**$13**
j.1. Fire Detection Systems	$0	$0	$0	$7	$0	$0	**$7**
TOTAL BY BUILDING	**$0**	**$0**	**$0**	**$20**	**$0**	**$506**	**$526**

Building Name: Halenbeck Hall North **CRV(000's): $40,369** **Building No.: 073S1665** **GSF: 132,274** **Year Built: 1965** **FCI: 0.01**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
c.1. Elevators	$0	$0	$0	$422	$0	$0	**$422**
d.2. HVAC - Controls	$0	$0	$0	$892	$0	$0	**$892**
d.1. HVAC - Equipment	$0	$0	$0	$1,502	$0	$0	**$1,502**
e.1. HVAC - Distribution	$0	$0	$0	$3,192	$0	$0	**$3,192**
f.1. Electrical Equipment	$0	$0	$0	$2,018	$0	$0	**$2,018**

BACKLOG & 5 YR RENEWAL FORECAST BY CAMPUS (000s)

Campus Name: Saint Cloud SU

Building Name: Halenbeck Hall North **CRV(000's): $40,369** **Building No.: 073S1665** **GSF: 132,274** **Year Built: 1965** **FCI: 0.01**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
g.1. Plumbing Fixtures	$516	$0	$0	$0	$0	$0	**$516**
TOTAL BY BUILDING	**$516**	**$0**	**$0**	**$8,027**	**$0**	**$0**	**$8,543**

Building Name: Halenbeck Hall South **CRV(000's): $25,855** **Building No.: 073S1660** **GSF: 100,000** **Year Built: 1980** **FCI: 0.00**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
c.1. Elevators	$0	$0	$0	$271	$0	$0	**$271**
d.2. HVAC - Controls	$0	$0	$0	$571	$0	$0	**$571**
d.1. HVAC - Equipment	$0	$0	$0	$962	$0	$0	**$962**
e.1. HVAC - Distribution	$0	$0	$0	$2,044	$0	$0	**$2,044**
j.1. Fire Detection Systems	$0	$301	$0	$0	$0	$0	**$301**
k.1. Built-in Equipment	$0	$571	$0	$0	$0	$0	**$571**
TOTAL BY BUILDING	**$0**	**$872**	**$0**	**$3,848**	**$0**	**$0**	**$4,720**

Building Name: Headley Hall **CRV(000's): $13,677** **Building No.: 073S1462** **GSF: 52,898** **Year Built: 1962** **FCI: 0.38**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
a.5. Roofing - Builit-up, Membrane, Cedar	$1,250	$0	$0	$0	$0	$766	**$2,016**
b.1. Building Exteriors (Hard)	$0	$0	$0	$57	$0	$0	**$57**
c.1. Elevators	$0	$0	$0	$143	$0	$0	**$143**
d.2. HVAC - Controls	$302	$0	$0	$0	$0	$0	**$302**
d.1. HVAC - Equipment	$509	$0	$0	$0	$0	$0	**$509**
e.1. HVAC - Distribution	$1,081	$0	$0	$0	$0	$0	**$1,081**
f.1. Electrical Equipment	$684	$0	$0	$0	$0	$0	**$684**
g.1. Plumbing Fixtures	$175	$0	$0	$0	$0	$0	**$175**
g.2. Plumbing Rough-in	$509	$0	$0	$0	$0	$0	**$509**

Campus Name: Saint Cloud SU

Building Name: Headley Hall **CRV(000's): $13,677** **Building No.: 073S1462** **GSF: 52,898** **Year Built: 1962** **FCI: 0.38**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
i.1. Fire Protection Systems	$175	$0	$0	$0	$0	$0	**$175**
j.1. Fire Detection Systems	$0	$0	$0	$159	$0	$0	**$159**
l.2. Interior Finishes	$525	$0	$0	$0	$0	$0	**$525**
TOTAL BY BUILDING	**$5,210**	**$0**	**$0**	**$359**	**$0**	**$766**	**$6,335**

Building Name: Heating & Maintenance I **CRV(000's): $5,002** **Building No.: 073S1050** **GSF: 18,892** **Year Built: 1950** **FCI: 0.09**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
a.5. Roofing - Builit-up, Membrane, Cedar	$432	$0	$0	$910	$0	$0	**$1,343**
i.1. Fire Protection Systems	$0	$62	$0	$0	$0	$0	**$62**
TOTAL BY BUILDING	**$432**	**$62**	**$0**	**$910**	**$0**	**$0**	**$1,405**

Building Name: Howe Bldg. **CRV(000's): $405** **Building No.: 073S10523** **GSF: 1,872** **Year Built: 1923** **FCI: 0.00**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
f.1. Electrical Equipment	$0	$0	$0	$0	$18	$0	**$18**
g.1. Plumbing Fixtures	$0	$0	$0	$0	$9	$0	**$9**
TOTAL BY BUILDING	**$0**	**$0**	**$0**	**$0**	**$27**	**$0**	**$27**

Building Name: Kiehle Hall-Arts **CRV(000's): $15,882** **Building No.: 073S1152** **GSF: 59,984** **Year Built: 1952** **FCI: 0.04**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
a.4. Roofing - MnSCU Standard	$0	$0	$0	$0	$0	$350	**$350**
a.5. Roofing - Builit-up, Membrane, Cedar	$676	$0	$0	$0	$0	$0	**$676**
b.1. Building Exteriors (Hard)	$0	$0	$0	$433	$0	$0	**$433**
c.1. Elevators	$0	$0	$0	$162	$0	$0	**$162**

Campus Name: Saint Cloud SU

Building Name: Kiehle Hall-Arts **CRV(000's): $15,882** **Building No.: 073S1152** **GSF: 59,984** **Year Built: 1952** **FCI: 0.04**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
g.1. Plumbing Fixtures	$0	$0	$0	$0	$198	$0	**$198**
i.1. Fire Protection Systems	$0	$198	$0	$0	$0	$0	**$198**
j.1. Fire Detection Systems	$0	$0	$0	$0	$0	$162	**$162**
l.2. Interior Finishes	$0	$595	$0	$0	$0	$0	**$595**
TOTAL BY BUILDING	**$676**	**$793**	**$0**	**$595**	**$198**	**$512**	**$2,775**

Building Name: Maintenance Bldg (St. Cloud SU) **CRV(000's): $3,980** **Building No.: 073S2680** **GSF: 15,392** **Year Built: 1980** **FCI: 0.18**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
a.5. Roofing - Builit-up, Membrane, Cedar	$733	$0	$0	$0	$0	$0	**$733**
d.2. HVAC - Controls	$0	$88	$0	$0	$0	$0	**$88**
j.1. Fire Detection Systems	$0	$0	$0	$0	$0	$42	**$42**
TOTAL BY BUILDING	**$733**	**$88**	**$0**	**$0**	**$0**	**$42**	**$863**

Building Name: National Hockey Center **CRV(000's): $39,314** **Building No.: 073S2889** **GSF: 152,055** **Year Built: 1989** **FCI: 0.00**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
b.1. Building Exteriors (Hard)	$5	$0	$0	$0	$0	$0	**$5**
c.1. Elevators	$0	$0	$0	$0	$0	$411	**$411**
k.1. Built-in Equipment	$0	$0	$0	$0	$0	$869	**$869**
TOTAL BY BUILDING	**$5**	**$0**	**$0**	**$0**	**$0**	**$1,280**	**$1,285**

Building Name: North Office Center **CRV(000's): $1,060** **Building No.: 073S0325** **GSF: 4,002** **Year Built: 1925** **FCI: 0.00**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
d.2. HVAC - Controls	$0	$0	$48	$0	$0	$0	**$48**

Campus Name: Saint Cloud SU

Building Name: North Office Center **CRV(000's): $1,060** **Building No.: 073S0325** **GSF: 4,002** **Year Built: 1925** **FCI: 0.00**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
j.1. Fire Detection Systems	$0	$0	$12	$0	$0	$0	**$12**
TOTAL BY BUILDING	**$0**	**$0**	**$60**	**$0**	**$0**	**$0**	**$60**

Building Name: Performing Arts Center **CRV(000's): $20,341** **Building No.: 073S1768** **GSF: 78,674** **Year Built: 1968** **FCI: 0.03**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
a.5. Roofing - Builit-up, Membrane, Cedar	$636	$0	$0	$1,456	$0	$0	**$2,092**
b.1. Building Exteriors (Hard)	$0	$0	$0	$568	$0	$0	**$568**
c.1. Elevators	$0	$0	$0	$192	$0	$0	**$192**
d.2. HVAC - Controls	$0	$112	$0	$0	$0	$0	**$112**
d.1. HVAC - Equipment	$0	$0	$0	$0	$568	$0	**$568**
f.1. Electrical Equipment	$0	$1,017	$0	$0	$0	$0	**$1,017**
g.1. Plumbing Fixtures	$0	$0	$0	$260	$0	$0	**$260**
TOTAL BY BUILDING	**$636**	**$1,129**	**$0**	**$2,475**	**$568**	**$0**	**$4,808**

Building Name: South Office Center **CRV(000's): $722** **Building No.: 073S10495** **GSF: 2,727** **Year Built: 1925** **FCI: 0.00**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
j.1. Fire Detection Systems	$0	$0	$8	$0	$0	$0	**$8**
TOTAL BY BUILDING	**$0**	**$0**	**$8**	**$0**	**$0**	**$0**	**$8**

Building Name: Stewart Hall **CRV(000's): $46,010** **Building No.: 073S0948** **GSF: 177,951** **Year Built: 1948** **FCI: 0.00**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
a.4. Roofing - MnSCU Standard	$0	$0	$0	$1,979	$0	$0	**$1,979**
c.1. Elevators	$0	$0	$0	$481	$0	$0	**$481**

