



# 3

EXISTING BUILDING CONDITIONS



## Existing Building Conditions Summary

To assess the condition of the existing buildings on campus, RDG coordinated a series of meetings to receive input from all campus stakeholders, toured all campus facilities, and reviewed building maintenance and other information provided by SCSU. The major themes which emerged from this process are listed at the beginning of this chapter. Additional information and detail for each theme is included within the remainder of Chapter 3.

### Existing Building Themes

#### Physical Conditions

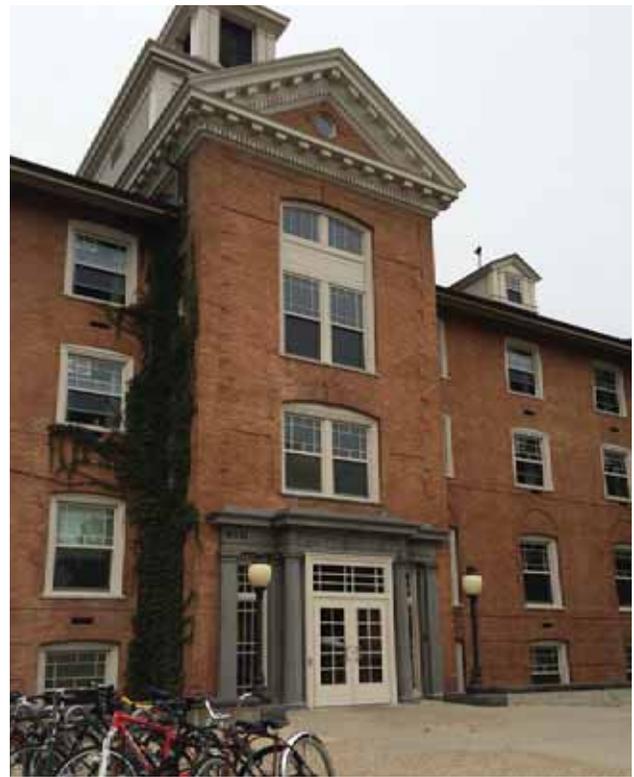
1. Buildings are tired; this perception was common in many of the Affinity Group meetings and related to the physical appearance of buildings and spaces (but not necessarily maintenance issues, which are accounted for in the Facility Condition Index):
  - Expansive use of raw concrete contributes to this perception.
  - A lack of impressive, multi-story showpiece spaces at the entrances to buildings is noticeable.
  - This perception was stated to have a significant impact on recruiting.
2. Limited connection from interior of buildings to exterior campus environment reduces the ability to see and be seen.
3. Overall campus Facility Condition Index (FCI - the cost of deferred maintenance divided by (CRV) capital replacement value) is 0.09, less than the MnSCU system average of 0.11.
4. One-third of campus buildings (by cost replacement value and gross square footage) have FCI's of 0.18 or higher, totaling a maintenance backlog of nearly \$96 million.
5. Scheduled maintenance for the next ten years totals nearly \$100 million, not including current backlog.
6. Stearns and Holes Halls are currently vacant, which accounts for five percent of campus space gross square footage (GSF).



Brown Hall (left), Miller Resource Center Right

### Space Utilization

1. Ownership of Classrooms is a significant issue – 34 rooms (21 percent) are “owned”:
  - The key holders to owned rooms control scheduling and recording practices.
  - Ownership of classrooms results in lower utilization and station occupancy.
  - College of Liberal Arts (COLA) and College of Science and Engineering (COSE) own 61 percent of classrooms (22) across campus.
  - The Education Building, Centennial Hall, and Stewart Hall have very low ownership.
2. Classrooms with more than 50 seats are popular to schedule classes in but are extremely under-occupied, with few exceptions:
  - A desire for larger classrooms was voiced in several of the Affinity Group meetings, but it does not appear that a need exists.
  - The 28 classrooms with greater than 50 seats have an average seat utilization of less than 40 percent, indicating that many of the classes held in these rooms could be held in a smaller room.
3. SCSU is continuing to evaluate the use of Class Laboratories and potential efficiency increases.
  - The majority of these spaces have low utilization based on the MnSCU standard of 32 hours per week, but it is often typical to expect lower usage of Class Labs than Classrooms by as much as 50 percent.
  - Class Labs have an average station occupancy of 67.09 percent.
  - 94.8 percent of Class Labs are owned, which is expected due to the specific use of each lab.
  - It is believed that many of these labs serve a very specific function that cannot be shared with other labs, but are necessary to meet accreditation standards.
4. The College of Liberal Arts and College of Science and Engineering use significantly more instructional space across campus than other colleges and schools, which correlates with significantly higher enrollments.
5. Colleges and schools which occupy a single building have higher average utilization, such as the Herberger Business School in Centennial Hall (69 percent) and the School of Education in the Education Building (71 percent).
6. Classroom and Class Lab use drops significantly on Fridays and evenings.



Lawrence Hall (top), Halenbeck Hall (middle), Atwood Memorial Center (bottom)



Miller Resource Center

## Building Analysis and Summary

### Summary of Campus Buildings

There are 56 buildings on the SCSU campus that track maintenance backlog and future expenditure requests.

Of these buildings, 20 are used for direct instructional purposes and the remainders provide academic support, student housing, or infrastructure. Facilities Renewal and Reinvestment Module (FRRM) reports track the addition to 51B, each greenhouse connected to the Wick Science Building, and Halenbeck North and South as separate buildings, all of which are scheduled by the Registrar as single buildings.

Direct Instructional buildings account for 1.65 million GSF (51 percent of campus). This includes 167 total classrooms and 58 total class labs.

Saint Cloud State University Number of Buildings on Campus	
<b>Total</b>	<b>56</b>
Instructional	20
Academic Support	12
Residence Hall	14
Athletics/Recreation	4
Service	6

Table 3.1 Number of Buildings on Campus – St. Cloud State University; Source: SCSU FRRM Backlog and 10 Year Forecast

The 14 residence halls on campus account for 22 percent of total GSF; academic support buildings account for 12 percent; athletics and recreation buildings account for seven percent; and service buildings account for six percent.

### Building Data Sheets

Detailed information for each building on campus is included on building data sheets located at the end of this chapter.



St. Cloud State Existing Building Use

**KEY - EXISTING BUILDINGS**

1. North Benton Hall
2. Ervin House
3. South Benton Hall
4. Holes Hall
5. Stearns Hall
6. Stateview North
7. Stateview South
8. Women's Center
9. 525 Building
10. Public Safety Center
11. Case Hall
12. Hill Hall
13. Sherburne Hall
14. Garvey Commons
15. Mitchell Hall
16. Whitney House
17. Kiehle Visual Arts Center
18. James W. Miller Learning Resources Center
19. Performing Arts Center
20. Atwood Center
21. Lawrence Hall
22. Stewart Hall
23. 51 Building
24. Centennial Hall
25. Administrative Services Building
26. Headley Hall
27. Brown Hall
28. Lewis House Foundation
29. Riverview
30. Eastman
31. Robert H. Wick Science Building
32. ISELF
33. Education Building
34. South Office Center
35. Richard Green House
36. American Indian Center
37. Engineering & Computing Center
38. Child Care Center
39. Shoemaker Hall
40. Heating Plant
41. Facilities Management
42. Chiller Plant
43. Halenbeck Hall
44. Student Recreation Center
45. Husky Stadium
46. Herb Brooks National Hockey Center
47. Husky Hub
48. Trail Head Facility



St. Cloud State Existing Building Conditions



# Conditions Assessment

## Facilities Condition Index

The campus 2014 Facility Condition Index (FCI) is 0.09, indicating a maintenance backlog of over \$95.6 million. This is lower than the MnSCU system average for FY2014 of 0.11. There are fifteen buildings on campus with FCI values of 0.18 or higher. These buildings account for approximately one-third of the campus current replacement value (CRV) and gross square footage (GSF), and include five instructional buildings, four academic support buildings, five residence halls, and the heating plant.

Major instructional buildings with substantial FCIs include Headley Hall, the Wick Science Building, the Education Building, and Halenbeck Hall North. Three of the homes on campus are among the facilities with high FCIs, including the Whitney House, the 525 Building, and the Lewis House.

It is anticipated that the heating plant work will be completed within the next five years, and Eastman Hall is in schematic design for a substantial renovation for which funding is pending.

There are 23 buildings on campus which have FCI's of 0.00, including eight instructional buildings, two academic support buildings, seven residence halls, two athletic and recreation buildings, and four service buildings. These buildings also account for approximately one-third of total campus CRV and GSF.

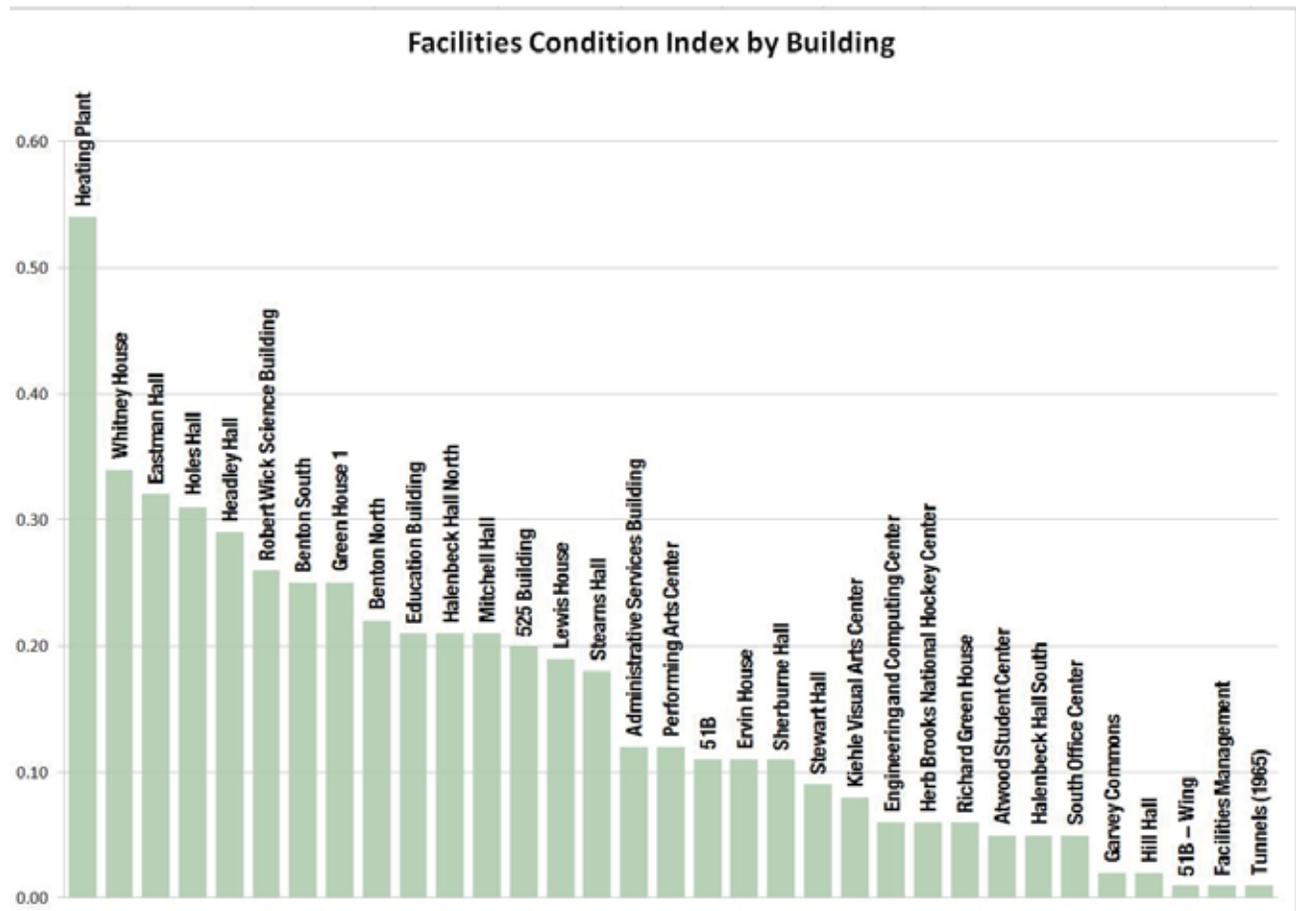


Figure 3.1 Facility Condition Index by Building – St. Cloud State University; Source: FRRM Backlog & 10 Yr Forecast

**Saint Cloud State University  
Facility Valuation, Maintenance Backlog and Schedule Maintenance**

BUILDING NAME	BUILDING TYPE	FRRM Data				
		CRV (000's)	Backlog (000's)	2015 Projected (000's)	Future Projected (000's)	FCI
<b>All Buildings</b>		<b>\$ 905,137</b>	<b>\$ 95,630</b>	<b>\$ 23,673</b>	<b>\$ 76,645</b>	<b>0.09</b>
Heating Plant	Service	\$ 5,729	\$ 3,085	\$ 208	\$ 137	0.54
Whitney House	Academic Support	\$ 3,371	\$ 1,140	\$ -	\$ 236	0.34
Eastman Hall	Academic Support	\$ 13,620	\$ 4,304	\$ -	\$ 479	0.32
Holes Hall	Residence Hall	\$ 24,668	\$ 7,567	\$ -	\$ 818	0.31
Headley Hall	Instructional	\$ 15,664	\$ 4,552	\$ -	\$ 918	0.29
Robert Wick Science Building	Instructional	\$ 71,530	\$ 18,945	\$ 98	\$ 11,644	0.26
Benton South	Residence Hall	\$ 8,770	\$ 2,183	\$ 402	\$ 285	0.25
Green House 1	Instructional	\$ 1,337	\$ 328	\$ 20	\$ 203	0.25
Benton North	Residence Hall	\$ 6,351	\$ 1,376	\$ -	\$ 450	0.22
Education Building	Instructional	\$ 29,909	\$ 6,415	\$ 383	\$ 2,872	0.21
Halenbeck Hall North	Instructional	\$ 46,233	\$ 9,870	\$ 2,312	\$ 1,774	0.21
Mitchell Hall	Residence Hall	\$ 27,216	\$ 5,594	\$ 2,003	\$ 603	0.21
525 Building	Academic Support	\$ 891	\$ 179	\$ 89	\$ 135	0.20
Lewis House	Academic Support	\$ 1,957	\$ 363	\$ -	\$ 75	0.19
Stearns Hall	Residence Hall	\$ 24,965	\$ 4,438	\$ -	\$ 4,181	0.18
Administrative Services Building	Academic Support	\$ 17,632	\$ 2,067	\$ 226	\$ 1,762	0.12
Performing Arts Center	Instructional	\$ 23,296	\$ 2,884	\$ 2,367	\$ 4,069	0.12
51B	Instructional	\$ 13,602	\$ 1,546	\$ 285	\$ 616	0.11
Ervin House	Academic Support	\$ 3,350	\$ 372	\$ 201	\$ 224	0.11
Sherburne Hall	Residence Hall	\$ 33,037	\$ 3,796	\$ 2,871	\$ 4,805	0.11
Stewart Hall	Instructional	\$ 52,693	\$ 4,561	\$ -	\$ 6,823	0.09
Kiehle Visual Arts Center	Instructional	\$ 18,189	\$ 1,426	\$ 3,092	\$ 2,334	0.08
Engineering and Computing Center	Instructional	\$ 27,195	\$ 1,749	\$ 1,895	\$ 4,296	0.06
Herb Brooks National Hockey Center	Athletics/Recreation	\$ 45,025	\$ 2,529	\$ -	\$ 4,565	0.06
Richard Green House	Academic Support	\$ 1,115	\$ 66	\$ 21	\$ 186	0.06
Atwood Student Center	Academic Support	\$ 44,986	\$ 2,224	\$ 700	\$ 6,443	0.05
Halenbeck Hall South	Instructional	\$ 29,611	\$ 1,418	\$ 1,481	\$ 3,402	0.05
South Office Center	Academic Support	\$ 827	\$ 40	\$ 131	\$ 10	0.05
Garvey Commons	Academic Support	\$ 12,639	\$ 298	\$ 562	\$ 1,336	0.02
Hill Hall	Residence Hall	\$ 9,158	\$ 190	\$ 378	\$ 305	0.02
51B - Wing	Instructional	\$ 1,821	\$ 21	\$ -	\$ 511	0.01
Facilities Management	Service	\$ 4,558	\$ 60	\$ -	\$ 594	0.01
Tunnels (1965)	Service	\$ 2,507	\$ 19	\$ -	\$ 169	0.01
4th Avenue Parking Ramp	Service	\$ 6,424	\$ -	\$ -	\$ 109	0.00
American Indian Center	Academic Support	\$ 759	\$ -	\$ 46	\$ 28	0.00
Brown Hall	Instructional	\$ 23,340	\$ -	\$ 895	\$ -	0.00
Case Hall	Residence Hall	\$ 9,241	\$ -	\$ -	\$ 77	0.00
Case/Hill Lounge	Residence Hall	\$ 1,429	\$ -	\$ -	\$ 43	0.00

Table 3.2 Facility Conditions – St. Cloud State University; Source: SCSU FRRM Backlog and 10 Year Forecast

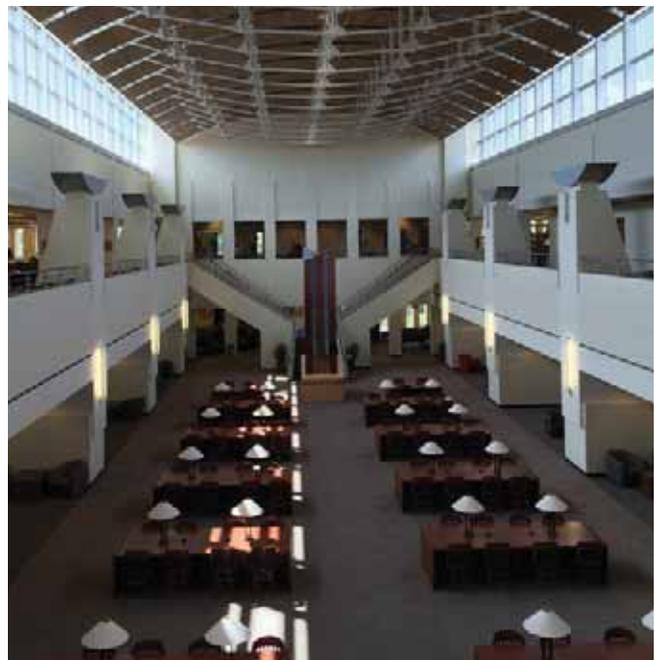
Saint Cloud State University Facility Valuation, Maintenance Backlog and Schedule Maintenance						
BUILDING NAME	BUILDING TYPE	FRM Data				
		CRV (000's)	Backlog (000's)	2015 Projected (000's)	Future Projected (000's)	FCI
Centennial Hall	Instructional	\$ 57,936	\$ -	\$ -	\$ 2,223	0.00
Chilled Water Plant	Service	\$ 2,307	\$ -	\$ -	\$ 295	0.00
Green House 2	Instructional	\$ 178	\$ -	\$ -	\$ 19	0.00
Husky Hub	Service	\$ 297	\$ -	\$ 14	\$ 33	0.00
Husky Stadium	Athletics/Recreation	\$ 8,895	\$ 25	\$ -	\$ 641	0.00
ISELF	Instructional	\$ 23,000	\$ -	\$ -	\$ -	0.00
Lawrence Hall	Instructional	\$ 3,281	\$ -	\$ -	\$ 223	0.00
Lawrence Hall	Residence Hall	\$ 8,190	\$ -	\$ -	\$ 580	0.00
Miller Center Library	Instructional	\$ 69,586	\$ -	\$ 2,670	\$ 2,346	0.00
MN Highway Safety & Research Cntr	Service	\$ 331	\$ -	\$ -	\$ 66	0.00
Public Safety	Service	\$ 2,016	\$ -	\$ -	\$ 55	0.00
Riverview	Instructional	\$ 9,729	\$ -	\$ -	\$ 401	0.00
Shoemaker Hall (east)	Residence Hall	\$ 10,388	\$ -	\$ -	\$ 548	0.00
Shoemaker Hall (north)	Residence Hall	\$ 9,132	\$ -	\$ -	\$ 51	0.00
Stateview North	Residence Hall	\$ 3,807	\$ -	\$ 186	\$ 423	0.00
Stateview South	Residence Hall	\$ 3,807	\$ -	\$ 63	\$ 281	0.00
Robert Wick Science Building Addition	Instructional	\$ 14,981	\$ -	\$ -	\$ 412	0.00
Student Recreation Center	Athletics/Recreation	\$ 11,320	\$ -	\$ -	\$ 434	0.00
Womens Center	Academic Support	\$ 1,311	\$ -	\$ 74	\$ 97	0.00
Dome Storage Building	Athletics/Recreation					

Table 3.2 cont. Facility Conditions – St. Cloud State University; Source: SCSU FRM Backlog and 10 Year Forecast

### Scheduled Maintenance

SCSU anticipates maintenance needs of nearly \$23.7 million in 2015 with additional maintenance costs of \$76.6 million over the next 10 years. In 2015, it is anticipated that maintenance will accumulate for significant projects at the Miller Learning Resource Center, Halenbeck Hall North and South, the Engineering and Computing Center, Kiehle Visual Arts Center, Sherburne Hall, the Performing Arts Center, and Mitchell Hall.

In total, SCSU currently anticipates maintenance needs of nearly \$196 million over the next 10 years.



Existing study space.

# Classroom Space Utilization and Needs Assessment

Data provided by the university was analyzed to produce the following space utilization report:

**Type of Space:** Instructional spaces on campus have been analyzed according to the unique room type assigned to each space from the MnSCU standards. These spaces, both classrooms (110) and class laboratories (210), each serve a specific instructional purpose which uniquely impact space requirements. For instance, class laboratories have specific furniture, equipment, and design requirements as determined by the intended use that may not be congruent with other uses. Contrary to class labs, classrooms are often designed and outfitted to meet a particular instructional pedagogy which may still be used commonly by very different disciplines.

**Utilization & Station Occupancy:** Two of the critical measurements used to analyze classrooms are utilization and station occupancy.

Classroom utilization is defined as a percentage of the number of hours that a classroom is used, Monday through Friday, divided by the MnSCU standard of 32 hours per

Instructional Space by Type

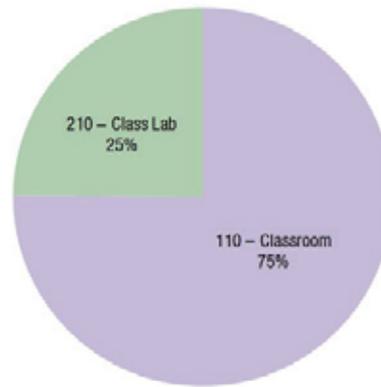


Figure 3.2 Percentage of 110 & 210 Type Classrooms– St. Cloud State University; Source: EMS Data

week. Given this standard, the goal is for classrooms to have utilization at 100 percent per MnSCU 2009 Space Planning Guidelines. MnSCU uses the same 32 hour standard for class labs as well.

Station occupancy is defined as a percentage of the average actual enrollment divided by the maximum capacity of a classroom. MnSCU has not established a goal for station occupancy.

Saint Cloud State University Number of Classrooms by Type, Ownership								
Building	Room Type							
	110 Type Classrooms				210 Type Class Laboratories			
	Total	Owned	Un-owned	% Owned	Total	Owned	Un-owned	% Owned
<b>All Buildings</b>	<b>167</b>	<b>34</b>	<b>135</b>	<b>20.4%</b>	<b>58</b>	<b>55</b>	<b>3</b>	<b>94.8%</b>
51B	16	1	15	6.3%	1	1	0	100.0%
Brown Hall	6	3	3	50.0%	3	3	0	100.0%
Centennial Hall	23	1	22	4.3%	3	1	2	33.3%
Education Building	21	0	21	0.0%	1	0	1	0.0%
Engineering and Computing Center	15	4	11	26.7%	4	4	0	100.0%
Halenbeck Hall	7	1	6	14.3%	2	2	0	100.0%
Headley Hall	6	1	5	16.7%	1	1	0	100.0%
ISELF	0	0	0	-	0	0	0	-
Kiehle Visual Arts Center	2	2	0	100.0%	10	10	0	100.0%
Lawrence Hall	1	0	1	0.0%	0	0	0	-
Miller Center Library	6	6	0	100.0%	0	0	0	-
Performing Arts Center	6	6	0	100.0%	4	4	0	100.0%
Riverview	9	2	7	22.2%	0	0	0	-
Robert Wick Science Building	8	3	7	37.5%	15	15	0	100.0%
Robert Wick Science Building Addition	0	0	0	-	10	10	0	100.0%
Stewart Hall	41	4	37	9.8%	4	4	0	100.0%

Table 3.3 Number of Classrooms by Type, Ownership – St. Cloud State University; Source: SCSU Registration & Records Data

This report uses utilization data from the fall semester of 2014, unless otherwise noted.

**Room Ownership:** During preliminary discussions of classroom utilization, it was discovered that perceptions exist on campus that a significant number of rooms are “owned” by various key holders and inaccessible to other users. This perception was confirmed by Registration and Records, which verified that 34 classrooms (21 percent) and 55 class labs (95 percent) are considered “owned”.

It was reported that the utilization data for owned rooms cannot be verified because the key holders may not record all use in the EMS system. However, SCSU is working towards removing ownership of as many rooms as possible and returning them to regular scheduling. For reporting and planning purposes within this study, room data will be used in aggregate (including owned rooms) unless noted otherwise.

Buildings that have above-average classroom ownership are ISELF, Kiehle Visual Arts Center, Miller Learning Resource Center, Performing Arts Center, Brown Hall, Wick Science Building, the Engineering and Computing Center, and Riverview. College of Liberal Arts owns 14 classrooms, College of Science and Engineering owns eight, School of Health and Human Services owns four, and School of Public



Typical classroom layout for group work sessions

Saint Cloud State University						
Number of Owned Rooms by Department (110 Type Rooms)						
	98% of Enrollment					
	COLA	COSE	HBS	EDU	HHS	SOPA
<b>All Buildings</b>	14	7	0	0	4	1
51B	1	0	0	0	0	0
Brown Hall	0	0	0	0	3	0
Centennial Hall	1	0	0	0	0	0
Education Building	0	0	0	0	0	0
Engineering and Computing Center	0	4	0	0	0	0
Halenbeck Hall	0	0	0	0	1	0
Headley Hall	0	0	0	0	0	0
ISELF	0	0	0	0	0	0
Kiehle Visual Arts Center	2	0	0	0	0	0
Lawrence Hall	0	0	0	0	0	0
Miller Center Library	0	0	0	0	0	0
Performing Arts Center	6	0	0	0	0	0
Riverview	2	0	0	0	0	0
Robert Wick Science Building	0	3	0	0	0	0
Robert Wick Science Building Addition	0	0	0	0	0	0
Stewart Hall	2	0	0	0	0	1

Table 3.4 Number of Owned Rooms by Department – St. Cloud State University; Source: SCSU Registration & Records Data, 2013 Space Utilization Study

Affairs owns one. The Herberger Business School and School of Education do not own any classrooms.

**Classrooms (110-type):** Classrooms are the most prevalent instructional spaces across campus. There are 167 total classrooms, with an average utilization of 67.91 percent and station occupancy of 52.47 percent. The classrooms on campus have an average capacity of 45 students and an average actual enrollment of 21 students, indicating a relative under use of campus resources.

**0-19 Seat Classrooms:** There are only four rooms in this capacity range on campus, representing two percent of all classrooms. These rooms are located in 51B, the Performing Arts Center, and Stewart Hall. These rooms have an average utilization of 38.64 percent and average station occupancy of 99.90 percent. On average, classes in these rooms have 13 students. Two rooms in this capacity range are owned, located in 51B and the Performing Arts Center.

**20-34 Seat Classrooms:** There are 58 rooms in this capacity range on campus, representing 33 percent of all classrooms on campus. These rooms are generally distributed across campus, but the Engineering and Computing Center and Stewart Hall have the highest number. On average, these rooms have a utilization of 62.53 percent and a station occupancy of 54.11 percent. It is notable that rooms this size in the Performing Arts Center, Miller Learning Resource Center, Centennial Hall, Brown Hall, the Wick Science Building, Halenbeck Hall, and Riverview are not highly utilized. On average, classes in these rooms have 16 students. There are 20 rooms in this capacity range which are owned, six of which are located in the Miller Learning Resource Center.

**35-49 Seat Classrooms:** There are 76 rooms in this capacity range across campus, by far the most prevalent size of rooms. These rooms have an average utilization of 75.13 percent and station occupancy of 55.36 percent. A significant number of classrooms in this range are located in Centennial Hall, Education Building, and Stewart Hall, which makes these buildings some of the most used on campus. By these measures, Centennial Hall appears to be the most heavily used building on campus. The 17 rooms in this range located in Centennial Hall have an average utilization of



Existing classroom

92.23 percent and station occupancy of 72.37 percent. On average, classes in these rooms have 22 students.

**50-89 Seat Classrooms:** There are 19 rooms across campus in this capacity range, nine of which are located in Stewart Hall. These rooms have an average utilization of 66.89 percent and station occupancy of 39.08 percent. On average, classes in these rooms have 23 students. It is evident that an excess number of these rooms may exist on campus since they are not highly utilized and, when they are utilized, have a very low average station occupancy.

**90+ Seat Classrooms:** There are nine classrooms across campus with capacity for 90 or more students. These rooms have an average utilization of 60.20 percent and station occupancy of 33.44 percent. The most heavily utilized of these rooms is Room 108 in Stewart Hall. With a capacity of 104 students, this room has a utilization of 82.05 percent and

an average station occupancy of 75.00 percent. On average classes in these rooms have 40 students.

**Class Laboratories:** Across campus, there are 58 total class labs with an average utilization of 44.50 percent and station occupancy of 67.09 percent. The class labs on campus have an average capacity of 27 students and an average actual enrollment of sixteen students.

**0-19 Seat Class Labs:** There are nine labs across campus in this capacity range, which represents 16 percent of all class labs. These labs have an average utilization of 45.53 percent and station occupancy of 122.85 percent. Five of these labs are located in the Wick Science Building addition.

**20-34 Seat Class Labs:** There are 38 labs across campus in this capacity range, by far the greatest amount on campus (66 percent of all labs are in this capacity range). These labs have an average utilization of 40.24 percent and station occupancy of 61.42 percent. There are 12 of these labs in the Wick Science Building and nine in Kiehle Visual Arts Center.

**35-49 Seat Class Labs:** There are seven labs across campus in this capacity range, which represents 12 percent of all class labs. Only two of these rooms are located in the Wick Science Building. These labs have an average utilization of

57.56 percent and station occupancy of 46.05 percent.

**50-89 Seat Class Labs:** There are four labs across campus in this capacity range, two in the Performing Arts Center, and one in both the Kiehle Visual Arts Center and the Wick Science Building addition. These labs have an average utilization of 64.36 percent and station occupancy of 32.25 percent. The lab in the Wick Science Building Addition is utilized 94.15 percent of the time, with station occupancy of 42.00 percent. To the contrary, the lab in the Kiehle Visual Arts Center is only utilized 16.86 percent of the time, with station occupancy of 20.69 percent.

**90+ Seat Class Labs:** There are no labs on campus in this capacity range.

NOTE: When evaluating space utilization, it is typical that class labs are expected to be used for less hours per week than classrooms. For example, a class lab may be expected to be used for 20 hours per week. MnSCU standards utilize the same 32 hours requirement across 110- and 210-type spaces, which results in lower utilization results for class labs than would be expected at other institutions across the country.