Campus Name: Saint Cloud SU

Building Name: Stewart Hall **CRV(000's): $46,010** **Building No.: 073S0948** **GSF: 177,951** **Year Built: 1948** **FCI: 0.00**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
d.2. HVAC - Controls	$0	$0	$1,016	$0	$0	$0	**$1,016**
TOTAL BY BUILDING	**$0**	**$0**	**$1,016**	**$2,461**	**$0**	**$0**	**$3,477**

Building Name: Whitney House **CRV(000's): $2,943** **Building No.: 073S0625** **GSF: 11,383** **Year Built: 1925** **FCI: 0.41**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
a.2. Roofing - Slate	$206	$0	$0	$0	$0	$0	**$206**
b.1. Building Exteriors (Hard)	$82	$0	$0	$0	$0	$0	**$82**
d.2. HVAC - Controls	$65	$0	$0	$0	$0	$0	**$65**
d.1. HVAC - Equipment	$110	$0	$0	$0	$0	$0	**$110**
e.1. HVAC - Distribution	$233	$0	$0	$0	$0	$0	**$233**
f.1. Electrical Equipment	$147	$0	$0	$0	$0	$0	**$147**
g.1. Plumbing Fixtures	$38	$0	$0	$0	$0	$0	**$38**
g.2. Plumbing Rough-in	$110	$0	$0	$0	$0	$0	**$110**
j.1. Fire Detection Systems	$34	$0	$0	$0	$0	$0	**$34**
k.1. Built-in Equipment	$65	$0	$0	$0	$0	$0	**$65**
l.2. Interior Finishes	$113	$0	$0	$0	$0	$0	**$113**
TOTAL BY BUILDING	**$1,202**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,202**

Building Name: Wick Science Bldg **CRV(000's): $62,458** **Building No.: 073S2172** **GSF: 146,666** **Year Built: 1972** **FCI: 0.05**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
a.5. Roofing - Builit-up, Membrane, Cedar	$3,171	$0	$0	$0	$0	$0	**$3,171**
c.1. Elevators	$0	$0	$0	$468	$0	$0	**$468**
d.2. HVAC - Controls	$0	$0	$0	$1,978	$0	$0	**$1,978**
d.1. HVAC - Equipment	$0	$0	$0	$2,811	$0	$0	**$2,811**

BACKLOG & 5 YR RENEWAL FORECAST BY CAMPUS (000s)

Campus Name: Saint Cloud SU

Building Name: Wick Science Bldg **CRV(000's): $62,458** **Building No.: 073S2172** **GSF: 146,666** **Year Built: 1972** **FCI: 0.05**

Backlog and 5 year Renewal Forecast by Building (000's)

Subsystem Name	Backlog	2010	2011	2012	2013	2014	Total
e.1. HVAC - Distribution	$0	$0	$0	$5,621	$0	$0	**$5,621**
f.1. Electrical Equipment	$0	$3,383	$0	$0	$0	$0	**$3,383**
g.1. Plumbing Fixtures	$0	$0	$0	$1,509	$0	$0	**$1,509**
TOTAL BY BUILDING	**$3,171**	**$3,383**	**$0**	**$12,387**	**$0**	**$0**	**$18,941**

TOTAL BY CAMPUS	**$20,536**	**$13,465**	**$1,084**	**$32,964**	**$1,751**	**$4,368**	**$74,168**

C. Comprehensive Plan for Student Housing

EXECUTIVE SUMMARY

CAMPUS HISTORY (Text taken directly from SCSU website)

St. Cloud State University, founded in 1869, is Minnesota's second largest university, with 16,000 students from 80 nations. It is located about an hour northwest of Minneapolis along the oak-crowned west bank of the Mississippi River.

The main campus is located on 100 acres situated between down town St. Cloud, a metropolitan area of 100,000 residents, and the Beaver Islands, a group of more than 20 islands that form a natural maze for a two-mile stretch of the Mississippi river.

SCSU provides 175 majors, minors, and pre-professional programs, including regional rarities such as aviation, meteorology and geographic information systems.

Student housing has been an active part of SCSU since the university was founded in 1869. Some of the oldest buildings on campus are student residence halls. As the university experienced growth, more facilities were built during the 1960s. As the university continued to grow, more off campus housing became abundant for SCSU students, and campus housing was not added to the university. Current capacity is approximately 3,000 beds in 9 residence halls and two apartment buildings. Housing is provided primarily for undergraduate students.

Residence hall occupancy for the 2007-2008 academic year is approximately 95%. On campus housing enjoys a high occupancy rate despite no residency requirement for students. A strong student centered program, leadership opportunities, and affordable pricing have been attributed for the strong occupancy numbers. However the age of the residence halls and lack of modern amenities are perceived to be hurting occupancy, and SCSU, in terms of competitive advantage with peer institutions.

ST. CLOUD STATE BY THE NUMBERS (Text taken directly from SCSU website)

The following summary of SCSU statistics describes the current university environment. SCSU administrators believe that there will be additional growth I the coming years; mostly at the graduate division.

- Fall 2008 enrollment was 16,998, including 1,765 graduate students.

COMPREHENSIVE STUDENT HOUSING PLAN (Text taken directly from SCSU website)

The Department of Residential Life has launched an exciting process of planning for the future of student housing at St. Cloud State University. The university is interested in improving the quality of its student housing in terms of addressing the changing needs of its current and future student body, providing an appropriate mix of housing options that is mindful towards trends in new construction and sustainable facilities and improving the effectiveness of existing policies, procedures and services in a fiscally responsible manner. To begin this exciting work Residential Life has engaged the services of Boarman, Kroos, Vogel Group, Inc. (BKV Group) as the principal lead team to develop a comprehensive housing facility plan. This plan will include a physical and financial evaluation of all student housing facilities, including recommendations for appropriate facility renovations, demolition, and new construction. A website has been developed to help keep all stakeholders up to date on the development of this housing facility plan.

Based on the work performed in the first two phases and in collaboration with the Division of Student Life and Development, BKV Group will:

- Develop a long range comprehensive housing facility plan for the university that is consistent with the mission of the Department of Residential Life and that compliments the overall university mission and future plans.
- Evaluate and define current and future campus housing needs, that include a review of current trends in new construction and renovation in the region and nationally, including sustainability and green environments.
- Include an analysis and recommendation that looks at public areas, student rooms, and service areas for various construction and renovation types. Evaluations and recommendations should contain a mix of living options and room types in line with current and projected future market demand.
- Evaluate and recommend facilities renovations required based on the assessment conducted and program recommended.
- Recommend budget plan changes in line with campus and MnSCU mandates.

PROJECT SCHEDULE

The preliminary project schedule is as follows:

PHASE ONE: MARKETING ANALYSIS

Project Initiation	02/25/08
Management	02/25/08 - 06/31/08
Staff Support	02/25/08 - 06/31/08
Focus Groups	02/25/08 - 02/29/08
Off-campus Marketing Analysis	02/22/08 - 03/04/08
Peer Institution Analysis	02/29/08 - 03/21/08
Student Survey	04/07/08 - 04/18/08
Presentation & Report	05/01/08 - 06/16/08

PHASE TWO: FINANCIAL ANALYSIS

Current Conditions Analysis	07/01/08 - 07/18/08
Future Design Development	07/21/08 - 08/15/08
Financial Analysis	08/01/08 - 08/15/08
Presentation & Report	08/18/08

PHASE THREE: THE PLAN

Document Development	09/02/08 - 09/08/08
Financial Plan/Phasing	09/2/08 - 12/12/08
Presentation & Report	12/17/08
Final Report Assembly	12/18/08 - 3/31/09

SUMMARY OF RESIDENTIAL LIFE MISSION: (Text taken directly from SCSU website)

The SCSU Residence Life community is comprised of ten residential halls with roughly 3000 students living on-campus. Over 80 % of student's time is spent outside of the classroom, so the residential living environment is very important. St. Cloud State University Residential Life intends to provide a full spectrum of everything students need; food, recreation, study and computer rooms, laundry and kitchens. SCSU provides its on campus residents with:

- Location
- Convenience

- Service
- Community

SCSU provides a variety of living options for students, including gender-based floors, coed floors, traditional residence halls, and apartment living. SCSU's residence halls are located in the heart of campus, next to classrooms, professors, athletic facilities, numerous campus services, and student organizations to get involved with. Living on-campus fosters the opportunity to make connections with people from all around the world and develop life long friendships. SCSU offers a wide variety of community living experiences to meet student needs and preferences as they grow and change during their college experience. SCSU provides traditional housing experiences, thematic communities, and more independent living arrangements. More specifically, SCSU housing provides:

- A Smoke-Free Environment; all on campus living areas, including student rooms, are smoke-free environments.
- Traditional Housing: many students choose to live in a community that has no specific thematic emphasis. Students that select one of SCSU's traditional halls/floors will live in a diverse community of students from varying interests, backgrounds, ages and grade levels.
- Co-ed floors: students may request to live on a co-ed floor in Sherburne or Mitchell Hall. Men and women are assigned to separate wings/areas, and there are separate bathroom facilities.
- Suite-style living: returning and transfer students may request to live in Benton Hall where suite-style housing is located. Each suite accommodates 3-4 people who share two double bedrooms and a furnished living room (couches & lamps). Second and third-floor suites also have a balcony. Two suites share a common bathroom. Benton Hall is available to upper-division students with a GPA of 2.25 or higher.
- Apartment Style Housing: many returning students select to live in Stateview Apartments during their junior and senior years. This is an affordable and convenient option for upper-division students who enjoy living on-campus but want a more independent living environment. Stateview consists of four-person apartments. Each apartment has four private bedrooms, a living room, bathroom, and kitchen with basic appliances. Students that reside in Stateview must have at least a 2.50 GPA and a minimum of 60 completed credits.
- First Year Experience (FYE): the FYE program at SCSU is designed to help first year students make a successful transition to the university, both academically and socially. The goal of FYE is to enhance the first year experience by providing the following opportunities and services:
    - A sense of connectedness to SCSU
    - On-going one-on-one contact with faculty members
    - The formation of student living/learning groups
    - Widespread social and academic support
    - Academic Resource Mentors to help students learn about resources on campus and how to access them

  Advantages for students who choose to participate in the FYE program include:
    - Guaranteed registration in selected courses
    - Academic support provided by peers living in the residence halls
    - An earlier move-in date so that students can participate in activities that will promote their success
- International Community: Lawrence Hall brings people together from different cultures and countries. Roommate pairings match an international student with a domestic student. This community is dedicated to increasing students' awareness and understanding of world issues and cultures. Students majoring in a foreign language, international business or international relations are especially encouraged to consider the Lawrence Hall Community. This community also establishes a good foundation for anyone planning to study abroad.