*110 & 210 Room Utilization – All – St. Cloud State University; Source: EMS Data*

*110 & 210 Room Utilization – Owned – St. Cloud State University; Source: EMS Data*

*110 & 210 Room Utilization – Un-owned – St. Cloud State University; Source: EMS Data*

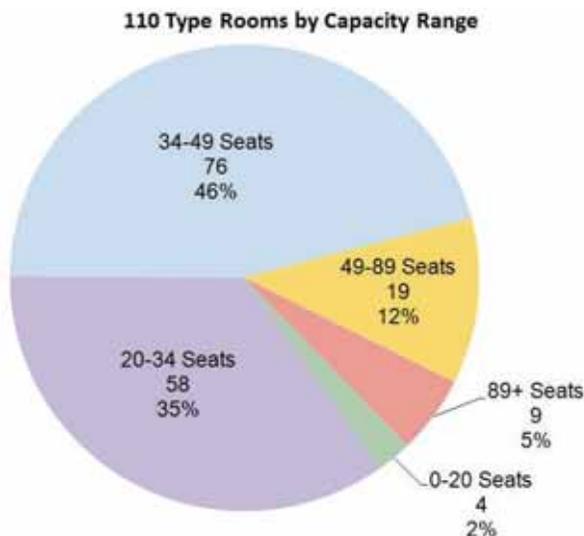


Figure 3.3 110-Type Classrooms by Capacity – St. Cloud State University; Source: EMS Data

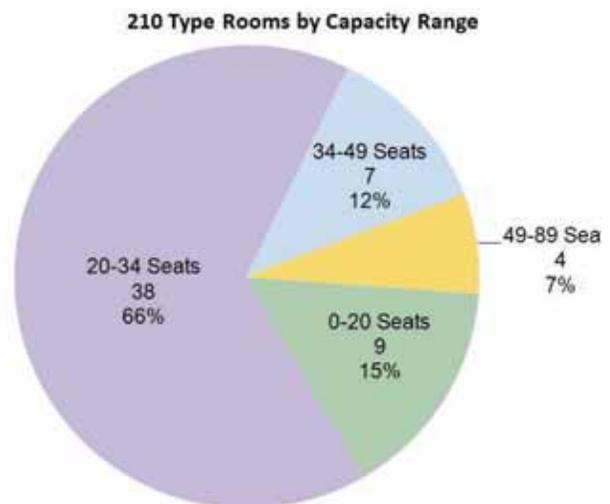
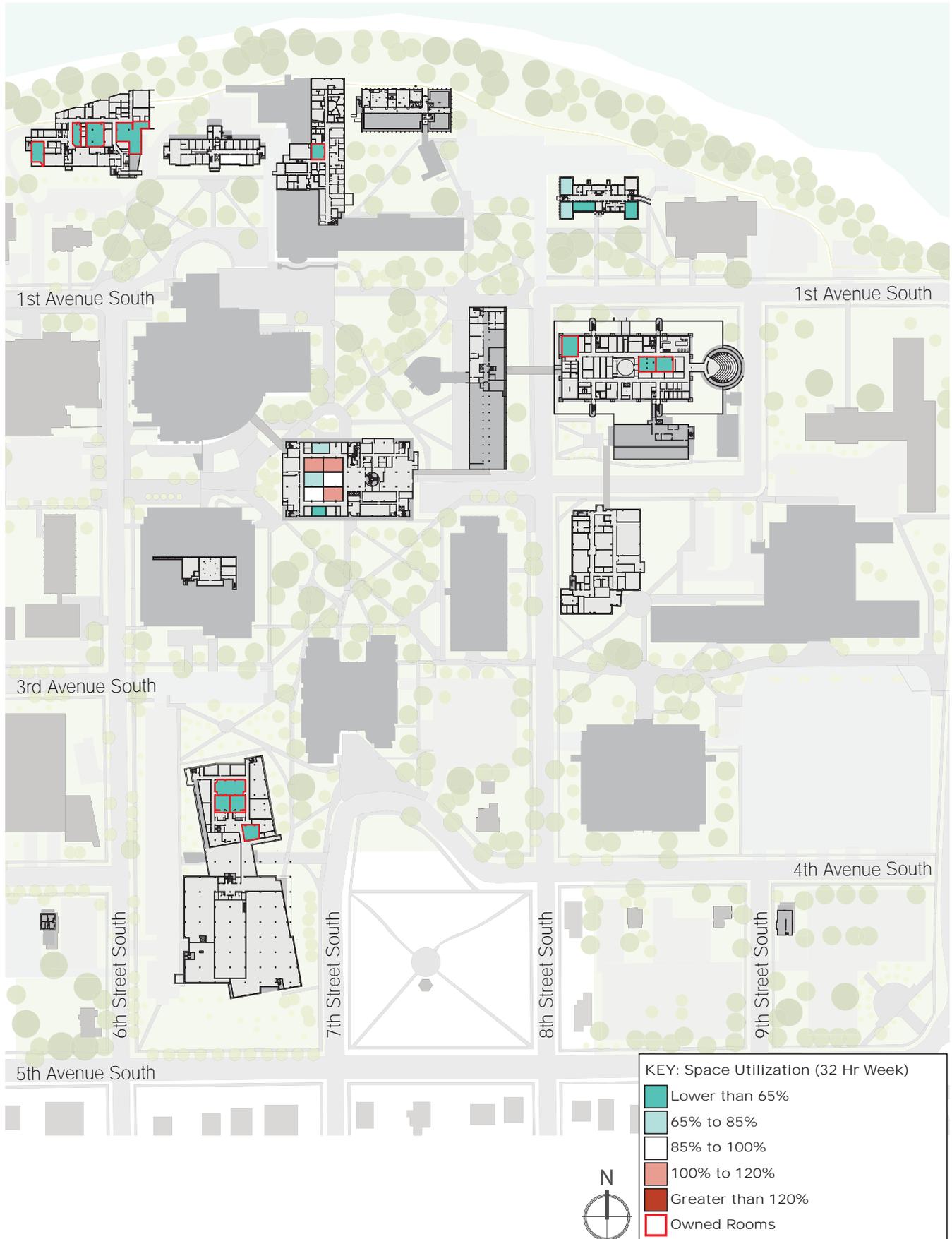
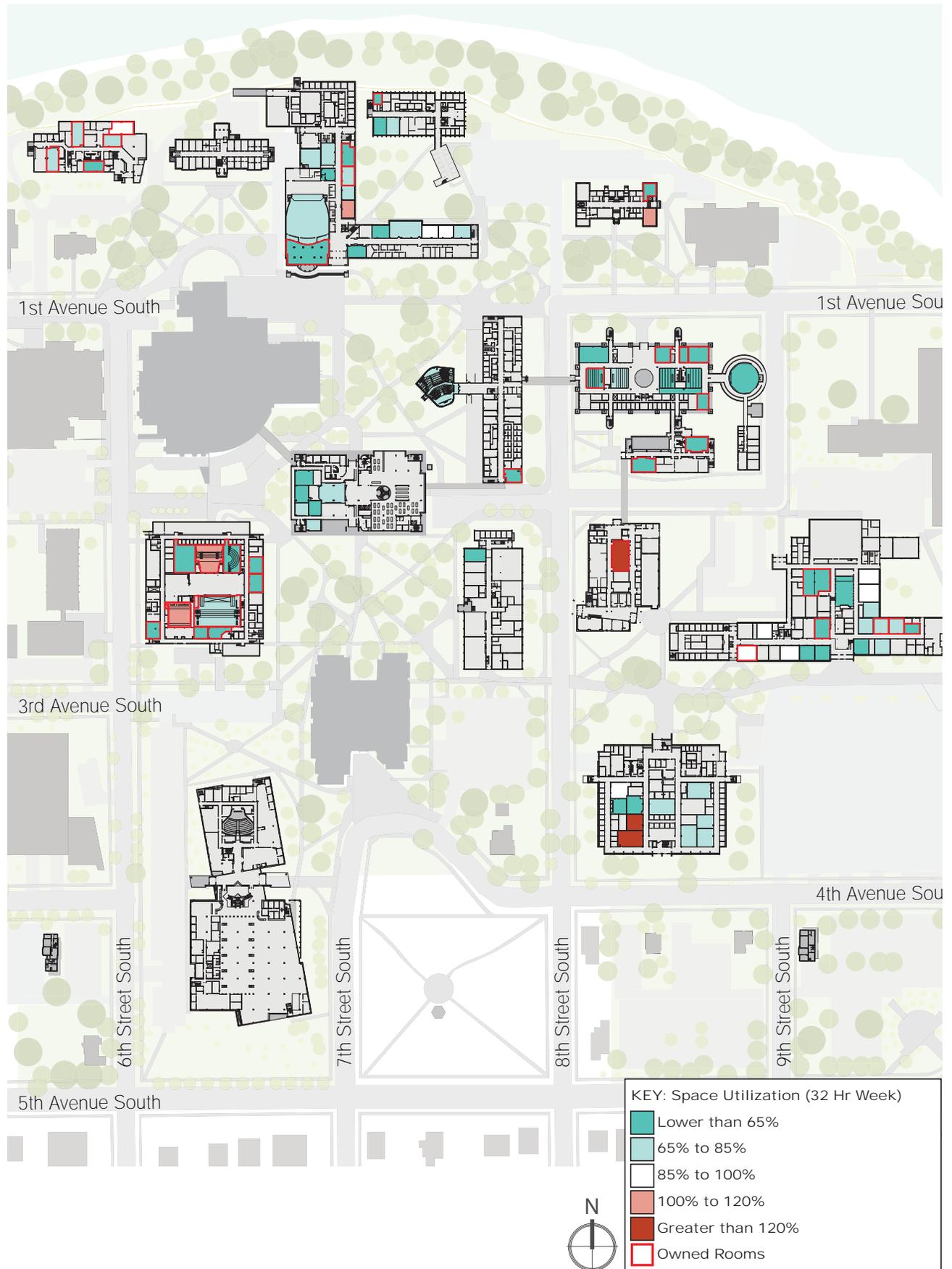


Figure 3.4 210-Type Class Labs by Capacity – St. Cloud State University; Source: EMS Data

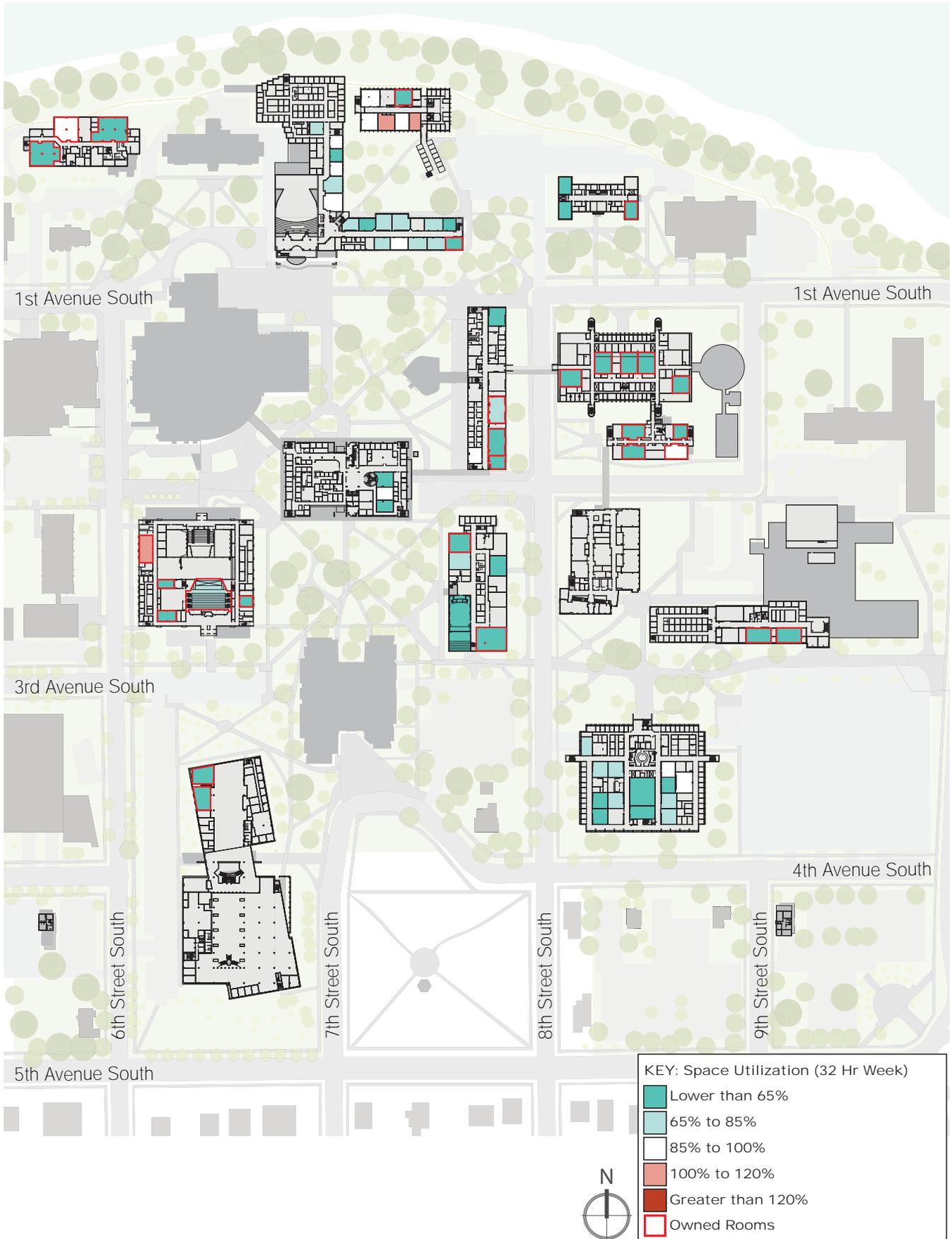
## SCSU Classroom and Lab Utilization - Basement Level



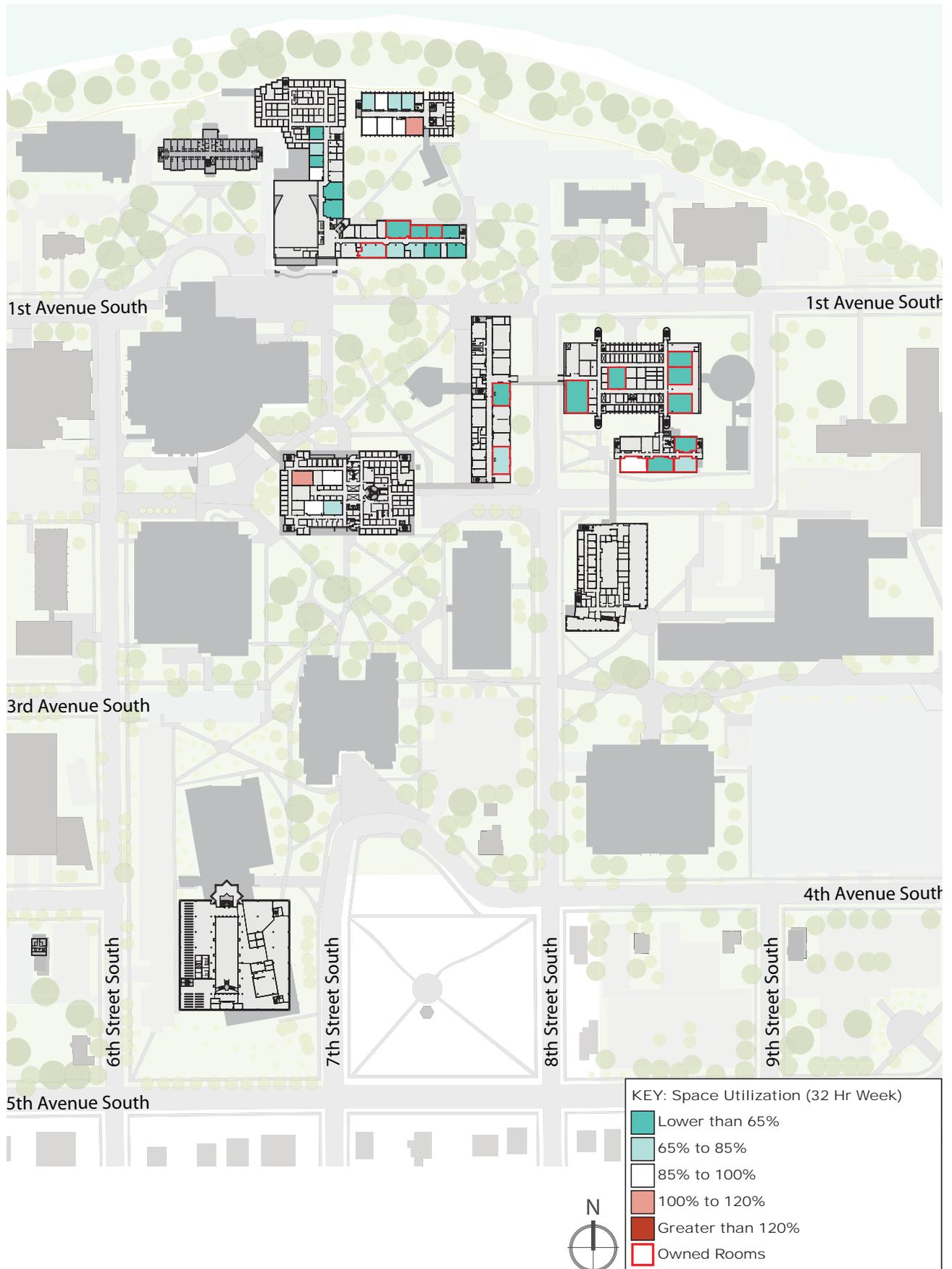
# SCSU Classroom and Lab Utilization - First Level



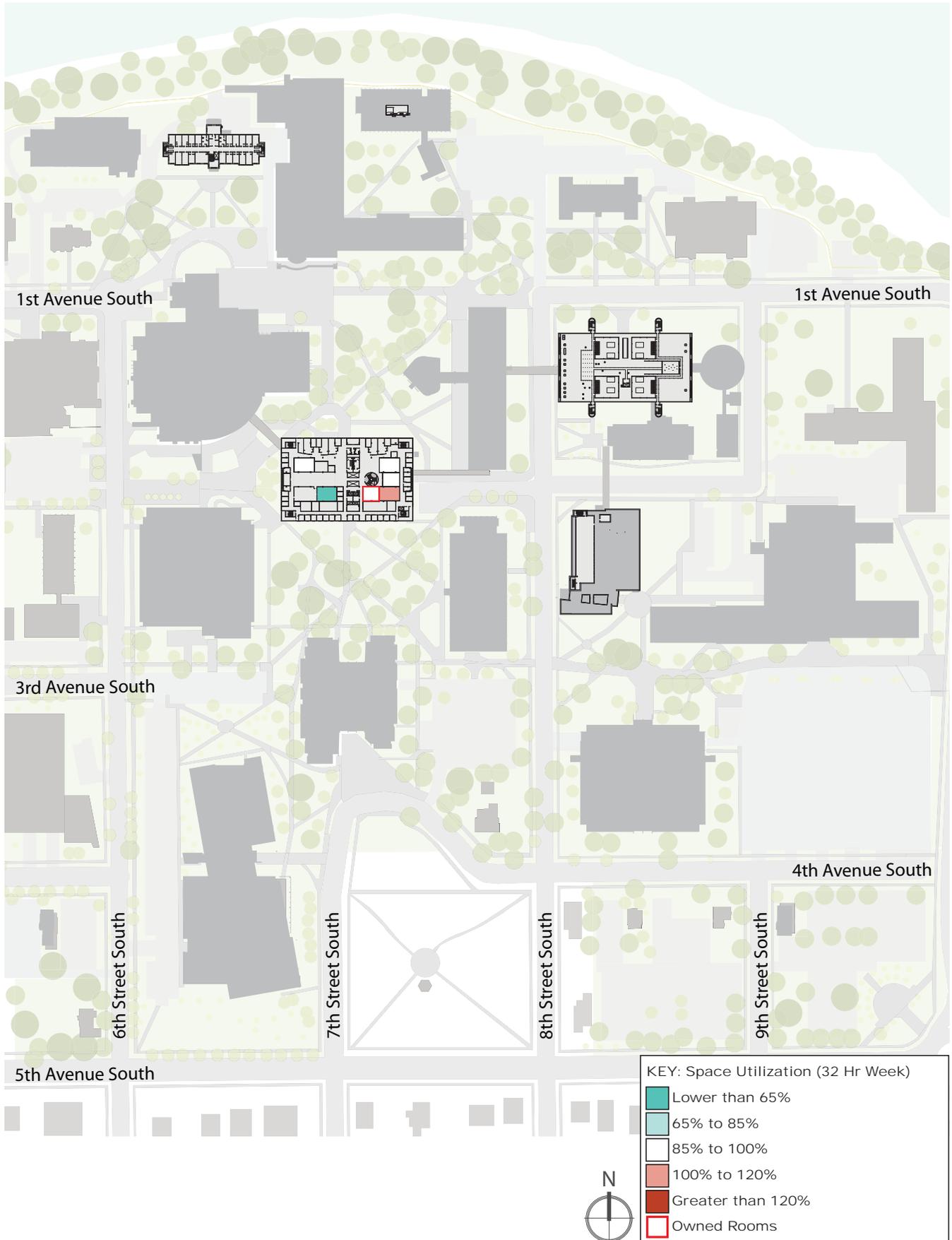
# SCSU Classroom and Lab Utilization - Second Level



## SCSU Classroom and Lab Utilization - Third Level



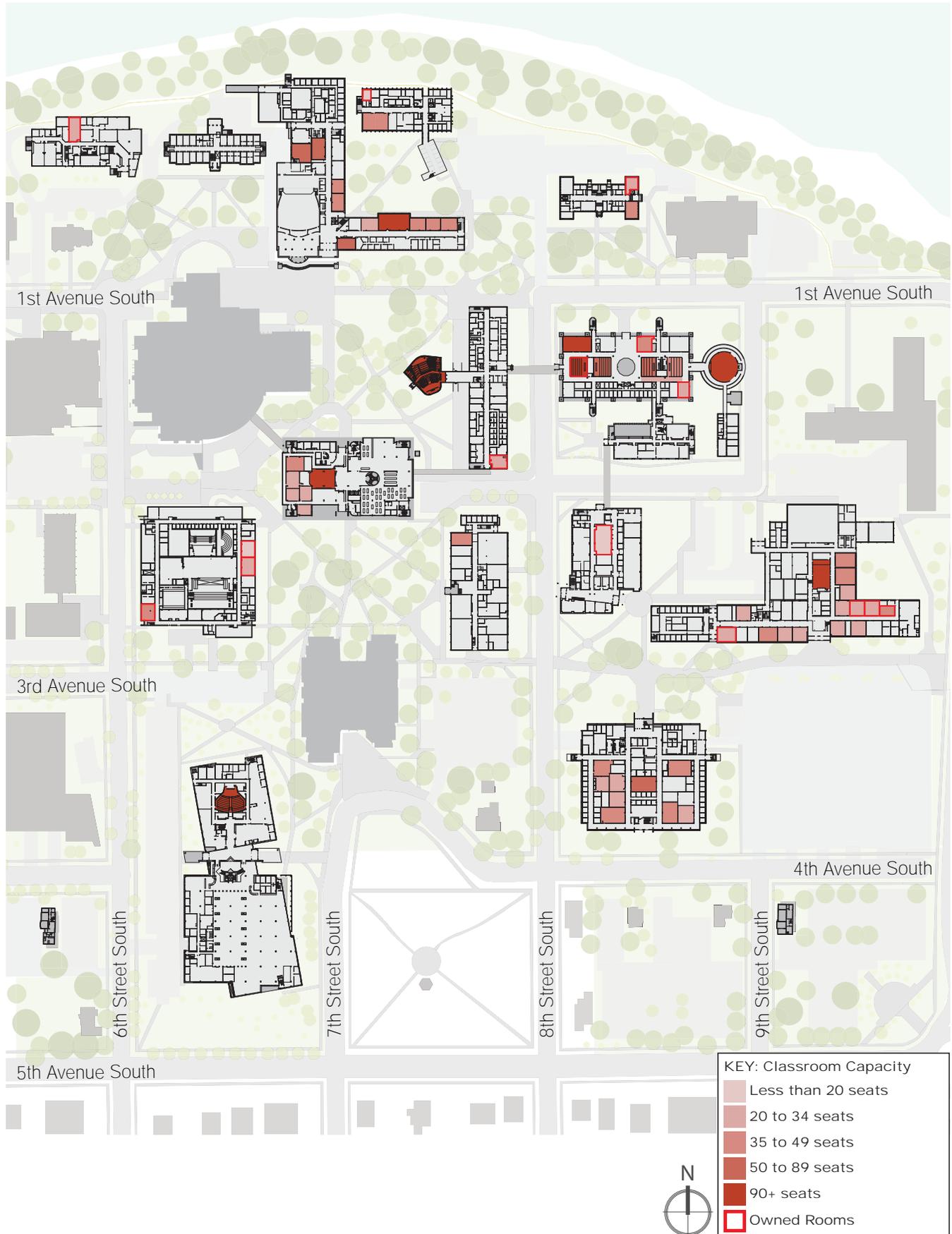
## SCSU Classroom and Lab Utilization - Fourth Level



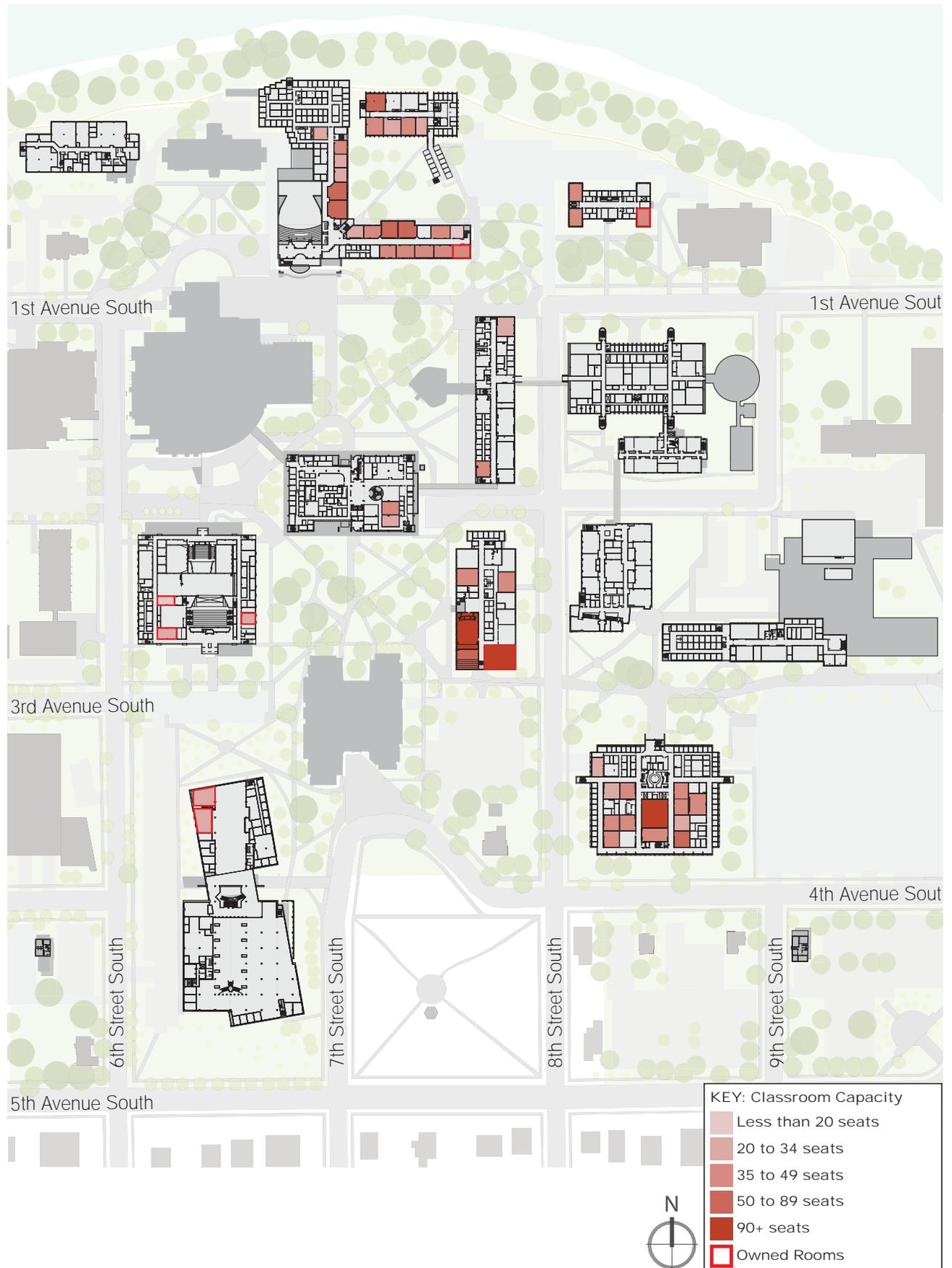
## SCSU Classroom Capacity - Basement Level