- Honors Community: students accepted into the University Honors program are strongly encouraged to consider living in the Honors Community on a co-ed floor in Sherburne Hall. This living-learning community is designed to complement and support student's academic work while also giving them opportunities to meet people and have fun!
- Adapted Residence Hall Facilities: selected rooms in Mitchell and Hill-Case have been designated for students with a disability. Students needing special accommodations should indicate their specific needs on the residence hall application.

SUMMARY OF EXISTING RESIDENCE HALL CONDITIONS AT SCSU.

In general, all facilities on the campus were found to be in average to good condition based on the state of the finish materials and building systems observed and reviewed by the planning team during a facility walk through. There are two exceptions to this statement. They are

- Lawrence Hall which was just renovated and recently brought back online to serve students. Lawrence Hall is in very good condition, with new finish materials, mechanical and plumbing systems, electrical and communication systems and room designs. For this purpose, we will not make additional comment about Lawrence Hall.
- Stateview Apartments were recently improved, upgrading the condition of finish materials and building systems. Although these improvements make Stateview's apartments more pleasing and the building systems more reliable, the overall condition of the building with respect to its likely remaining utility as a residence hall remains average and the expected life remaining limited.

The remaining buildings seem to be very well maintained and, although many of the finish materials are dated and aging, their condition is good. In all buildings with the exception of Lawrence and portions of Shoemaker Halls, the plumbing and mechanical systems are out-of-date which is to be expected because of the age of the buildings and the realization that the systems are original. In all likelihood, the mechanical systems do not meet current code requirements for ventilation but this condition does not present a safety concern for students or visitors. These systems have been well maintained and are in generally good condition.

There does not appear to be mold or other environmental toxins in any of the halls although we did not perform destructive testing or a detailed analysis of any buildings looking specifically for environmental issues. However, the lack of appropriate ventilation in the group bathrooms and the aging condition of the plumbing systems and shower pans make it likely that mold is present to some degree. The surface materials in bathrooms are the most likely to exhibit mold which is controlled today by aggressive cleaning protocols. In this regard, updated and improved mechanical systems and finish materials will allow for the use of less aggressive environmental control agents.

All buildings with the exception of Benton Residence Hall and Carol Hall are sprinkled providing the maximum safety against fire.

Electrical systems in all buildings appear to be well maintained but are wholly lacking when the electronic standards of today's students are applied. Most rooms have few electrical outlets requiring students and staff to use plug strips in order to serve their electronic equipment. As a metric, it is not uncommon that a single student will own 10-15 appliances that need to be plugged in. Although plug strips are ideal for use with computer systems, the significant loads that students place on the room-based electrical systems must be stressing those systems to a great degree; likely causing circuit breakers to trip, etc. The buildings, for the most part, were designed to support a minimal electrical access, the students of the 60's and 70's needing only a clock, fan and radio or stereo system. Contemporary students are used to having substantial access to electrical power

which may require re-circuiting the rooms in order to increase the number of electrical outlets. Low voltage telephone and cable communications systems are present in every room and many of the student recreation spaces and appear to be adequate for that purpose. In most cases, students have cell phones and do not require the use of a land line in their room. It is possible to forego the completion of hard-wired telephone systems in student rooms given the proliferation of cell phones amongst students. Also, many cable providers are bundling telecommunications and cable with high speed internet access. SCSU should look seriously at this potential for streamlining communications systems and reducing first time and repair costs by eliminating hard-wiring these services. Whether hard-wired or wireless, access to cable or satellite services must be provided in some manner; and big screens are still a benefit to serving larger groups of students. In addition, Skype and other software programs are eliminating the need for low-voltage communications wiring for telephone access; these telephone services being available in Voice Over Internet Protocol (VOIP). This shift in delivery of all forms of media to a wireless or Wide Area Network (WAN) cable-based system will reduce the potential for cable providers and may make the provision of hard wire access to the campus network unnecessary. Wireless access to the SCSU network is available in most places and is effective in allowing students the flexibility they want to get online wherever they are, whenever they want.

All elevators, with the exception of Lawrence Hall (upgraded recently), Stateview (not provided) Sherburne (recently modernized) and Benton Hall (not provided) are original, somewhat unreliable and slower than current wait times would find acceptable. These conveyance systems are old and slow, in all cases, and are unlikely to meet current codes with respect to ADA requirements. Additionally, as in Mitchell Hall, elevators may be separated long distances from each other making it difficult to manage vertical transportation when one of the elevators is not in service.

With respect to the Americans with Disabilities Act (ADA) requirements SCSU, as most MnSCU institutions, has done a good job of interpreting the requirements liberally; providing disabled students with a very accessible campus. However, there are issues in the housing facilities. The primary path of travel to the main entry doors and from the lobbies to the elevators and upper floors appears to meet the spirit of the ADA, but may not meet all detailed design requirements such as elevator cab size, door widths, etc.. Although a deviation from ideal, this is not a significant issue in that a disabled person can still access most locations within a building without being required to deviate from the path taken by their able-bodied friends and colleagues. Although bathroom fixtures are generally appropriate for an able-bodied or disabled user, some of the clearances required by standard may not be present, thereby making it more difficult for disabled students, friends, staff members or visitors to use these facilities. This is true of bathroom fixtures including showers as well. SCSU has made accommodations to support the disabled with specially designed rooms and appliances. However, the ADA is very specific about serving the needs of the disabled, including those with short-term disabilities that require a student or any visiting individual, to be able to gain access along the "primary path of travel" to all rooms that an able-bodied student can use. As an example, Benton Hall is entirely inaccessible to the disabled because of the half-level stair system. As a result, a resident of Benton Hall who becomes disabled may have to be relocated to another residence hall for such time as they remain disabled; an accommodation which solves the immediate issue of access but does so in a way that is discriminatory from the student's point of view.

The windows and exteriors of the Residential Life buildings appear to be in good conditioned and well maintained. Operable windows in all residence halls are required to meet ventilation codes. However, because they are operable and many of the rooms lack the control of temperature, students open the windows as a last resort to gain control in an over-heated condition, wasting substantial amounts of energy in the process. Window systems, even in the most recent

installations, are the least insulated component in the exterior assembly system and should be kept in good condition, being replaced with new and more energy efficient systems when possible; especially during the renovation of the building's mechanical systems.

Brick exterior systems appear to be in good condition. We did not identify any areas where significant cracking or staining might indicate a settlement issue or where new tuck-pointing or sealants would be necessary. However, we did not complete a detailed analysis of every building's exterior system which should be completed by the facilities group on a regular basis; visually each year and in a detailed manor every 5 years. Despite the good condition of the exterior envelope, the brick with concrete block assembly does not provide a very efficient insulation system, nor is it particularly effective in reducing air infiltration which is quite possibly the largest contributor to increased energy use. As a result, every effort should be made to keep the exterior envelope as "tight" as possible. During renovations, serious consideration should be given to improving the performance of the exterior envelope.

We did not visit the roofs of any buildings within the Residential Life system but believe that the condition of all roofs are being monitored by the facilities group and will be repaired or replaced on an "as needed" basis. In most buildings, the main recreational and service components are located in the basement or lower level.

Furnishings in most of the buildings are severely dated and unlikely to impress a visiting student. In the case where built-ins are provided, these furniture systems could be original. During upgrades to the rooms, furnishings should be replaced with new, loftable components if possible.

MARKETING ANALYSIS

A thorough marketing analysis was completed, designed to identify the conditions under which students who currently choose not to live on campus, or those who once having lived on campus choose not to return, would consider living on campus in SCSU facilities. This survey (the full survey is attached to this report) included a number of focus groups with students and student organizations as well as completing a market analysis of private sector facilities off campus.

In broad terms, SCSU houses nearly 3,000 students at the beginning of Fall semester. During the Fall of 2008, first day room occupancy was over 3,000 but by the 10th day of classes had dropped to just slightly over 2,900. This corresponds to a total capacity of roughly 3,100 beds and an occupancy in the 90% range. Of this group of 2,900 students, 600 agreed to return for their second year on campus. The survey examined to reasons why most students prefer to reside off-campus after their freshman (or first year if a transfer o international student) on-campus experience.

Briefly, the survey found that freshmen and transfer students who lived on campus during their first year of study, enjoyed the experience. They reported that living on campus allowed them to be more active in campus functions, especially during the afternoon and evenings when class schedules are lightest. In addition, campus living provided greater opportunities to meet people, develop friendships and be more socially engaged. In many cases, living on campus was perceived to be safer, comforting parents and guardians that their students were being cared for and protected more so than private housing in the general St. Cloud community would provide.

However, despite the fact that most students living on campus reported having a positive experience, most (80% of the 2900) choose to move off campus during their second year of study. The reasons cited for this preference for private housing were many. They included wanting more freedom to make lifestyle decisions including alcohol possession and use, less expensive

accommodations, more privacy and the ability to select roommates. Many also expressed it as "It's just what you do.".