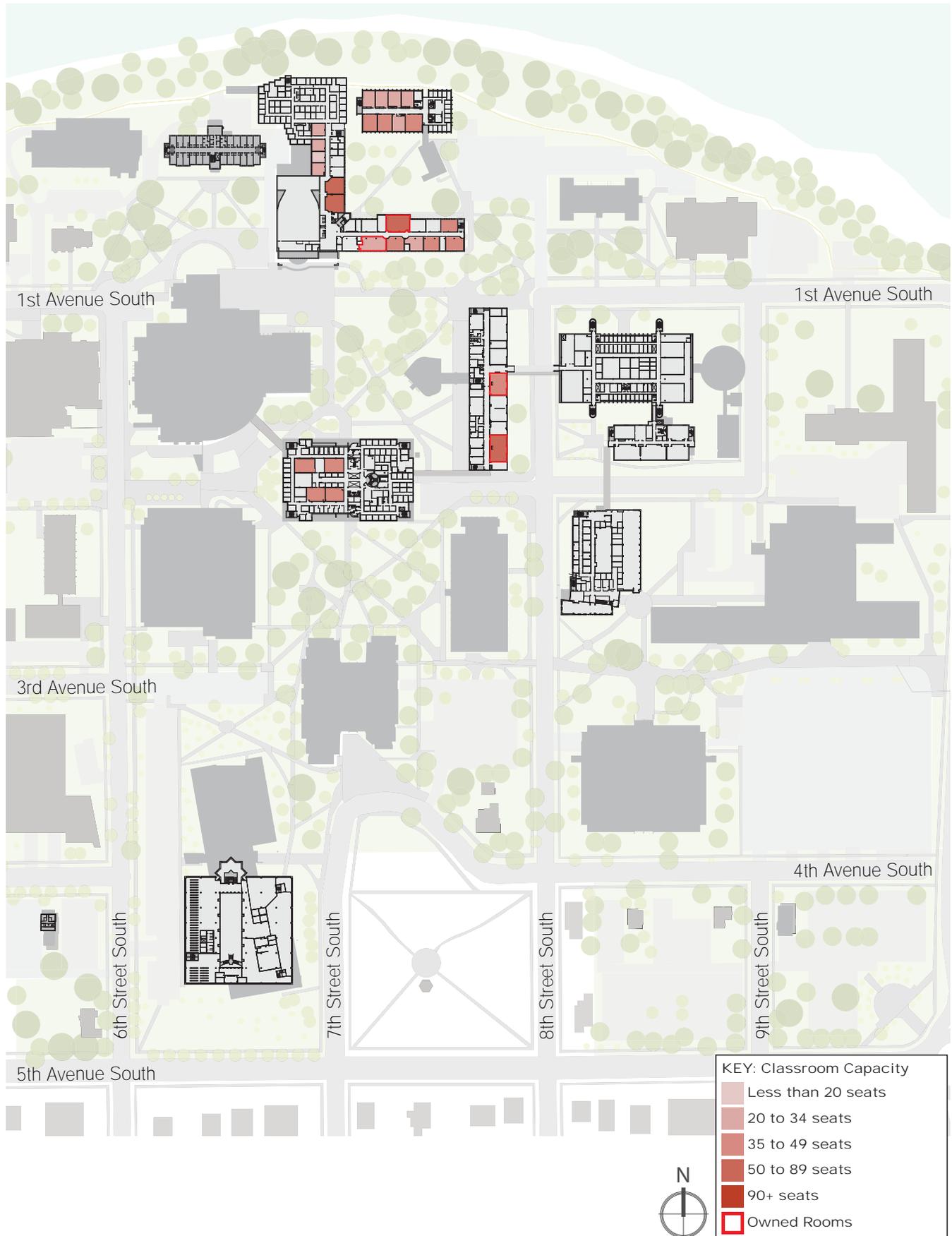
# SCSU Classroom Capacity - First Level



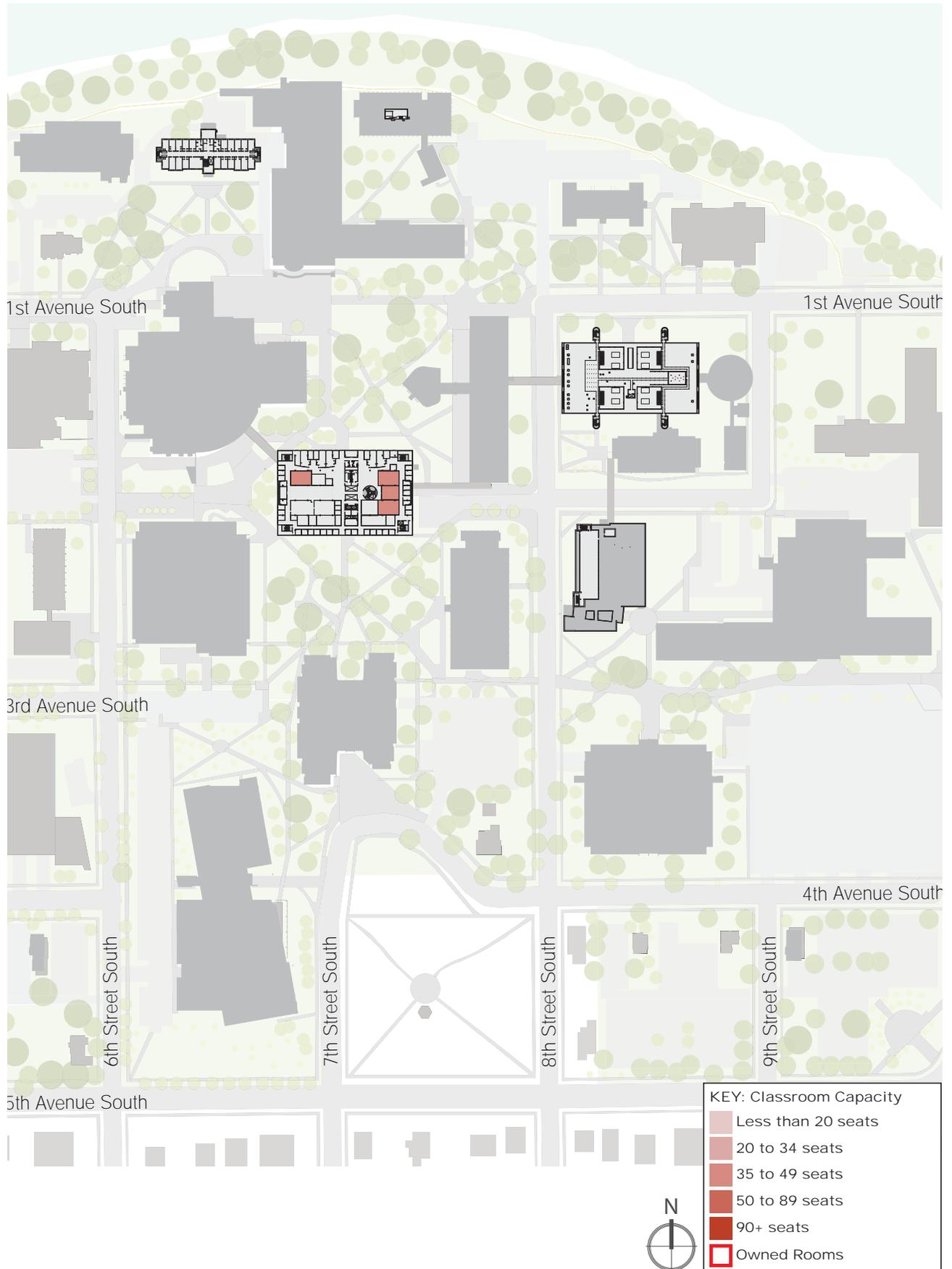
## SCSU Classroom Capacity - Second Level



## SCSU Classroom Capacity - Third Level



# SCSU Classroom Capacity - Fourth Level



**Academic Division:** Classroom utilization data was analyzed by department and by building. This data underscores some of the priorities which emerged from initial Affinity Group workshops.

For instance, a priority which emerged from the College of Liberal Arts Affinity Group is to consolidate COLA spaces across campus. It is evident from this data that COLA occupies space in 11 of the 16 instructional buildings, significantly more than any other college or school.

The Herberger Business School is the only academic division which makes maximum use of their space. HBS has the highest space utilization (97.01%) and station occupancy (77.78%) of any department by a wide margin. This may indicate that HBS could need more space in the future.

It is also evident that the College of Liberal Arts and College of Science and Engineering occupy significantly more space within instructional buildings on campus than other colleges or schools.

While it was previously noted that Centennial Hall has some of the highest overall utilization and station occupancy figures, it is evident that these numbers are bolstered by rooms occupied by the Herberger Business School while the rooms in Centennial Hall occupied by the COLA have relatively low utilization and station occupancy.

Classrooms not assigned to a college or school have lower average station occupancy (46.71%) and lower average utilization (60.71%) than the campus averages.

The rooms occupied by LRS and TECH are located in the Miller Learning Resource Center. These rooms have significantly lower utilization than the campus average.

Saint Cloud State University Instructional Building Assigned Space by Department (NSF)											
	Colleges & Schools 98% of Enrollment							Academic Units 2% of Enrollment			
	COLA	COSE	HBS	EDU	HHS	SOPA	Unassigned Classroom	CCS	UC	INT	GRAD
<b>All Buildings</b>	<b>191,701</b>	<b>231,525</b>	<b>37,686</b>	<b>37,196</b>	<b>45,193</b>	<b>22,785</b>	<b>24,318</b>	<b>4,397</b>	<b>12,029</b>	<b>3,616</b>	<b>1,108</b>
51B	25,304	-	-	-	-	1,637	991	-	-	-	-
Brown Hall	-	9,634	-	-	23,767	-	3,515	4,043	-	-	-
Centennial Hall	5,339	-	37,686	-	-	-	5,738	-	12,029	-	-
Education Building	2,474	-	-	37,196	9,577	-	740	-	-	-	868
Engineering and Computing Center	-	50,630	-	-	-	-	1,715	-	-	-	-
Halenbeck Hall	-	-	-	-	7,960	-	-	-	-	-	-
Headley Hall	580	26,430	-	-	-	-	2,532	113	-	-	-
ISELF	-	51,615	-	-	-	-	-	-	-	-	-
Kiehle Visual Arts Center	39,470	-	-	-	-	-	-	-	-	-	-
Lawrence Hall	4,886	-	-	-	-	-	-	241	-	3,616	-
Miller Center Library	551	-	-	-	-	-	1,998	-	-	-	240
Performing Arts Center	47,094	-	-	-	-	-	-	-	-	-	-
Riverview	14,004	-	-	-	-	-	-	-	-	-	-
Robert Wick Science Building	602	74,293	-	-	185	-	1,123	-	-	-	-
Robert Wick Science Building Addition	-	16,479	-	-	-	-	-	-	-	-	-
Stewart Hall	51,398	-	-	-	3,703	21,148	5,966	-	-	-	-
Twin Cities Graduate Center	-	-	-	-	-	-	-	-	-	-	-

Table 3.5 Instructional Building Assigned Space by Department (NSF) – St. Cloud State University; Source: 2013 Space Utilization Study

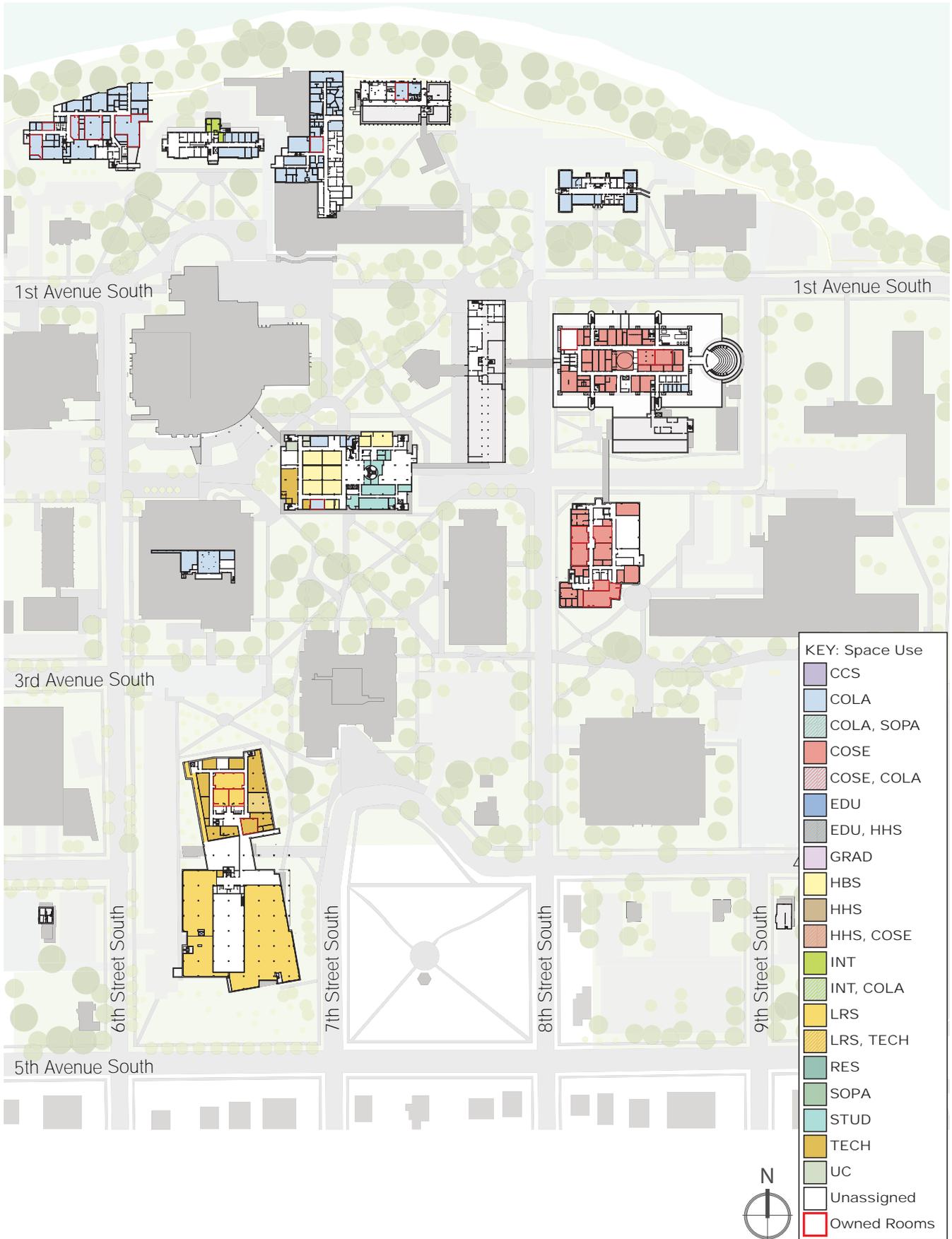
Saint Cloud State University Instructional Building Space Utilization by Department													
	Colleges & Schools 98% of Enrollment							Academic Units 2% of Enrollment				Student Services	
	COLA	COSE	HBS	EDU	HHS	SOPA	Unassigned Classroom	CCS	UC	INT	GRAD	LRS	TECH
<b>All Buildings</b>	<b>68.37%</b>	<b>53.36%</b>	<b>97.01%</b>	<b>75.99%</b>	<b>51.79%</b>	<b>68.58%</b>	<b>60.71%</b>	-	<b>72.46%</b>	-	-	<b>36.81%</b>	<b>21.59%</b>
51B	78.91%	-	-	-	-	-	109.77%	-	-	-	-	-	-
Brown Hall	-	47.63%	-	-	49.25%	-	82.08%	-	-	-	-	-	-
Centennial Hall	56.03%	-	97.01%	-	-	-	55.05%	-	72.46%	-	-	-	-
Education Building	-	-	-	75.99%	65.78%	-	70.69%	-	-	-	-	-	-
Engineering and Computing Center	-	62.83%	-	-	-	-	36.54%	-	-	-	-	-	-
Halenbeck Hall	-	-	-	-	32.71%	-	-	-	-	-	-	-	-
Headley Hall	-	57.29%	-	-	-	-	54.14%	-	-	-	-	-	-
ISELF	-	-	-	-	-	-	-	-	-	-	-	-	-
Kiehle Visual Arts Center	57.84%	-	-	-	-	-	-	-	-	-	-	-	-
Lawrence Hall	89.91%	-	-	-	-	-	-	-	-	-	-	-	-
Miller Center Library	-	-	-	-	-	-	-	-	-	-	-	36.81%	21.59%
Performing Arts Center	62.24%	-	-	-	-	-	-	-	-	-	-	-	-
Riverview	63.33%	-	-	-	-	-	-	-	-	-	-	-	-
Robert Wick Science Building	-	40.28%	-	-	-	-	15.77%	-	-	-	-	-	-
Robert Wick Science Building Addition	-	50.99%	-	-	-	-	-	-	-	-	-	-	-
Stewart Hall	71.67%	-	-	-	-	68.58%	59.05%	-	-	-	-	-	-
Twin Cities Graduate Center	-	-	-	-	-	-	-	-	-	-	-	-	-

Table 3.6 Instructional Building Space Utilization by Department – St. Cloud State University; Source: EMS Data, 2013 Space Utilization Study