These findings do not indicate that there are no students who would agree to come back to campus or stay on campus if the available housing stock and living options were improved. In fact, the marketing analysis determined that in addition to the roughly 3,000 students currently residing on campus, SCSU could attract up to an additional 1,300 students if the condition of student housing improved to a point that met or exceeded that which is offered by off-campus private sector facilities. Translated into facility terms, this means that sophomores, upper division, graduate and international students require suite-style housing (at a minimum) and would prefer apartment-style housing that offers them the privacy they seek within a homelike atmosphere. When 1,300 students is examined more closely, there is a segment of roughly 400 students who reported that they could not afford to pay increased premiums for renovated buildings and would have to move off campus if SCSU raised room rates. In effect, these students are suggesting that an increase in room and board rates would drive them to the private sector. In order to serve these students, costs will have to be contained or the SCSU system will price itself out of the market. As a result, although even an aggressive construction schedule will take a minimum of 8-10 years to complete, there are some students who will not be able to afford the rate increases if these increases are applied to the entire housing portfolio. As a result, we have recommended that premiums be applied only to those buildings which are renovated and only to those buildings when they are returned to service; not across the entire SCSU Residential Life system. So, there the high end of the marketing projection is 1300 students but a safer, more conservative number might be 50% of that number or about 700 additional students. It is important to take note that marketing surveys are not surgically precise. Many factors can change in a brief period of time including the reaction of the private sector housing community which is able to respond much more quickly than the public institutional client can.

CURRENT SCSU DESIGN STANDARDS IN CAMPUS HOUSING

The bulk of SCSU's Residential Life facilities provide double occupancy rooms with communal, or congregate, bathrooms located down the hall from the rooms themselves. All SCSU residential life properties except Lawrence, Stateview and Benton Halls are designed on this model. Suite-style configurations are available where two double occupancy rooms share an adjacent bathroom or in the case of Benton Hall, two suites of two double occupancy rooms share a common bathroom. In addition, Stateview's two buildings contain 96 single rooms in 24 four bedroom apartments. There is a sprinkling of single room occupancies throughout the nine buildings (Case, Hill, Holes, Sherburne, Stearns, Shoemaker, Mitchell, Benton and Lawrence) and Stateview's 96 rooms are all single occupancy. With the exception of Stateview, these singles are created when a student desires a single occupancy room and is willing to pay the increased rate or when a Community Advisor (CA) occupies the room. For this reason, it is difficult to determine what the occupancy of the housing system is because it changes year to year. In addition, many rooms in Case Hall have been occupied by the Health Services clinic and are not available to the Residential Life program.

Additionally, SCSU's residence halls are designed to meet MnSCU construction standards which will be discussed later in this document.

NATIONAL TRENDS IN STUDENT HOUSING

Nationally, trends (as documented by the design team in various student housing reports and master plans) in student housing indicate that most freshmen are willing to share a bedroom with another student and share congregate bath rooms for the first year of their education. Sophomores, generally speaking are willing to share a room with another individual but do not wish to share

communal bathrooms with 30-50 students; making suite-style housing an acceptable option. Upper division students will, in most cases, not live in double occupancy rooms, preferring suite or apartment-style configurations; usually with kitchenette facilities. Graduate students and families prefer apartment-style housing with kitchens and enjoy even more separation from the younger students than do their undergraduate colleagues. These generalizations mirror most Residential Life program goals in which freshman are encouraged to have a "collective" experience, rooming with another individual and participating in group activities led by a Resident Advisor or Community Advisor. The only significant deviation is that freshmen prefer a more private toileting and showering experience than is often provided by the existing facilities found on most campuses. SCSU is no exception to this reality.

As a result, shared occupancy and congregate bathrooms provide good opportunities for freshmen to meet people and develop a social life under the direction of the Residential Life staff living in the hall with them. There are relatively simple and cost-effective ways to improve existing freshman housing stock so that they meet the functional and aesthetic expectations of incoming freshmen who would like to see improved privacy in group bathrooms, utility of the electrical and communication systems, more contemporary recreation spaces and more contemporary modular furnishings.

In specific, freshmen, many of whom have never shared a bedroom or bathroom with anyone, would like to be able to shower and perform toilet functions in privacy and with security for themselves and their belongings. This translates into floor to ceiling partitions equipped with lockable doors for showers and towel-off areas as well as toilets. There seems to be no issue with public lavatories where students apply makeup or wash their hands. In addition, most students and members of the Residential Life management team would prefer to have a number of additional services provided to them on the residential floors rather than having them located in the basement or in another campus location. These services include:

- study rooms for small group interaction, allowing one student in a double occupancy room to socialize while the other studies; either alone or with colleagues
- laundry facilities conveniently located so they can be easily reached, where women feel safe and to protect against theft. Often, there is an initial concern regarding the number of washers and dryers on each floor founded in students desire to have immediate availability of the equipment, but this condition is easily, and inexpensively overcome and the benefit of doing laundry near the lounges or resident's room trumps the concern. St. Cloud State students have registered a preference for a single laundry facility to be located centrally in order to assure that sufficient washers and dryers are available. In addition, St. Cloud State University students registered a strong desire for energy efficient machines.
- Recreation spaces for active gaming like ping pong, foosball, pool, etc. These high-activity spaces function best when they are near the buildings entries and largest social spaces where the majority of students can be found. Noise issues can be relatively easily solved.
- Cooking facilities for occasional meals or snacks near the residential rooms and within a management area where students can be held responsible for the condition of the counters and appliances when they are finished using them.
- Larger rooms for club or student group meetings up to 20 individuals located adjacent to building-wide social spaces so they can be open ed to the larger rooms when necessary but closed for smaller meetings.
- Multi-purpose rooms with large screen format TV and fireplaces that convey a homelike atmosphere located on the entry level of a each building and adjacent to the main entry.
- Public restroom facilities for guests on the residential floors if single-sex occupancy is present.

Sophomores are less likely to abide by double occupancy standards in large numbers, even if they are associated with suite-style housing. However, whether sophomores and older students occupy a single or double room, they will not tolerate congregate bathrooms. The minimum standard for a sophomore or older student is therefore, a suite style arrangement with attached three-fixture bathroom. Progressively, as students age, year by year, national trends show the space required to support them goes up. Typically a freshman residence hall is, on average, 225-250 SF per bed whereas suite-style housing is often 300-350 SF/bed and apartment-style can be 375-450 SF/bed. Although marginally older than freshmen, sophomores are no longer the youngest on campus and typically want to be differentiated from their younger colleagues. This additional space per student will accommodate the following features in addition to the features found in freshmen housing:

- Single occupancy bedrooms
- Shared bathroom of no more than 4 people; based on either single occupancy or double.
- Shared living spaces within the suite
- Small in-room kitchenette that allows for some cooking to take place. Typically, these students continue to maintain a food plan but it may be limited to fewer meals than the freshmen require

Juniors, seniors and graduate students largely prefer to live in private accommodations meaning single occupancy with lockable rooms within a suite or apartment style plan. As students matriculate from class to class, unless it is required by policy, fewer of them wish to live on campus. If they are willing to stay on campus, they require all of the services of the younger students plus the following:

- Single occupancy, lockable bedrooms
- Kitchen facilities, though they may still maintain a dining contract of some kind
- Shared living space for no more than 4-6 people
- Separate room contracts, typically 9-month duration, from their colleagues so there is no responsibility for making up rent lost when a roommate leaves
- Separate buildings located somewhat distant from younger students

FINANCING MODEL

Despite the renewed interest on a national basis for increasing the percentage of students living on campus, there remains a fundamental problem with the construction of new facilities and the renovation of existing buildings and that is financing. In most cases, student housing is a stand-alone, self-financing enterprise in which the combination of student room rates and additional fees collectively fund the repayment of bonds sold for the construction and maintenance of all facilities in the housing system. There are several "givens", not unique to the MnSCU system, that must be managed in order to effectively develop a self-supporting housing system. They are:

- The debt repayment period for bonds used to pay for construction. Typically, MnSCU has used 20 year repayment periods whereas the private sector uses 30 or even 40-year debt repayment. In order to be competitive, MnSCU must consider a longer debt-repayment period. Our understanding is that 28-30 year periods may become acceptable to MnSCU.
- The cost of construction, defined by the MnSCU standards, dictates building materials and systems which also then dictate construction cost. Typically, MnSCU requires significantly more expensive systems and materials than the private sector utilizes, making it difficult to provide the same product for a similar cost; therefore the MnSCU system is not able to provide the amenities that the private sector provides at an affordable price. These additional construction costs (typically $180-$220/SF) must be built into the financing model until an alternative is accepted by MnSCU.
- The room rates that students are willing to, and capable of, paying to live in institutional housing. In most cases, freshmen want to live on campus and are willing to pay the going

rate, even if slightly higher but once that year-long experience is over, students race to the private sector where they believe that prices are cheaper and personal freedom is greater.

- The level of reserve funds available for use in managing SCSU's housing system as a whole. Currently, this reserve fund is upwards of $6 Million. MnSCU does not allow campus housing operations to run a deficit. In order to balance the cash flow required by new construction or renovation of existing buildings, revenue fund dollars will have to be drawn down for a period of time until the renovated or new facility "cash flows" once again; generally within 5 years or so As the reserve fund cannot go below $0 and MnSCU requires a 1.2 debt coverage ratio, this fund must be very carefully managed.
- New facilities rarely cash flows after completion. As the cost of construction goes up, the availability of design options including materials and servant spaces goes down. As an example, at St. Cloud State University and MnSCU design and construction standards require a concrete frame with concrete plank or poured slab floors and brick with concrete block backup for the exterior walls and partition walls. This set of construction standards is quite costly (somewhere between $180/SF and $220/SF) and limits the number of square feet available for student use if the resultant room rate is going to be competitive. Ironically, the MnSCU standard supports a long facility life span (perhaps 50-100 years) but, in order to keep the room rate affordable, does not allow for the construction of contemporary facilities; ones that provide for apartment style living, flex space for students to recreate, study and meet, or single occupancy sleeping rooms.
- Design and construction of MnSCU facilities takes longer than the private sector. Generally, the design process can be funded separately from construction, but construction dollars are dependent on the distribution of the Revenue fund that MnSCU manages. With competing interests in these limited dollars, it may be difficult to implement a highly efficient construction program of new housing and renovated existing housing facilities. As a result, it is difficult to predict the inflation of values that occurs over time; both for construction materials and labor. As an example, during the current crisis, most private developers and a number of public institutions are putting projects on hold but are preparing "shovel ready" document sets that will allow them to apply for permits immediately upon the availability of financing. This may produce an artificially high glut of projects and push pricing higher than the state of Minnesota projections; which have been built into the financing model.