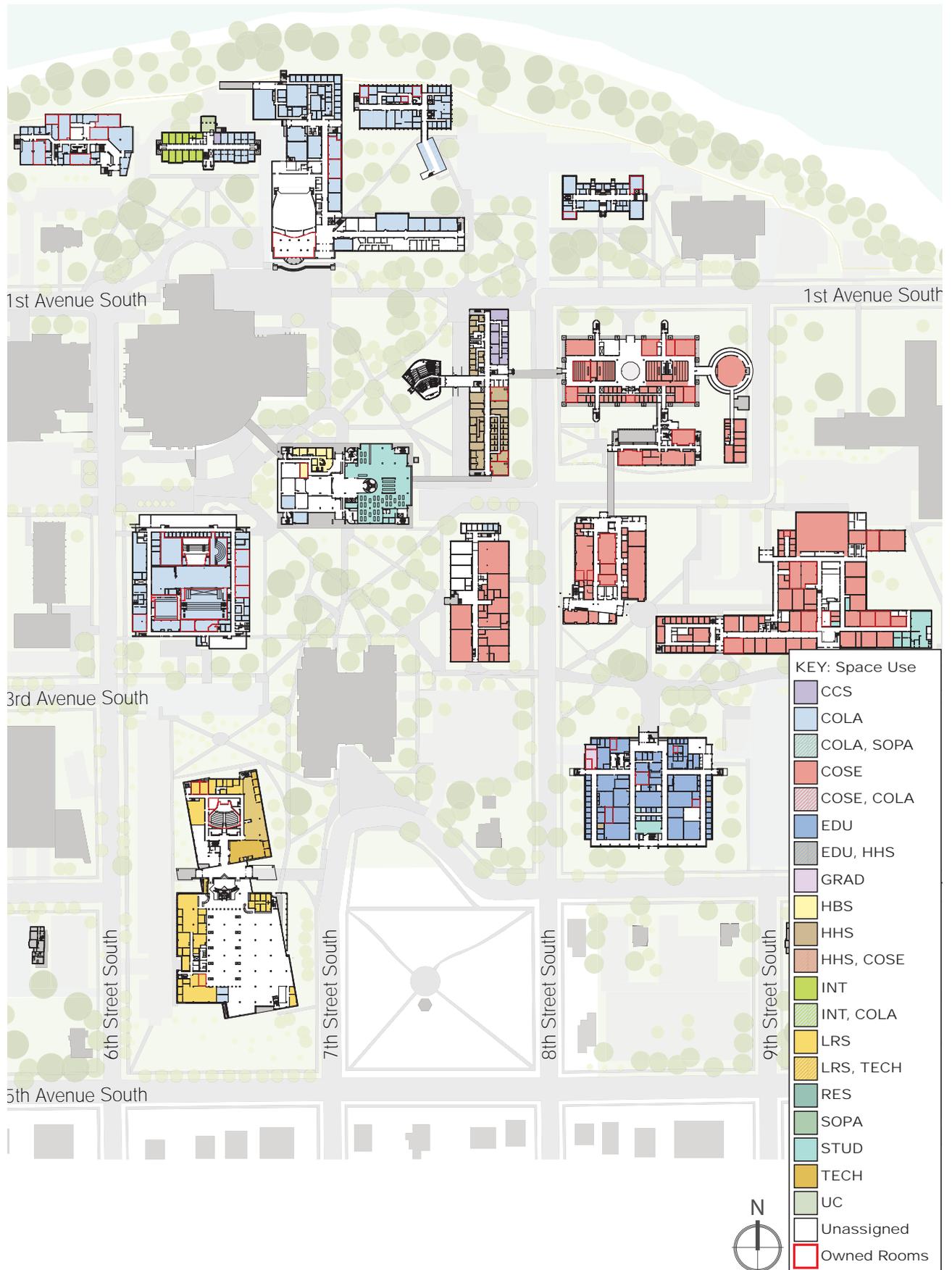
Saint Cloud State University Instructional Building Station Occupancy by Department													
	Colleges & Schools 98% of Enrollment							Academic Units 2% of Enrollment				Student Services	
	COLA	COSE	HBS	EDU	HHS	SOPA	Unassigned Classroom	CCS	UC	INT	GRAD	LRS	TECH
<b>All Buildings</b>	<b>56.04%</b>	<b>66.11%</b>	<b>77.78%</b>	<b>54.05%</b>	<b>58.66%</b>	<b>40.51%</b>	<b>46.71%</b>	-	<b>65.00%</b>	-	-	<b>54.56%</b>	<b>NA</b>
51B	52.93%	-	-	-	-	-	39.58%	-	-	-	-	-	-
Brown Hall	-	54.17%	-	-	69.09%	-	20.50%	-	-	-	-	-	-
Centennial Hall	64.20%	-	77.78%	-	-	-	61.65%	-	65.00%	-	-	-	-
Education Building	-	-	-	54.05%	47.36%	-	12.00%	-	-	-	-	-	-
Engineering and Computing Center	-	65.15%	-	-	-	-	23.64%	-	-	-	-	-	-
Halenbeck Hall	-	-	-	-	60.13%	-	-	-	-	-	-	-	-
Headley Hall	-	62.91%	-	-	-	-	26.57%	-	-	-	-	-	-
ISELF	-	-	-	-	-	-	-	-	-	-	-	-	-
Kiehle Visual Arts Center	64.05%	-	-	-	-	-	-	-	-	-	-	-	-
Lawrence Hall	46.67%	-	-	-	-	-	-	-	-	-	-	-	-
Miller Center Library	-	-	-	-	-	-	-	-	-	-	-	54.56%	NA
Performing Arts Center	41.01%	-	-	-	-	-	-	-	-	-	-	-	-
Riverview	64.87%	-	-	-	-	-	-	-	-	-	-	-	-
Robert Wick Science Building	-	49.82%	-	-	-	-	16.67%	-	-	-	-	-	-
Robert Wick Science Building Addition	-	107.33%	-	-	-	-	-	-	-	-	-	-	-
Stewart Hall	56.10%	-	-	-	-	40.51%	52.37%	-	-	-	-	-	-
Twin Cities Graduate Center	-	-	-	-	-	-	-	-	-	-	-	-	-

Table 3.7 Instructional Building Station Occupancy by Department – St. Cloud State University; Source: EMS Data, 2013 Space Utilization Study

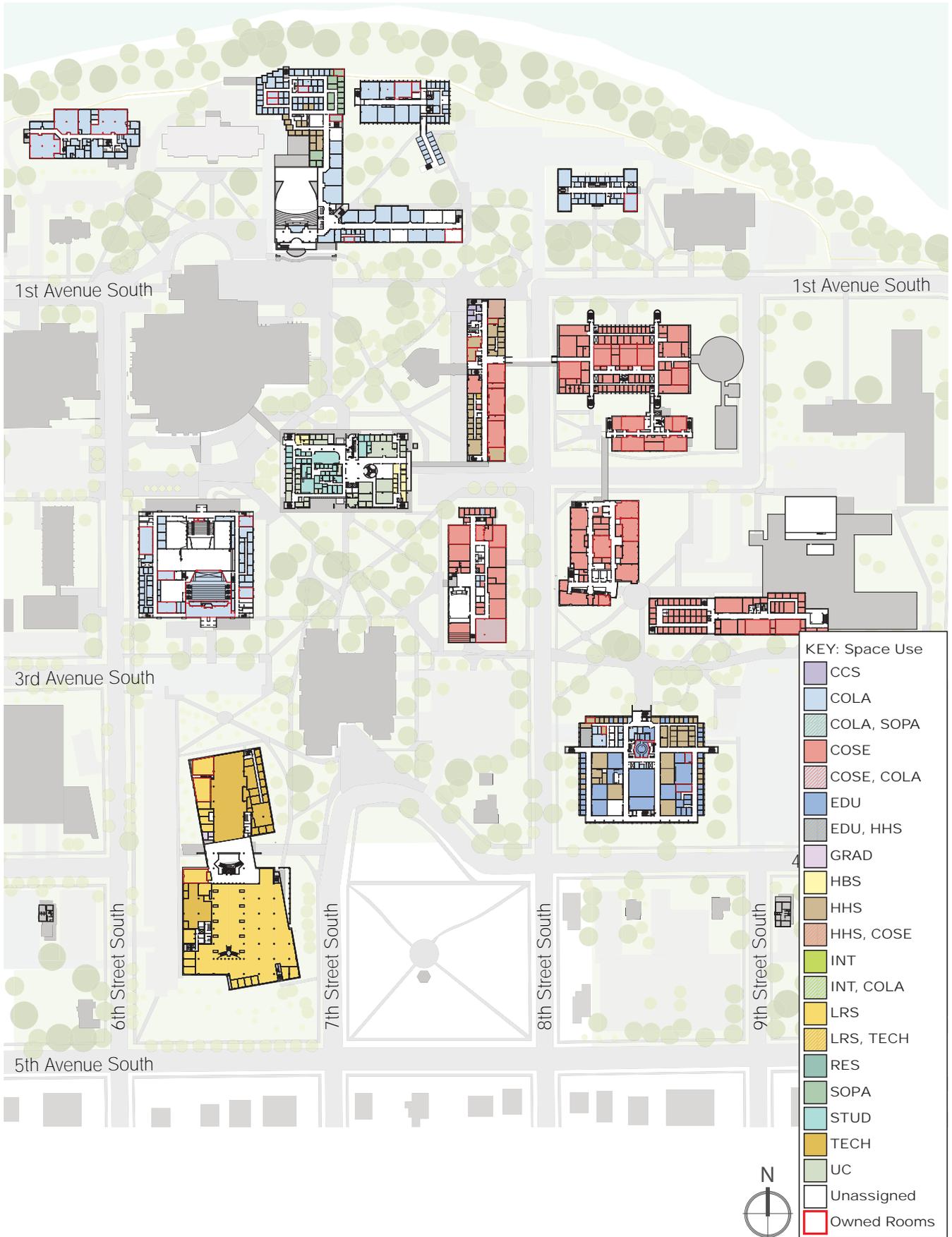
# SCSU Space Use - Basement Level



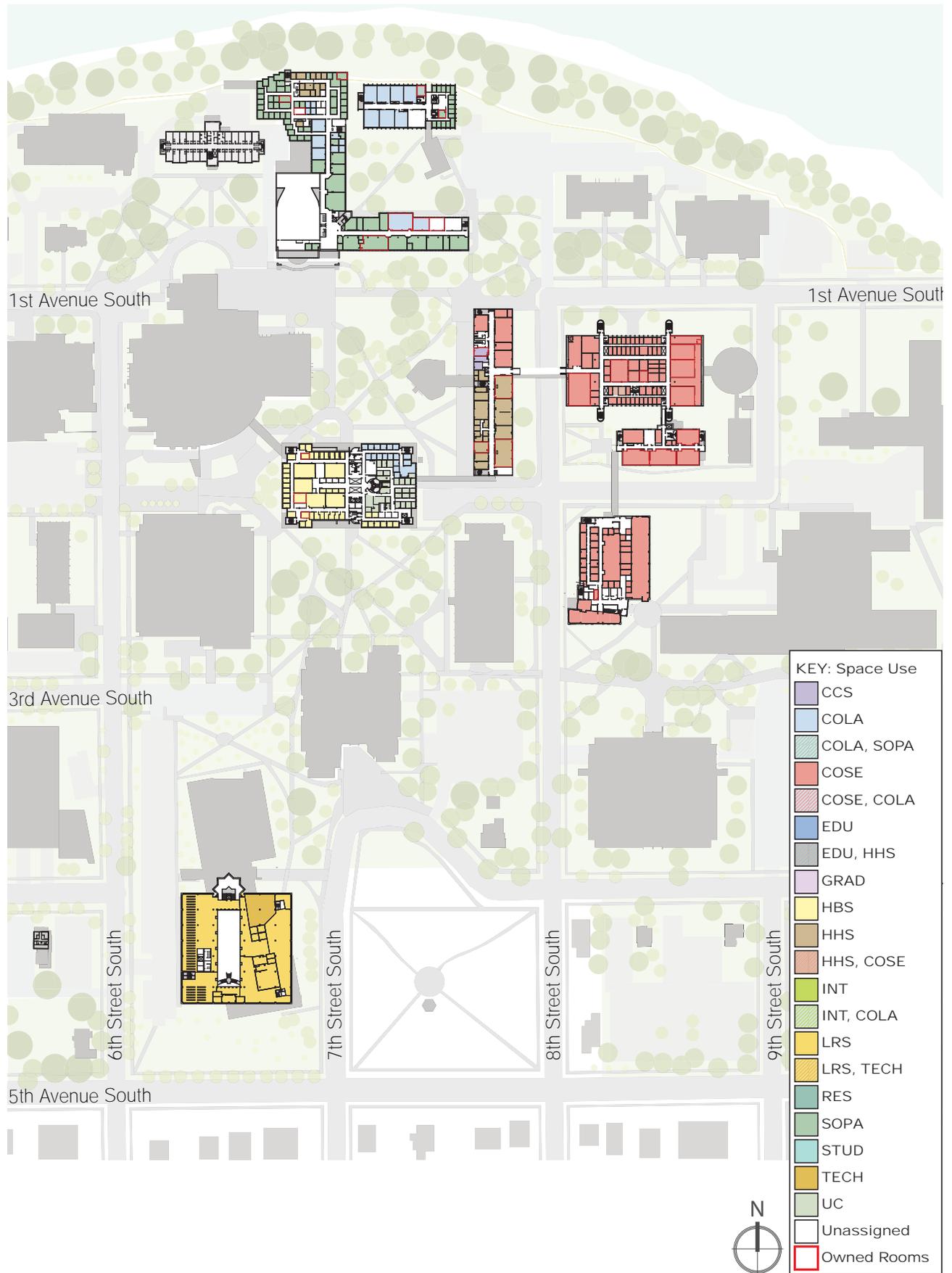
# SCSU Space Use - First Level



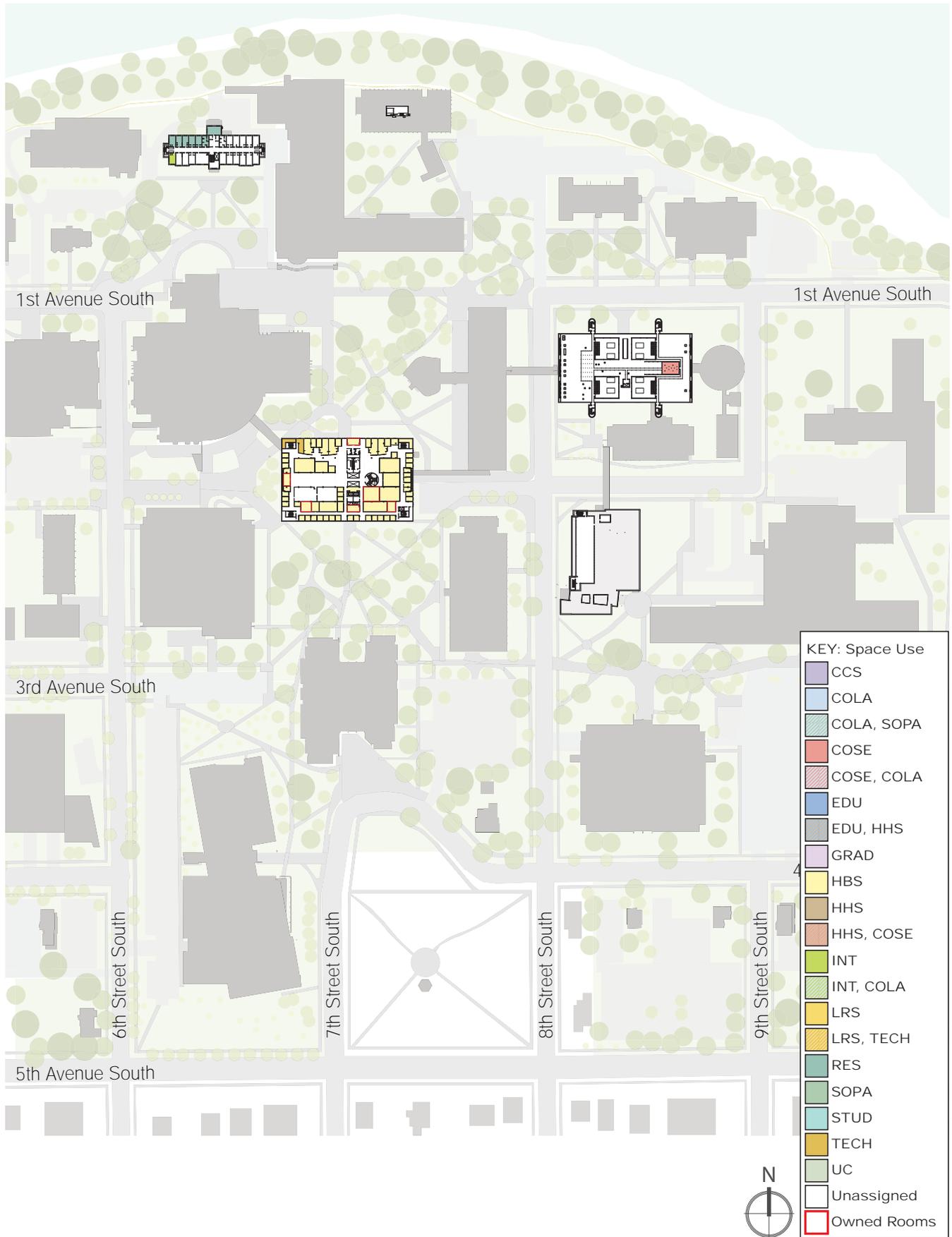
# SCSU Space Use - Second Level



# SCSU Space Use - Third Level



## SCSU Space Use - Fourth Level





Auditorium space in Stewart Hall

**Utilization by Time of Day:** Utilization data by time of day was only provided for Monday through Friday for this report.