The MnSCU construction standards are designed to support the construction of safe, durable and long-term facilities that satisfy a standard of quality well above what normal commercial construction practices produce. However, there is a premium cost associated with constructing to these standards that prevents MnSCU from creating affordable student housing at the suite or apartment level. This inconsistency between affordability and construction standards represents one of the reasons that SCSU (and other MnSCU institutions) cannot construct facilities which provide students with the full package of spatial and physical amenities suggested by the 21st Century Residential Housing studies commissioned by the Association of College and University Housing Officers – International (ACUHO-I). In order to change this dynamic, MnSCU's design and construction standards would have to be modified to allow for less costly construction which would in turn allow for the construction of the additional student spaces required to compete with other housing alternatives; both public (foundation owned and operated) or private off-campus apartment style housing. It is not necessary to substantially reduce construction quality to achieve these goals.

Additionally, the revenue model proposed in this document does not suggest that the construction budgets are going to be made available to SCSU for the construction of new or renovation of existing housing facilities. As a result, we have made the plan flexible. Individual projects can be started when financing is available. Our document lays out the most aggressive renovation and new

construction schedule possible because it is the most prudent with respect to increasing the quality of residential life facilities to a standard accepted by students. In addition, the finance model also does not anticipate any real changes (relying on state cost increase projections) in the general construction market place with respect to the construction prices for renovation and new construction.

DESIGN RECOMMENDATIONS

The design and financial analysis team has determined that a system-wide renovation and new construction program is advisable for St. Cloud State University's Residential Life Program. As reported earlier in this document, SCSU houses nearly 3,000 students and would like to increase the number of upper classmen, transfer and international students who live on campus. Three halls are either in newly renovated condition (Stateview and Lawrence) or are not capable of being renovated for an affordable price (Benton) and, as such, will not be considered as sites for future investment. However, Stateview and Benton do require further discussion regarding their utility. The remaining seven residence halls (Holes, Hall, Case, Sherburne, Shoemaker, Stearns, and Mitchell should be renovated as soon as financially feasible. Further specific discussion regarding the design suggestions follows:

SCHEDULING RECOMMENDATION

Our recommendation, simply put, is to build two new suite-style residence halls of 250 beds each; one as soon as possible and one at the end of an extensive renovation of the remaining residence halls. The existing residence halls should be renovated as predominantly double-occupancy rooms with communal bathrooms; in other words, providing strategic improvements in the areas where privacy is necessary and improving the overall aesthetic of the public spaces. In this process, all mechanical, electrical and plumbing systems will be upgraded. The schedule for construction is provided in the attached financial documents. However, the underlying logic to the schedule is to build a new 250 bed suite style facility which will be available in the fall of 2010. Each year after 2010, roughly 500 beds of existing housing will be renovated during the summer months so that no revenue is lost. When all existing buildings are completed, then a new 250 bed suite style building will be constructed; the entire construction schedule ending in fall of 2015.

The following descriptions summarize each building but the actual detail of the proposed design changes will be found in the attached drawings.

Benton Halls

Benton Halls, north and south, have a current capacity is 307 beds. We recommend no changes be made to these buildings for the following reasons. They were designed and built in a time well before the ADA legislation was in effect and today these buildings are not accessible. Their split-level stair systems and unique floor layouts were innovative at that time of their construction, however, the suite-style design and split-level configuration was quickly discarded because it did not easily allow for students to connect with their peers (due to the absence of hallways) and was so inflexible and difficult to modify to improve access. Because of the split-level stair system it is virtually impossible to renovate Benton Halls to allow for disabled individuals (either student, parent or staff) to access any of its suite-style units. In addition, Benton Halls were designed to support single-occupancy bedrooms which, when combined with a shared bathroom for two units, supported 4 students. Some years ago, Benton was converted to double occupancy rooms which require that 8 students share a common bathroom. Access to the central bathroom is

gained through the living spaces of each double-occupancy, two-bedroom unit, making their use awkward and security more difficult to achieve. Recently, as reported in the marketing survey, Benton Halls were judged by students to be the least desirable of any campus residence hall. This year, 2008-2009, possibly as a result of furniture upgrades and increased single occupancy room availability, students have reversed that attitude and Benton Halls are enjoying relatively high occupancy and few complaints. Because Benton Halls cannot affordably address the access issue required by the ADA, it is our recommendation that they be demolished at some future time when funding is available for the reconstruction of suite-style facilities to be constructed on the existing site. During the mean time, Benton Halls can continue to serve students in double-occupancy rooms until occupancy declines to such a point when rooms will only rent to single occupants. There is no debt associated with Benton Halls.

Stateview Apartments

Stateview Apartments current and future capacity is 96 beds. These two identical buildings were purchased by the university from the private sector. They are the only apartment-style housing on campus and, as such, fill a need for that unit type. In addition, they are located within the housing precinct of campus and the site on which they are constructed is a good location for housing. Stateview Halls were inexpensively built, wood-frame structures that are well below MnSCU standards would dictate. However, they are serviceable and repairs were recently made which will allow them to be used for another 10-20 years if necessary. The major concerns are lack of accessibility due to no elevators, stud construction with sheetrock finish materials, aesthetics which are substantially outside the SCSU norm and inexpensive mechanical systems nearing the end of their useful life. There is debt associated with Stateview. The completion of debt repayment would perhaps be a good time to demolish these two buildings because long-term, Stateview should be replaced with new suite or apartment-style housing in a four-story configuration. Having said that, there is no reason why Stateview cannot continue to provide service to SCSU until such time as substantial renovation is necessary.

Mitchell Hall

Mitchell Hall current capacity is 477 beds. Its future capacity will be 465 beds. It is an aging facility which overlooks the Mississippi River. It is our recommendation that Mitchell Hall be renovated such that it retains the "freshmen experience" based on double-room occupancy and congregate bathrooms. In order to serve student desires for an upgraded facility, SCSU will need to renovate the resident rooms for increased electrical service, new mechanical and HVAC systems to provide heating and cooling, new finish materials in the lobbies and hallways as well as upgraded social spaces. The location of kitchens, study areas, lounges and other social functions should be located on the individual floors, close to resident rooms, wherever possible. Existing congregate bathrooms, provided funding is available, should be renovated to provide for privacy in toileting and shower functions, preserving the lavatories as a common function.

Hill and Case Halls

Hill and Case Halls are identical buildings connected by a corridor at the first level. Hill currently has capacity for 153 beds. Its future capacity will be 137 beds. Case Hall's current capacity is 187. Its future capacity will be 171 beds. They should be maintained as "freshmen experience" residence halls based on double-room occupancy and shared bathrooms. In order to serve student's desire for an upgraded facility, Hill and Case Halls will need to renovate the resident rooms for increased electrical service, new mechanical and HVAC systems, new finish materials in the lobbies and hallways as well as upgraded

social spaces. The location of kitchens, study areas, lounges and other social functions should be located on the individual floors, close to resident rooms, wherever possible. Congregate bathrooms should be renovated to provide for privacy in toileting and shower functions, preserving the lavatories as a common function.

Sherburne Hall

Sherburne Hall is a 13-story building configured around a central circulation core. Its current capacity is 564 beds. Its future capacity will be 512 beds. It should be maintained as a "freshmen experience" hall with double occupancy rooms and congregate toileting. In order to serve student desires for an upgraded facility, Sherburne Hall will need to renovate the resident rooms for increased electrical service, new mechanical and HVAC systems, new finish materials in the lobbies and hallways as well as upgraded social spaces. The location of kitchens, study areas, lounges and other social functions should be located on the individual floors, close to resident rooms, wherever possible. Congregate bathrooms should be renovated to provide for privacy in toileting and shower functions, preserving the lavatories as a common function.

Holes and Stearns Halls

Holes and Stearns Halls are identical stand-alone buildings with student rooms located on the periphery of a centralized service core. Holes current capacity is 412 beds. Its future capacity will be 376 beds. Stearns Hall current capacity is 405 beds. Its future capacity will be 369 beds. They should be maintained as "freshmen experience" halls with double occupancy rooms and shared bathrooms. In order to serve student desire for an upgraded facility, Stearns Hall will need to renovate the resident rooms for increased electrical service, new mechanical and HVAC systems, new finish materials in the lobbies and hallways as well as upgraded social spaces. To the extent possible, Holes and Stearns should maintain the current location of the on-floor lounges and supplement these public spaces with small conference rooms for group study. The location of kitchens, study areas, lounges and other social functions should be located on the individual floors in the core service area of the building close to resident rooms, wherever possible. Congregate bathrooms should be renovated to provide for privacy in toileting and shower functions, preserving the lavatories as a common function.

Shoemaker Hall

Shoemaker hall is the oldest residence hall on campus. Its current capacity is 476 beds. Its future capacity will be 456 beds. It was built in three phases, each phase being expressed as a wing of the building. At one time Shoemaker Hall provided food services to students from a basement kitchen and dining area. Although this function is no longer in use, there has been discussion about renovating the Shoemaker Hall dining services area which will reduce the demand for dining services at Garvey Hall; currently exceeding desirable levels. There is a pediment which represents the main entry to the first phase of construction which has some architectural value. Otherwise the building has no significant architectural value. It should be maintained as a "freshmen experience" hall with double occupancy rooms and shared bathrooms. In order to serve student desires for an upgraded facility, Shoemaker Hall will need to renovate the resident rooms for increased electrical service, new mechanical and HVAC systems, new finish materials in the lobbies and hallways as well as upgraded social spaces. The location of kitchens, study areas, lounges and other social functions should be located on the individual floors, close to resident rooms, wherever possible. Congregate bathrooms should be renovated to provide for privacy in toileting and shower functions, preserving the lavatories as a common function.

TOTAL BUDGET

The above recommended projects are designed to be affordable and complete; bringing all buildings up to a level of quality that will serve the University and its students for years to come. For the purposes of this Comprehensive Plan, we have used $80/SF for renovation and $180/SF for new construction. During the 6-7 year design and construction period, the total cost in real dollars will be roughly $133 Million. This investment in public housing,, although substantial, will also produce a system which not only serves the purpose of enhancing SCSU student experience, but also functions in a profitable way. We developed this program and phased construction schedule based on the following assumptions;

- All buildings are in need of upgrading facilities with the exception of Benton, Stateview and Lawrence as previously suggested.
- All buildings are roughly the same vintage making it relatively easy to project construction costs and develop appropriate design standards.
- Students want and need upgraded facilities yet there is a significant number, possibly as high as 400, who suggest they can pay no more for room and board than they currently pay.
- SCSU cannot afford to lose revenue by taking buildings off-line during fall or spring semester to allow for construction so all renovation work is planned for summer periods. Although it requires substantial project planning and coordination of construction schedules, this kind of intense, summer construction work can be successfully implemented at SCSU. In order to do so, it will require developing an aggressive schedule, sufficient financing and favorable construction pricing.
- Primary upgrades will include mechanical, electrical and plumbing work to bring each residence hall into code compliance which will be mandated by the extent of work being completed. In addition, public space finish materials will be renewed and upgraded to satisfy current demand for contemporary interior design.

D. Student Health Services Vision Development and Programming Report

Executive Summary / Process 2

EXECUTIVE SUMMARY

The Student Health Service began providing medical care to the students of St. Cloud State University in 1925 and was housed in the Eastman Building. The service moved to its current location, a converted floor of a dormitory (Hill Hall), in 1975.

The current location is obscure at best with most students stating that they didn't know where the health service was located for some time after arriving on campus.

Further compounding this identity issue is the fact that the location of the Health and Counseling Services are not shown on any campus maps. Once students locate the health service, its physical appearance causes them to question whether or not it is a "real clinic". In order to overcome these obstacles and to further enhance the services to the campus community, the health service leadership hopes to capitalize on the campus master plan update process to have a new facility included in that document.

Due to the limits of the existing facility, the service must refer students off campus for some basic services such as x-ray as well as specialty care. A new facility will provide opportunities to bring x-ray services on to campus as well as community specialty providers onto campus on a part time basis, making these services more convenient and cost effective for students and reducing off-campus trips which often exceed five miles.

Counseling and Psychological Services is currently housed in Stewart Hall, a predominantly academic classroom building. This high traffic location is viewed by many students as an impediment to seeking services due to the stigma attached to mental health issues.

The counseling service desires to be located in the same building as the health center to facilitate coordination of care with the health center; however they do not wish to be fully integrated into the "clinic" environment.

It is important to note that being located in a facility that provides a central gathering or lobby area where students can gather and then be called into either the clinic or counseling center was considered very desirable as it enhances anonymity for those seeking services. In the interest of infection control and psychological safety, discrete sub waiting areas should be considered to accommodate clinical patients that are contagious or counseling patients that are distraught.

The facility program, developed as a result of this effort, yields a building of approximately 51,000 Gross Square Feet (GSF). The space requirement is comparable to universities of similar size.

PROCESS

The information for this study was gathered through an open, participatory process involving the Directors and staff of the Student Health Service and Counseling and Psychological Services, as well as students, departmental representatives, academic leadership and University leadership. Support for this project and the desire to emphasize wellness is evident throughout all levels of leadership at the University, including the President.

The project started with tours of each of the participant's facilities. The consultants were able to observe the staff in their existing facilities to ascertain the attributes and limitations of the spaces firsthand. This experience was critical to understanding the comments and ideas generated by the visioning session.

An all-day Visioning Session was conducted the second day of the Consultant's visit. The session, attended by representatives of the Student Health Service, Counseling and Psychological Services, and Disability Services, was divided into two parts. The morning session had the participants look at their current operations and services. They were also asked to evaluate the fulfillment of their mission statements. The afternoon session focused on future possibilities. What could each department do better or differently if provided with the necessary resources? They also explored opportunities for new services and programs that could be offered in new and expanded facilities.

The Consultants also conducted student focus groups that were open to the student body, as well as meetings with the representatives from Student Government, Student Health Peer Educators, and Student Health Advisory Committee. Students were asked to describe their experiences with Student Health Services and Counseling and Psychological Services. They were invited to voice their concerns about the existing facilities and offer ideas that could improve services in a new facility.

A meeting with the President's Council provided the consultants with an understanding of their concerns regarding the Student Health Service and the relationship of student wellness and academic success. Subsequent meetings were held with Academic Affairs Council, Campus Recreation, Student Life and Development, Center for Excellence in Teaching and Learning, Veterans Services, Communication Science and Disorders, Women's Center, Human Performance Lab, Athletic Training, College of Nursing, Student Government Representatives, Office of International Studies, and Educational Leadership & Community Psychology.

The Consultants also took a driving tour of the nearby medical services that the Student Health Services use for x-ray and specialty care referrals. The ease or difficulty of accessing these services was examined in an effort to determine which services would be in demand with expanded space on campus.

SUMMARY OF FINDINGS

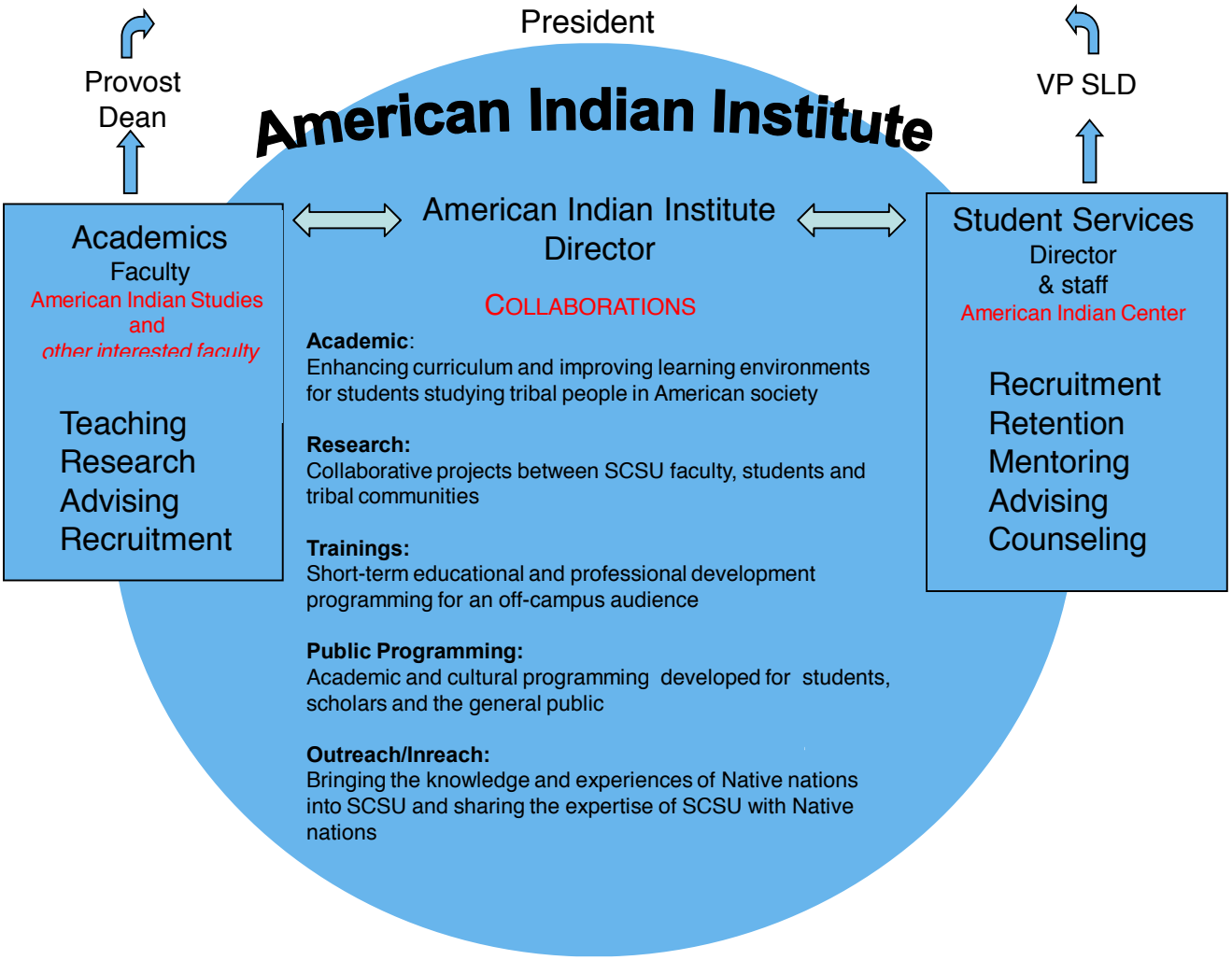
- The program proposed would yield a building of approximately 51,000 gross square feet.
- The site for the new facility should take into consideration the following criteria: proximity to parking, a location within walking distance of campus housing, ease of ambulance access, and accessibility by the community. The new facility should also occupy a prominent location on campus to encourage student use.
- The new facility would house both the Student Health Service and Counseling and Psychological Services, allowing each to retain their identity, while offering a close proximity to encourage collaboration.
- The new facility should be state-of-the art, incorporating the latest technological advances for health care, including electronic health records and electronic prescribing.
- The new facility should incorporate commons areas that encourage frequent access by students. This commons could offer healthy eating choices, computer kiosks, multi-purpose rooms, and study areas, as well as health promotion materials. This space could also support inter-departmental collaborations, such as a satellite gym and space for relaxation classes.
- The new facility would support a campus-wide Wellness initiative.