On average, it was evident that classroom use is at a peak during the mid-morning hours and significantly trails off in the late afternoon and evening.

Additionally, class lab use is fairly consistent across the morning and early afternoon, with a peak at 2 p.m., but drops significantly in the late afternoon and evening.

SCSU runs nine time blocks on Monday, Wednesday, and Friday starting on the hour and running for 50 minutes between 8 a.m. and 5 p.m. On Tuesdays and Thursdays the university runs six time blocks between 8 a.m. and 5 p.m. lasting 75 minutes each. Night classes are scheduled Monday through Thursday in two time blocks, 5:00 to 7:45 p.m. and 6:00 to 8:45 p.m.

SCSU officials note that some classes break from the official time blocks in order to avoid meeting on Fridays. In these cases, it is typical for classes to meet longer on Monday and Wednesday. This phenomenon results in scheduling problems because courses reserve two consecutive time blocks to accomplish a longer class time on Monday and Wednesday but don't fully utilize the time.

**Utilization by Day of Week:** Utilization data by day of week was only provided for Monday through Friday for this report.



Typical classroom layout

On average, it is evident that both classroom and class lab use drop significantly on Friday. This data supports anecdotal evidence gathered during campus work sessions.

**Anticipated Changes in Space Needs:** SCSU anticipates that enrollment will reach a more than 15-year low of 11,805 students in 2015, and then rebound to 12,516 students by 2020 (both FYE). The projected enrollment for 2020 is 150 students lower than the enrollment in 2000. SCSU is projecting similar growth among all departments over this period.

Additionally, head count enrollment is expected to grow at a significantly slower rate than FYE enrollment between 2015 and 2020 (2.3 percent vs. 5.7 percent). This indicates an expectation that students take more credit hours per year than they currently do, which will likely impact station occupancy rates.

Since 2000, SCSU has increased campus by 641,543 GSF, which represents 17 percent of the current building stock. It has been indicated that SCSU intends to reduce building stock by as much as 10 percent over the next 5-10 years.

It is anticipated that space needs within the next 5-10 years will be focused around improving the student experience, increasing active learning classrooms and collaboration spaces, and optimizing building scheduling and operations. These needs will be accommodated through thoughtful re-purposing of existing space in combination with strategic remodeling opportunities.

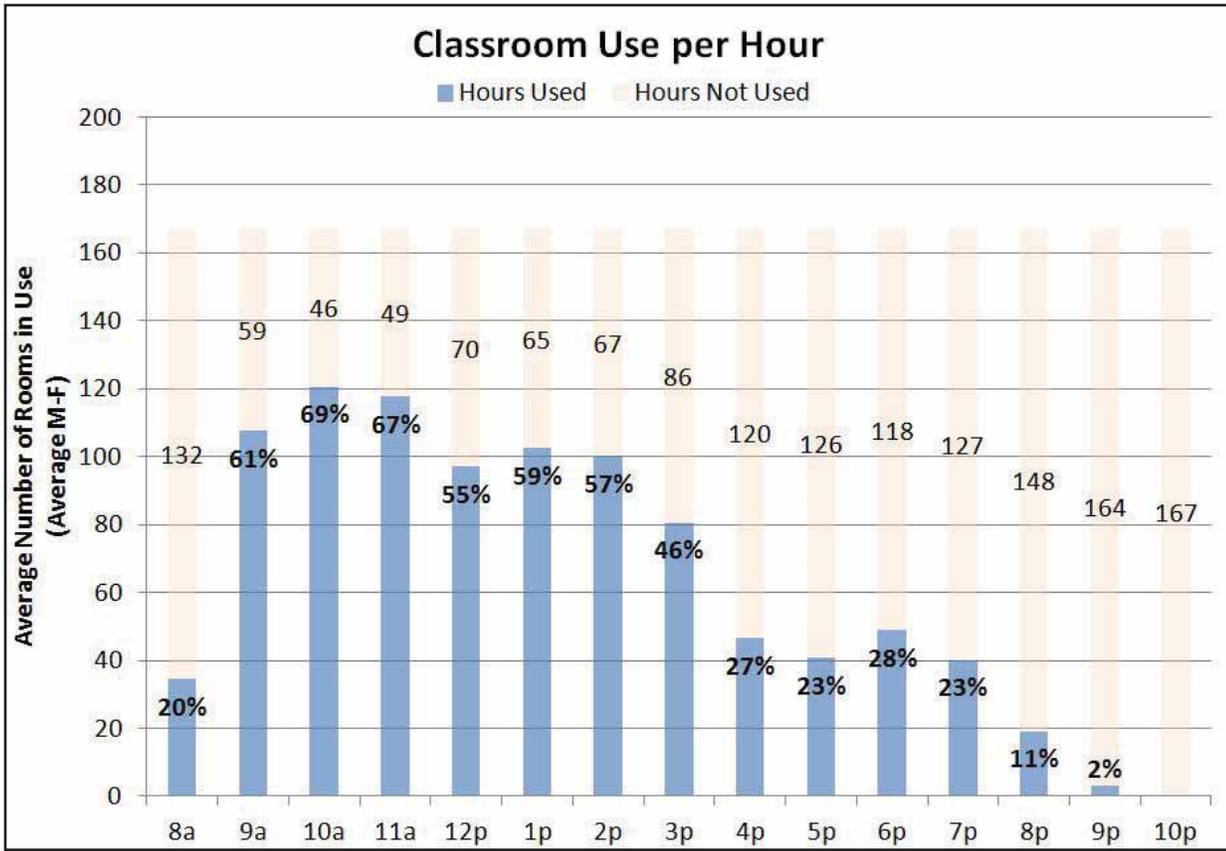


Figure 3.4 110-Type Classroom Use per Hour – St. Cloud State University; Source: SCSU Registration & Records

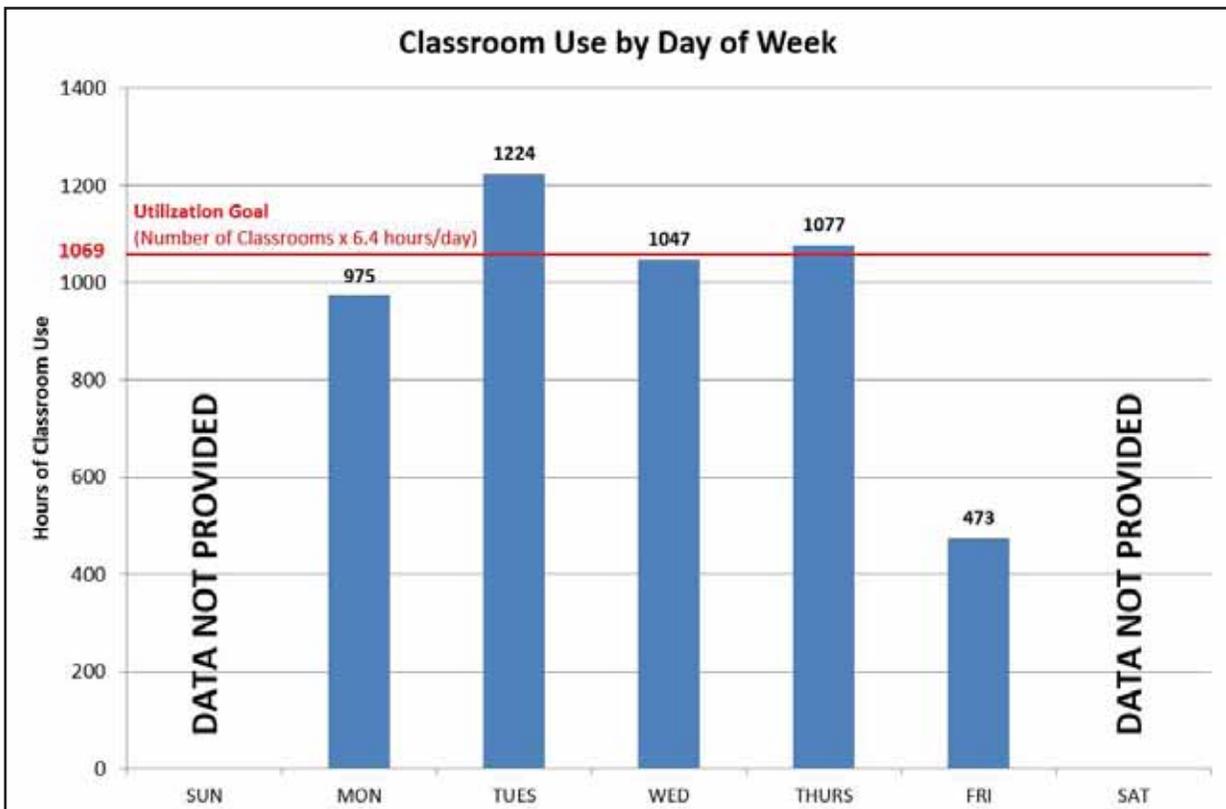


Figure 3.5 110-Type Classroom Use by Day – St. Cloud State University; Source: SCSU Registration & Records

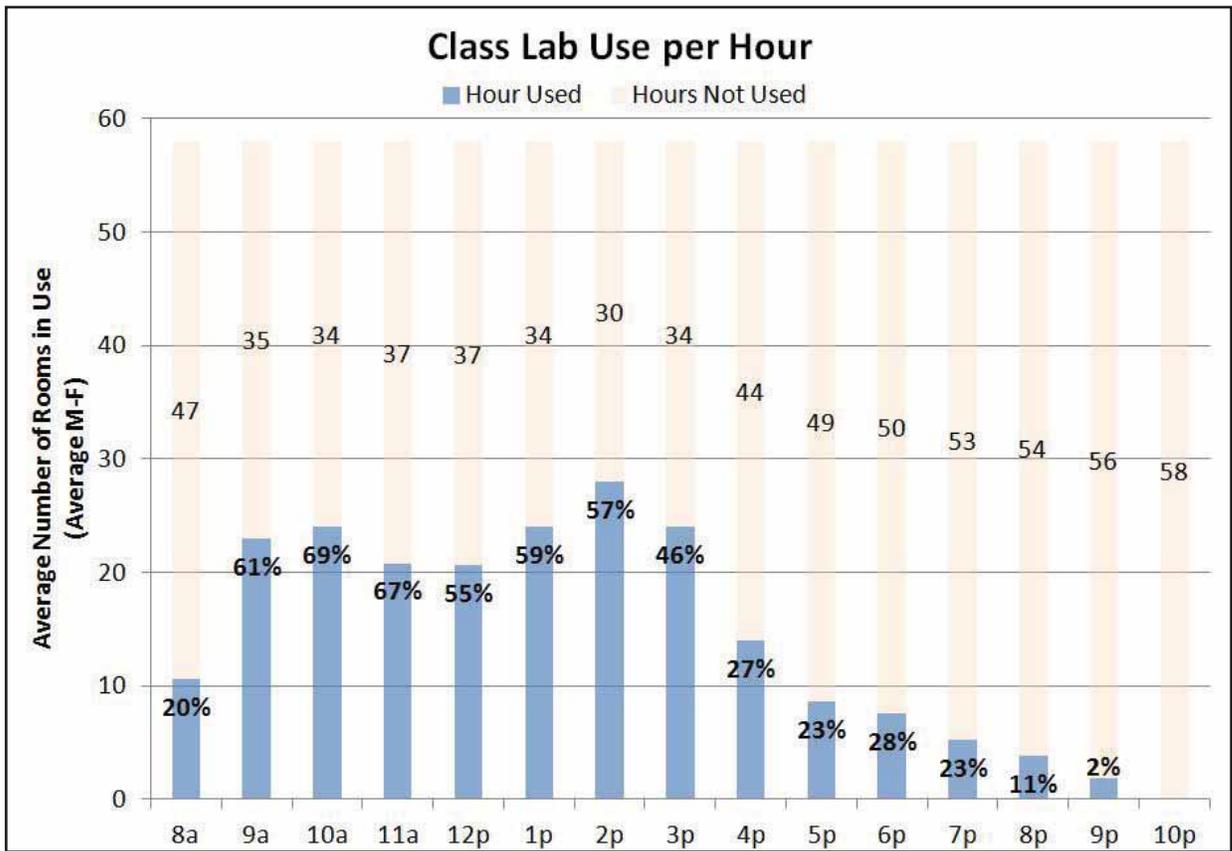


Figure 3.6 210-Type Classroom Use per Hour – St. Cloud State University; Source: SCSU Registration & Records

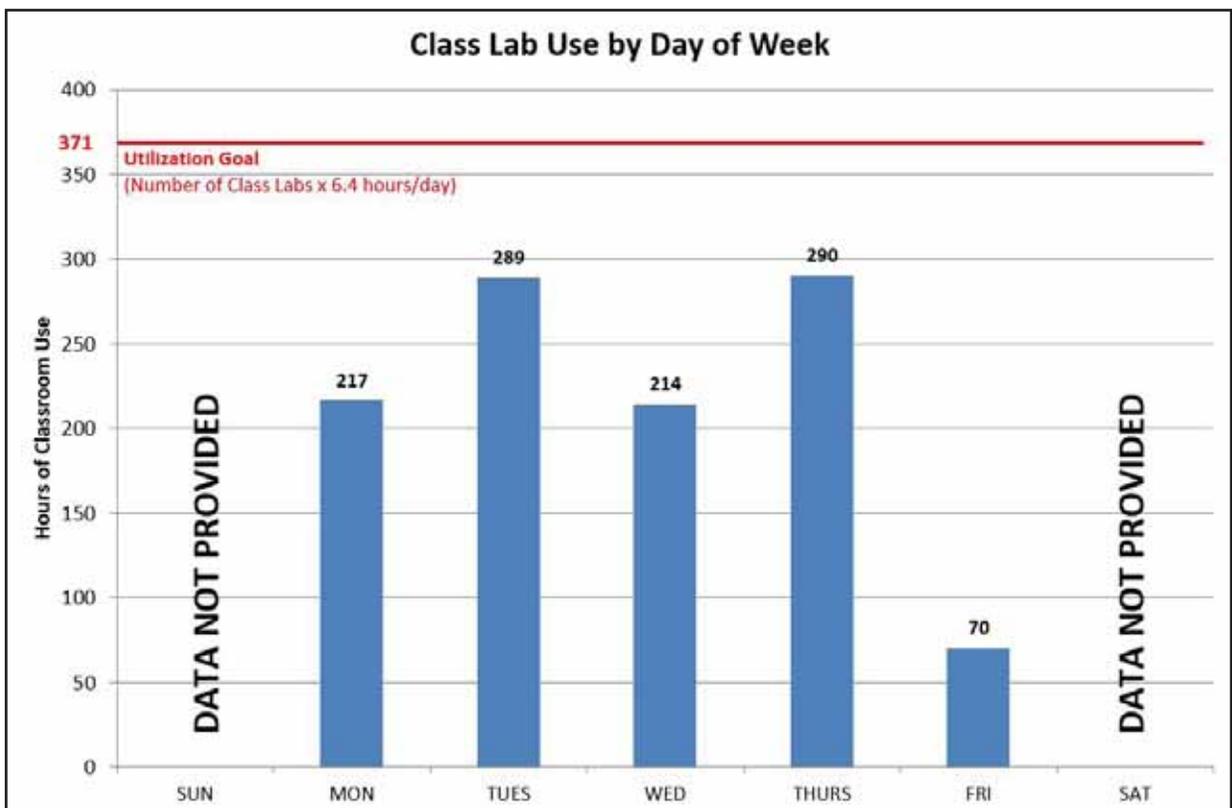


Figure 3.7 210-Type Classroom Use by Day – St. Cloud State University; Source: SCSU Registration & Records



1ST FLOOR



2ND FLOOR

KEY: Space Use	
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> Human Resources	<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> Financial Aid
<span style="display:inline-block; width:15px; height:15px; background-color:darkorange;"></span> Office of Admissions	<span style="display:inline-block; width:15px; height:15px; background-color:tan;"></span> School of Graduate Studies
<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span> Office of Records & Registration	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> Strategy, Planning & Effectiveness
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> Finance & Administration	<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> Marketing & Communications
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span> Equity & Administration	<span style="display:inline-block; width:15px; height:15px; background-color:darkred;"></span> Academic Affairs
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span> Office of Sponsored Programs	<span style="display:inline-block; width:15px; height:15px; background-color:cyan;"></span> Student Life & Development
<span style="display:inline-block; width:15px; height:15px; background-color:lavender;"></span> Office of the President	<span style="display:inline-block; width:15px; height:15px; background-color:white;"></span> Unassigned

## Administrative Services Building Space Use Analysis

**Space Use and Functional Relationships:** Several Affinity Groups have indicated a desire to explore an Integrated Student Services concept as a way to redefine the student experience. The objective of this concept is to provide a single point for student contact where a majority of questions can be answered by cross-trained representatives. Departments such as Admissions, Financial Aid, Business Services, and Records and Registration should be located just offstage for more detailed questions. This concept could affect the lower level of the Administrative Services Building.