E. American Indian Institute Space Needs

American Indian Institute
Facilities Use Plan

Overview

The American Indian Institute is an innovative plan to establish collaboration between student services, academics, and community outreach. The goal of the institute is to develop the premier center for American Indians and American Indian studies within the Minnesota State Colleges and Universities System that responds to a need identified by Minnesota tribal communities and sovereign nations.



Facilities Space Needs

	Academics		Student Services
	American Indian Institute Director office		AIC Director office
	Main office		Reception Area/Lobby
	Office Manager		Office Manager
	G.A. office		G.A. office
	Faculty office		AIC Associate Director's office
	Faculty office		Outreach Coordinator's office
	Faculty office		Student worker area
	Faculty office		Library Resource room
	Computer lab		Computer Lab
	Faculty lounge		Student lounge
	Bathroom		Bathroom
	Small conference room (20 people)		Training Room
	Large Conference room (40 people)		Gathering Space (125 people)
	Outside gathering Space		Kitchen

F. Community Clinic Preliminary Request

Community Clinic Preliminary Request

December 9, 2008

Community Clinic:

The following would meet the needs of the current Marriage and Family Therapy and Community Counseling programs in the Educational Leadership & Community Psychology department. The needs may be greater with the addition of a Clinical Psychology Psy D program.

1. A minimum of 8-10 counseling/therapy rooms sized for individual clients. WOULD INCLUDE APPROX 3- 5 PEOPLE
2. Within the above 8-10 counseling/therapy rooms, 3 need to accommodate couples and/or family counseling/therapy. THE 3 LARGER ROOMS SHOULD BE ABLE TO ACCOMMODATE 5-8 PEOPLE
3. One large counseling/therapy room to hold group counseling (10-12 individuals).
4. A minimum of 4-5 rooms will allow for observation and/or reflection team training through the use of a two way mirror. ALL COUNSELING ROOMS SHOULD HAVE ONE-WAY MIRROR AND OBSERVATION AREAS (4-5 INDICATED IS AN ERROR). OBSERVATION ROOMS SHOULD BE ABLE TO ACCOMMODATE 5-6 PEOPLE
5. One conference room. APPROX 15 PEOPLE
6. Private waiting room with reception area. FOR APPROX 8-10 PEOPLE.
7. One Central office where clinical intakes can be received in private combined with a storage room for client files that meets HIPPA requirements (behind double locked doors).
8. One meeting/teaching room that can house up to 15 + presenter/speaker and students. We would anticipate some of the MFT and CC clinical classes (i.e. practicum, internship, couples and family counseling, etc.)to be taught utilizing this space.
9. Computers available for testing/assessment etc, either room based computers or lap-tops. These computers will also allow them to use research based assessments that have computer based scoring systems. ABOUT 3 STATIONS
10. Locked file cabinets for client file storage (HIPPA requirements). 3 CABINETS TO START WITH – MAY NEED 6 AS WE GROW.
11. Video Cameras in each clinical room.
12. Video/Audio Sound System. FOR ALL ROOMS (CONFERENCE, CLASSROOM AND THERAPY ROOM)
13. Viewing Access – TV, DVD's. IN CONFERENCE ROOM. IF POSSIBLE COULD USE AN ADDITIONAL SMALL ROOM THAT COULD ACCOMMODATE 5-7 PEOPLE FOR SUPERVISION. WOULD NEED TV AND DVD VIEWING ACCESS IN THIS ROOM AS WELL.

G. Mississippi Scenic Riverway Management Plan

Management Plan

July 2004

Mississippi Scenic Riverway

Minnesota Department of Natural Resources
Division of Waters

Summary

The Mississippi River between the cities of St. Cloud and Anoka was designated as a State Wild and Scenic River in 1976, under authority of the Minnesota State Wild and Scenic Rivers Act (M.S. 103F.301-103F.345). This legislation directs DNR to conduct studies, develop criteria for classification and designation of rivers, and adopt rules to manage and administer the wild and scenic rivers system. The designation procedure requires a management plan to be prepared for each river within this system.

The Mississippi Scenic Riverway management plan has not been updated since its original publication. This new plan replaces the original 1976 plan. Along with the new scenic riverway management plan is a map atlas that illustrates many different aspects of the riverway corridor. Geographic Information System (GIS) technology was used to produce maps of the riverway, enabling a resource and land use analysis to be conducted graphically as part of the development of this plan.

The DNR used a community-based planning process in developing this plan; its objective was to update the original plan to reflect current needs within the scenic riverway corridor. To implement the concepts in this new management plan, the DNR must update Minnesota Rules Chapter 6105 for wild and scenic rivers. The adoption of new rules and subsequent amendments to local government ordinances will assist in resolving many land use conflicts that are occurring along the corridor due to rapidly developing cities and counties within the scenic riverway district boundaries. The 1976 plan was not designed to address those urban growth and development issues.

One outcome from the community-based planning process is a modified riverway district boundary to better address local development concerns and increase protection of sensitive areas, while making the boundary easier to find in the field. The riverway land use districts will be changed from scenic and recreational to rivertown, rivertown expansion, rural residential, and rural open space. A second outcome of the community-based planning process is increased flexibility given to local units of government within each of these scenic riverway districts to determine lot size and width, and use density to help determine development patterns. A third important outcome is an emphasis on riverway stewardship.

This management plan is considered a guidance document for the vision of the riverway. To implement this vision, Minnesota Rules Chapter 6105 will need to be amended. As is true for many management plans, it will need to be updated periodically as conditions change within the riverway, and the plan becomes outdated. Local zoning ordinance amendments will be needed following an update to the rules. Local ordinance amendments should be based on the new rules, not on this management plan.

H. Atwood Memorial Center Vision Program

I. Statement of Purpose

Atwood Memorial Center, the student center at St. Cloud State University, opened its doors in 1967. During the past 40 years there have been four additions/renovations to the building in order to improve/expand and develop the services and opportunities to our campus community of 20,000. Each addition/remodel focused on a specific need and was never comprehensive in design or plan. As AMC began planning for infrastructure renovation of the kitchen facilities (which has not been updated since the original 1967 construction) we decided, after consultation with Student Life and Development Vice President Overland, to complete for the first time a feasibility study of the needs of Atwood Memorial Center.

A student based committee was formed in Spring Semester 2008. The process began with a committee of six dedicated students along with Ed Bouffard, Associate Director and Margaret Vos, Director of Atwood Memorial Center. Through weekly meetings and seven site visits to student unions in the region, the committee's purpose was to begin the discussion of the future vision for AMC to become a world renowned student center. David Leapaldt, principal, and staff from GLTArchitects, were brought into the process during Fall semester 2008 and Kyle Taft from MHTN Architectural Firm, Salt Lake City, served as consultant to the process.

II. Current Challenges

Meetings and interviews this past year with outside consultants, University Leadership, students, faculty and staff, community members, and current and proposed users resulted in several recurrent themes regarding the current Atwood Memorial Center;

- The current building is over 12% undersized to meet its current need, and over 21% undersized for needs projected for the next 5-10 years. See both Appendix B, Summary of Space Program Needs and the separate full Space Program Report.
- The original structure, and subsequent planning efforts which were limited in both scope and funding, have resulted in a building that is inflexible and which has limited access to both natural light and exterior views.
- Food venues are in less than ideal locations.
- As the campus has changed and a new parking structure has been erected, the primary entry at the building's northwest corner is

J. Meeting Minutes

Meeting Minutes

COLLABORATIVE DesignGroup, inc.

Architecture Engineering Interiors Planning

Meeting Date:	23 October 2008	**Project No:**	08121.00
Meeting Time:	2:00 – 4:00	**Project Name:**	SCSU Master Plan Update
Re:	Kick-off meeting		
Prepared By:	Bill Hickey		
Distribution:	Attendees		

PROJECT PERSONNEL

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		Community Studies Student		
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*	Jack Cochran	Biko Associates, Inc.	612-623-4000	Coch0070@umn.edu

* Attended meeting

ITEM	TOPIC	DISCUSSION
1-01	Overview of Project/Project Schedule	10 year plan (start to finish) ▪ Neighborhood plan/preservation group under development ▪ Project Scope (Comprehensive Plan)
01-02	CDG/Bike Assoc. Process	Tool Kit for University ▪ Needs assement ▪ Goals & objectives ▪ Condition Analysis ▪ Test (program needs) ▪ Master plan alternatives ▪ Preferred alternative ▪ Master plan & capital plan
01-03	External Stakeholders (Building Bridges)	Community Stakeholders ▪ Power Company ▪ DNR ▪ U.S. Army Corps of Engineers ▪ Regional Commuter Rail ▪ City Development planning ▪ Neighborhood groups ▪ Chamber of Commerce (contact name is pending) ▪ St. Cloud Recreation Committee ▪ Mississippi River Connections Committee (River Planning)– Steve is member ▪ Community and Visitor Bureau ▪ St Cloud Environmental Council ▪ City – Aquatics Center, hub with transit between the University Students/Organization Stakeholders ▪ Government association and Resident Hall Associations (main ones) ▪ Commuters – how does the university reach these individuals? Usually not a part of Government Association or Resident Hall Associations ▪ Northern Suburbs big commuter source (1,500-2,000 only purchase permits) ▪ University can split out demographics to target specific populations of students ▪ Community involvement has evolved into a discipline (can a mail survey be compiled on/off campus ▪ Focus Groups (potential opportunities) - Residential village at Selke Field – neighborhood? - Redevelopment on 5th Avenue – Coborns site (50 million dollar investment), should the University get engaged?
01-04	Work Plan & Schedule	November 13th and 14th will be open dates for interviews November 20th large group will meet from 9:30 am – 11:00 am
01-05	Issues/Concerns	Debbie – Parking and inside buildings Athletics – Parking for events, athletic department would like facility for baseball, and track and field. N.U.C. – enhanced communications between neighborhood City – coordination of all various planning efforts (land-use, environment, transportation, etc.) Residential Life – coordinated planning Foundation – undergrad collegiate experience (neighborhood and campus environment) Tech – city ties, connections and integration

		Steve – optimize range of issues tech, space, parking extremes, etc. Athletic dir. – community collaboration, design excellence reflecting community access, green space, connection to river and sustainability John Palmer – academic plan driven other plan linkage between needs, amenities, academic planning, strategic planning, underground parking. Academic plan, needs have been addressed and will be a driver for future planning, utilize south parking lot property as the gateway into the University, utilize canoeing, fishing and access to river as attraction points for campus Ron – Athletic experience – does not connect with larger campus, academics, wellness, quality community access, parking, active green space, lifetime leisure, transportation alternatives (biking, skating, scooters, motorcycles, etc.), sustainable construction – geothermal, maximize river utilization Dave – pedestrian/vehicular traffic – first impressions – conflicts with pedestrian/auto – separation, obstruct dumpster views, river bluff connection access/opportunities
01-06	Student Experiences	Parking, Recruitment & retain, sustainability, etc. ▪ Ethics (long term university goals) and sustainability ▪ Green spaces (intimate, private and public) ▪ Transportation – what are the routes, traffic safety, easily accessible and encourage ▪ North end of campus is hard to discover, no sense of campus threshold ▪ How does the university define campus? Fencing (wrought iron), signage, community development, 5th street Alive, gateways ▪ Propose a short term plan that embraces 20 year plan ▪ 5th street should be free flowing during class schedules, games, etc. ▪ Second largest generator of traffic but not served by more than 1 four lane ▪ City – get other contracts for planning work ▪ Issues of acquisition on 5th vs. finishing edge
01-07	Student Attraction	Location/program/price Affordability Location/program/price first impressions (tours in summer are great) first generation of four year institutions significant I94 and I10 provides guest location for access "far enough to go away and close enough to go back home" should not use centers of excellence Strength of academics "Flagship of MNSCU system" ▪ facilities ▪ utilization of region Outdoor program growing, foam Community outreach (revenue & exposure) ▪ athletic/recreation (good for community) ▪ youth programs @ other parks ▪ Atwood is destination for some community events ▪ cultural events ▪ concerts, plays ▪ art fair (15-20k people attend), one of the largest events of St. Cloud
01-08	Issues/Concerns	North side is not inviting to visitors, ramp should help Way finding signage, non-communicative signs (names don't relate to what is going on in the building) Lack of collegiate style/architecture, green space and outdoor life

		Inviting spaces – Atwood center utilized extensively "1st Avenue is back ground of campus" but stiff to navigate Barton park – Floats – no clear directions – Significant opportunity for community – Coordinate with city – Busy pedestrian zone – Location not good for present hubs – south border new hub? – Neighborhood has raised funds for improvements 200k + fountain but is city park Major traffic issues east of 5th and east of Atwood – pedestrian freezes cars Poor bike use/storage on campus – not deliberate planned for etc. Scooters/Motorcycles – space is limited and overall number on incline Some bike lanes but not completed Centennial – crossing/sidewalk problems also at Atwood Need to integrate living community south of 9th street Perceptions Wider sidewalks narrow down to smaller sidewalks City working on integrating bike paths and trails

Meeting Minutes

COLLABORATIVE DesignGroup, inc. Architecture Engineering Interiors Planning

Meeting Date:	12 February 2009	Project No:	08121.00
Meeting Time:	2:00 – 4:00	Project Name:	SCSU Master Plan
Re:	Design Meeting #3		
Prepared By:	Bill Birkey		
Distribution:	Attendees		

1. Themes and Strategic Directions
    - *Review of interview findings & distribution of summary notes*
    - *Discussion of common elements and themes emerging from research and interviews with stakeholders*
    - *Discussion of external (City, State) factors anticipated – NorthStar Commuter Rail, Highway and Bridge work planned*

2. Campus & Site Analysis
    - *Land Use & Organization – review of present pattern – discussion of positive aspects and challenges in current use*
    - *Review of initial thoughts for future land use pattern*
    - *Transportation – review of traffic volumes and impacts*
    - *Issues & Priorities for initial exploration*
    - *Review of graphics to date*

3. Status of Open Items
    - *Health & Wellness Study – nearly complete. Likely to reflect need for two separate facilities (Student Health Center, Wellness Center)*
    - *Housing Study – anticipated late summer 2009*
    - *Utilization Rate Confirmation – discussion of initial report, discrepancies and known issues*

4. Other Items – Next Steps

Meeting Minutes

COLLABORATIVE DesignGroup, inc. Architecture Engineering Interiors Planning

Meeting Date:	14 April 2009	Project No:	08121.00 SCSU Campus
Meeting Time:	10:00 – 12:00	Project Name:	Comprehensive Plan
Re:	Design Meeting #4		
Prepared By:	Bill Hickey		
Distribution:	Attendees		

***** NOTE MEETING LOCATION CHANGE *****

Meeting to be held in Atwood Memorial Center WOW Extension

Tuesday April 14th 10:00 – 12:00

1. Campus Planning Framework
    - *Update on meetings with City planning staff and review of State information regarding NorthStar*
    - *Discussion of neighborhood concerns*
    - *Presentation, review, and comment on current analysis graphics:*
        - *Traffic Conditions*
        - *Existing Physical Context*
        - *Campus Site and Landscape Opportunities*
        - *Strategic Opportunities*
    - *Facilities Options*
        - *Review of current FCI information, identification of buildings for additional verification*
        - *Review of graphics for building / planning priorities*

2. Priorities and Timing
    - *Discussion of Planning Priorities*
        - *Validation of listings*
        - *Discussion of priorities and possible phasing*
        - *Likely timeframes – initial thoughts*

3. Other Items – Next Steps

Meeting Minutes

COLLABORATIVE DesignGroup, inc. Architecture Engineering Interiors Planning

Meeting Date:	5 May 2009	**Project No:**	08121.00 SCSU Campus
Meeting Time:	2:00 – 4:00	**Project Name:**	Comprehensive Plan
Re:	Design Meeting #5		
Prepared By:	Bill Hickey		
Distribution:	Attendees		

1. Campus Planning Framework
    - *Presentation, review, and comment on current analysis graphics:*
        - *Traffic and parking impacts – likely long-term strategies and impacts, discussion of neighborhood issues*
        - *Existing physical context vs. proposed planning*
        - *Campus landscape opportunities – river focus, discussion of other (DNR, City) river planning*
        - *Strategic Opportunities*
    - *Facilities Options*
        - *Review of graphics for building / planning priorities and responses to planning priorities*
        - *Review of neighborhood impacts and concerns*
    - *Discussion of Planning Priorities*
        - *Validation of listings*
        - *Discussion of priorities and likely timeframes*

2. Priorities and Timing
    - *Discussion of Planning Priorities*
        - *Discussion of priorities and possible phasing*
        - *Review of current / ongoing initiatives (e.g. ISELF) and format for inclusion in planning documents*
        - *Likely timeframes – 0-5, 6-10, 11-25, 25-50 year windows*

3. Review of Needs, Time Frames, and Priorities
    - *Review of documentation to date and items still outstanding*
    - *Utilization factors discussion – breaks in data to be reviewed with SCSU staff*

4. Other

Meeting Minutes

COLLABORATIVE DesignGroup, inc. Architecture Engineering Interiors Planning

Meeting Date:	**12 May 2009**	**Project No:**	**08121.00 SCSU Campus**
Meeting Time:	**10:00 – 12:00**	**Project Name:**	**Comprehensive Plan**
Re:	**Design Meeting #6**		
Prepared By:	**Bill Hickey**		
Distribution:	**Attendees**		

1. Review of updated Campus Planning Priorities as modified at 5/5/09 meeting.
    - *Discussion of Planning Priorities current listing*
    - *Discussion of identified precedence and intended phasing*
    - *Review of current / ongoing initiatives (e.g. ISELF) and format for inclusion in planning documents*
    - *Likely timeframes – 0-5, 6-10, 11-25, 25-50 year windows and project breakout into respective sections*
    - *Facilities Options*
        - *Review of graphics for building / planning priorities and strategies for responses to planning priorities*
        - *Identification of initiatives requiring further study (site selection etc.)*

2. Review and discussion of Land Use plan and related topics.
    - *Presentation, review, and comment on current analysis graphics:*
        - *Traffic and parking impacts – likely long-term strategies and impacts, discussion of neighborhood issues*
        - *Existing physical context vs. proposed planning*
        - *Campus landscape opportunities – river focus, discussion of other (DNR, City) river planning*
        - *Strategic Opportunities – need for small green spaces – opportunity for removal of multiple small parking areas to more centrally located facilities, to free up inter-building spaces for recreation and casual use*

3. Priorities and Timing
    - *Review of documentation to date and items still outstanding*

Meeting Minutes

COLLABORATIVE DesignGroup, inc. Architecture Engineering Interiors Planning

Meeting Date:	2 June 2009	**Project No:**	08121.00 SCSU Campus
Meeting Time:	10:00 – 12:00	**Project Name:**	Comprehensive Plan
Re:	Design Meeting #7		
Prepared By:	Bill Hickey		
Distribution:	Attendees		

1. Review of Campus Planning Strategies as finalized at 5/12/09 meeting.
    - *Discussion of final Planning Priorities tables*
    - *Discussion of identified precedence and intended phasing*
    - *Update on ISELF and COSE Master Planning Process*
    - *Update on Residence Hall Master Plan*
    - *Discussion of impacts of Coborn Plaza / 5th Avenue Live project and proposed University leases there*
    - *Facilities Options*
        - *Review of report graphics for building / planning priorities*

2. Review and discussion of Land Use plan and related topics.
    - *Presentation of final analysis graphics*
        - *Discussion of format and graphic approach*
        - *Review of strategies and phasing*

3. Review and discussion of Campus Utilization Rates and related topics.
    - *Review of revised rates based on CDG re-calculations / SCSU revised data – discussion of (limited) impacts*

4. Next Steps.