The Administrative Services Affinity Group indicates that occupants of the upper level of the Administrative Services Building are appropriate, with the possible exception of Graduate Studies. It was indicated that the President’s Office has not been updated since 1975, and the Communications area could be reconfigured for better space utilization.

## Revenue Supported Programs Analysis

**Student Housing:** See appendix

**Parking Structures:** The Fourth Avenue parking ramp was constructed in 2008 and contains 504 parking spaces for both resident students and visitors. It is not anticipated that this structure will need improvements until 2023. A 2014 parking study concluded that there is no need to expand parking on campus, including at the parking ramp, within the next 10 years. See Chapter 2 for more information.

**Athletics:** SCSU desires that athletic facilities offer sufficient quality and quantity of facilities to meet academic, athletic, and recreation needs. Facilities are also made available to provide appropriate community opportunities.

Staff indicates that the facilities are outdated and lack the amenities to compete/recruit at a high level. It was also noted that University Drive creates a strong physical and psychological divide from the “academic” side of campus.



Selke Field

The 2013 SCSU Athletics Strategic Plan identified the following facility improvement priorities:

- Turf replacement (completed in 2014)
- Halenbeck Hall North Master Plan: Needs include the front entrance, main gym, locker room, air conditioning, and sound system
- Baseball practice fields
- Softball field enhancements
- Ongoing major capital repair and replacement such as video boards in Halenbeck Hall and Husky Stadium, sound systems, and the zamboni

**Recreation:** The Student Recreation Center does not meet the standards of a modern student recreation center and is consequently under utilized. At 38,000 GSF, the facility is less than one-third of the size it should be to meet modern standards based on current enrollment, although this does not count the space used in Halenbeck Hall.

Halenbeck Hall is a multiuse facility used for some campus recreation programming and is connected to the Student

Recreation Center. It contains a swimming and diving pool, classrooms, racquetball courts, wrestling gym, dance studio, and a field house with basketball/volleyball courts and an indoor track. The building also houses the Kinesiology Department and several of the SCSU athletic programs. The building has nine separate entrances and several access control points within the facility which create confusion and inefficiency in staffing and circulation patterns.

There is a shortage of indoor and outdoor free play spaces such as basketball courts, sand volleyball courts, or even open lawn space located around campus. Selke Field is in need of repair and is under utilized because of its perceived distance from campus. SCSU should have approximately 15 acres of outdoor recreation space to meet modern standards for the current enrollment.

## Infrastructure and Systems Analysis

**Steam:** The majority of SCSU's campus is heated by steam generated at the campus heating plant, which contains three boilers. One boiler was newly installed in 1996 and another was rebuilt and returned to service in 2009. A Steam Optimization Study (see appendices) completed in 2012 identified five cost-savings opportunities, each of which has a projected payback of five years or less. See Chapter 2 for campus utility locations.

**Chilled Water:** The chilled water plant on campus was constructed in 1999 with the ability to expand by 50 percent. An expansion was completed in 2013 which enlarged capacity to 4,800 tons. Currently, the Wick Science Building, Brown Hall, Riverview Hall, ISELF, and East and West Shoemaker Hall are connected to the system. The system has additional capacity, so buildings could be added in the future depending on location. See Chapter 2 for campus utility locations.

**Electricity:** There are three main electrical feeds into campus, each of which has a single meter. Most of the Hockey Center, the Chilled Water Plant, ISELF, and the homes are the only buildings on campus with separate meters. See Chapter 2 for campus utility locations.

**Residential Systems:** None of the homes on campus are connected to the campus steam system or the chilled water system. These buildings are all heated and cooled by various residential systems including DX condenser units, window units, and residential furnaces. See Chapter 2 for campus utility locations.

**Campus Energy Use Analysis:** SCSU records energy consumption data from 58 electric, natural gas, and propane meters across campus in the B3 system, but it is not currently possible to distill energy use by building due to the configuration of the utility infrastructure. SCSU officials indicate that they are moving towards recording individual building use of steam, chilled water, and electricity. This data will allow SCSU to verify which buildings use greater amounts of energy per square foot, which will be useful in determining future energy improvements. For purposes of this study, whole campus energy use is analyzed.

Energy Use by Type - St. Cloud State University

	Electricity (kWh)	Natural Gas (therms)	Steam / Hot Water (mmBtu)	Propane (gallons)	Fuel Oil (gallons)
2009 Normalized	31,561,408	2,324,911	0	3,361	243,828
2013 Actual	31,864,446	2,413,805	0	3,581	12,560
Percent Change	0.96%	3.82%	-	6.56%	-94.85%

Table 3.8 Energy Use by Type – St. Cloud State University; Source: B3 Data

Electricity is used for building and site power, chilled water generation, DX condensers, and some cooling in residences with window units.

Natural gas is used for campus-wide steam generation, some residential furnaces and boilers, classroom equipment, and food service equipment.

Propane is used by the Minnesota Highway Safety Center for heating.

The significant reduction in fuel oil used for the boilers is due to cost escalations. Oil is currently stored on campus for backup only.

Between 2009 and 2013, SCSU has reduced total energy consumption by six percent. Among the seven state universities tracked by MnSCU, this reduction was less than average. For instance, Metropolitan State University and Bemidji State University reduced total energy consumption by 38 percent and 37 percent respectively. SCSU ranks fifth

out of the seven state universities in total energy consumption reductions between 2009 and 2013. An average energy consumption reduction of 14 percent was recorded during the same period among all MnSCU institutions.

While SCSU reduced total energy consumption between 2009 and 2013, the total energy cost per square foot increased by two percent over the same period. By comparison, Bemidji State University and Metropolitan State University reduced total energy cost per square foot by 40 percent and 21 percent respectively. SCSU ranks sixth out of the seven state universities in total energy cost reductions between 2009 and 2013. An average energy cost reduction of nine percent was recorded during the same period among all MnSCU institutions.

Total Energy Consumption (kBtu/SF) - State Universities			
Institution Name	2013 Actual	2009 Normalized	% Change
Metropolitan State University	85.32	137.58	-38%
Bemidji State University	93.78	149.82	-37%
Minnesota State University Moorhead	128.14	140.69	-9%
Winona State University	100.69	108.99	-8%
St. Cloud State University	106.86	113.68	-6%
Minnesota State University, Mankato	127.71	127.46	0%
Southwest Minnesota State University	107.37	102.24	5%

Table 3.9 Total Energy Consumption (kBtu/SF) – State Universities; Source: B3 Data

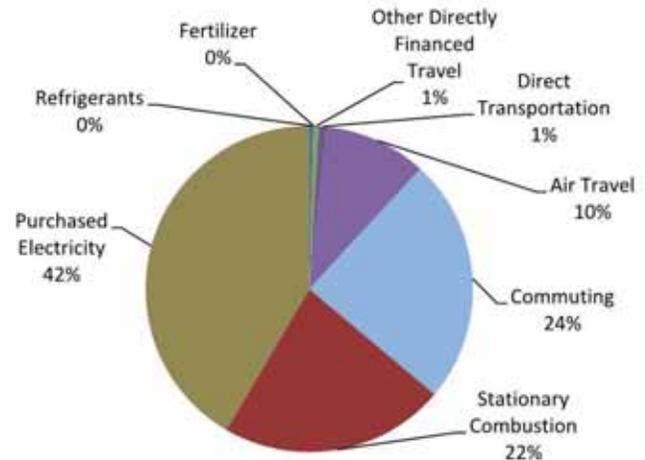
Total Energy Cost (\$/SF) - State Universities			
Institution Name	2013 Actual	2009 Normalized	% Change
Bemidji State University	\$0.83	\$1.37	-40%
Metropolitan State University	\$1.40	\$1.77	-21%
Minnesota State University Moorhead	\$1.27	\$1.40	-9%
Winona State University	\$1.03	\$1.08	-5%
Minnesota State University, Mankato	\$1.35	\$1.40	-3%
St. Cloud State University	\$1.27	\$1.24	2%
Southwest Minnesota State University	\$1.11	\$0.93	19%

Table 3.10 Total Energy Cost (\$/SF) – State Universities; Source: B3 Data

**Campus Sustainability Policy:** The current SCSU Climate Action Plan was completed in January 2014 as an update to the original 2010 plan. The university completed this plan as part of the American College & University Presidents’ Climate Commitment, which targets carbon neutrality by 2035. “The targeted carbon neutrality date for St. Cloud State University is 2035, with a short-term target of a 15% reduction by 2017 and a mid-term target of a 40% reduction by 2024 relative to 2009 emissions.”

Currently, the university is in the process of updating the Climate Action Plan to outline specific actions to reduce emissions as part of the ACUPCC.

The university does not currently track solid waste or recycling, but is capable of doing so in the future. Recently, a single-sort recycling system was implemented across campus. Education and promotion efforts are ongoing to increase recycling across campus.



**2012 Total Emissions by Sector**

Figure 3.8 Total CO2 Emissions by Sector, Source: SCSU Climate Action Plan

## **Pertinent Other Studies**

### **Pre-Design/Schematic Reports**

Renovation of Eastman Hall for Student Health Related Services Pre-design Submittal – October 2012

### **Miscellaneous Studies**

Walker Parking Study – May 2014

SCSU Climate Action Plan – January 2014

Comprehensive Housing Plan Update – November 2012

Campus Comprehensive Plan – March 2010

# 51 Building

## Building Summary

Date of Construction: 1968

Addition: 1993

Renovation: 2008

Number of Floors: 4

Gross SF: 52,085

Cost Replacement Value (000's):

Original Building – \$13,602

1993 Addition – \$1,821

Building Repair Backlog (000's):

Original Building – \$1,546

1993 Addition – \$21

Facilities Condition Index:

Original Building – 0.11

1993 Addition – 0.01

Building Systems:

Heating: Hot Water/Steam

Cooling: Chilled Water

Hot Water: Steam

Controls: Pneumatic/DDC

Building Strengths:

- Recently renovated

Building Deficiencies and Needs:

- Poor location – tucked away from campus
- Dark and dated interior

Building Opportunities:

- Connection to River

Anticipated Maintenance Needs:

2015 – Building Exteriors (Hard) \$285,000

2018 – Built-in Equipment \$40,000

2020 – Interior Finishes \$70,000

2020 – Building Exteriors (Hard) ..... \$95,000

2022 – Roofing –Built-up, Membrane, Cedar \$235,000

2023 – Interior Finishes ..... \$522,000

2023 – Building Exteriors (Hard) ..... \$51,000

2023 – Electrical Equipment ..... \$91,000

2023 – Plumbing Fixtures ..... \$23,000

## INSTRUCTIONAL SPACE UTILIZATION SUMMARY

Current Uses:

COLA: English Department and Ethnic Studies

SOPA: Political Science Department

Total Number of Classrooms (110): 16

90+ seats: 0

50-89 seats: 1

35-49 seats: 7

20-34 seats: 7

0-19 seats: 1

Type of Classrooms:

Classrooms (110): 16

Class Laboratory (210): 1

Assembly / Large Lecture (610): 0

Total Number of Bookings (Fall Semester):

Classrooms (110): 4,849

Class Laboratories (210): 165

Total Assignable SF: 29,816

Assignable SF as percentage of Gross SF: 57.2%

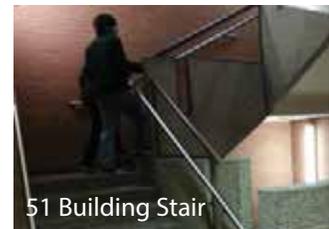
Assignable SF per station: 22.2



51 Building Main Entrance



51 Building Interior



51 Building Stair



51 Building Exterior



51 Building Riverview

Average Classroom Utilization\*: 67.91%  
 Avg. Classroom Hours Used per Week\*: 26  
 Average Classroom Station Occupancy\*: 52%  
 Average Classroom Enrollment\*: 18 students  
 \*based on Fall 2014 data  
 Technology & Equipment:  
 Suitable

Suitability for Current Use:  
 English Department desires to be in single building

- Room Configuration Issues:
- Offices smaller than current standard, but adequate for most faculty
  - Additional Office Suites needed for English Department, currently using spaces across campus
  - Prefer to have 10 to 12 dedicated classrooms

- Future Program Changes:
- English Department: Intensive English Center (IEC) currently operating at capacity – desires to grow 25-50%
  - English Department: Desire Media Production Space
  - Ethnic and Women’s Studies: Long-term sense in moving program to Stewart Hall

### 2010 Comprehensive Facilities Plan

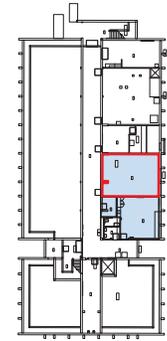
#### Recommendation

The 51 Building has been identified for renovation under the 26-50 year Implementation timeframe.

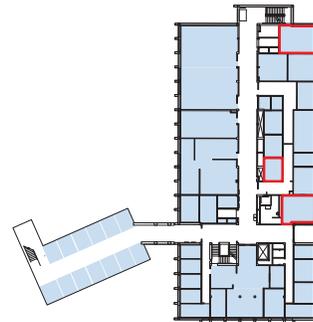
### Comprehensive Facilities Plan

#### Recommendation

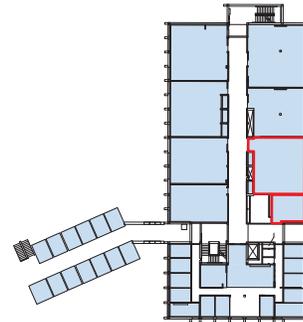
Reconfiguration of Building 51 to achieve preferred academic and operational units and program adjacencies. Roof replacement is planned in the 11+ time frame.



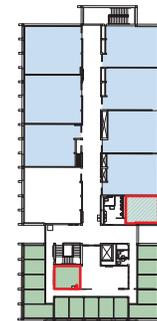
51 BUILDING - B



51 BUILDING - 1



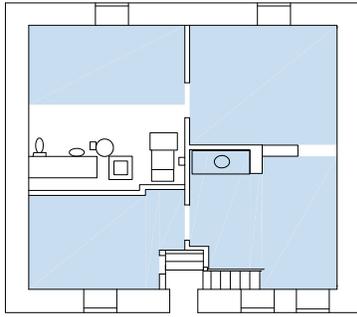
51 BUILDING - 2



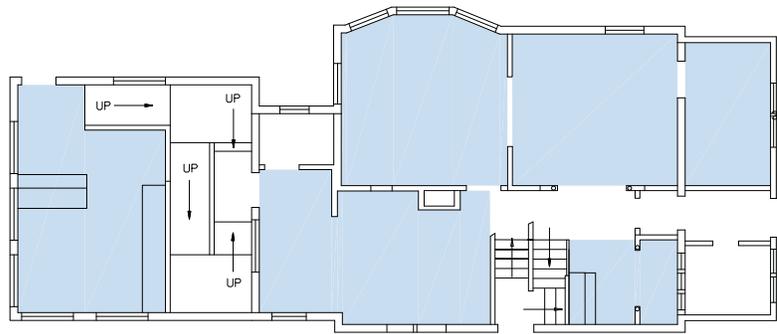
51 BUILDING - 3

SPACE USE KEY	
	COLA
	COLA, SOPA
	SOPA
	Unassigned
	Owned Rooms

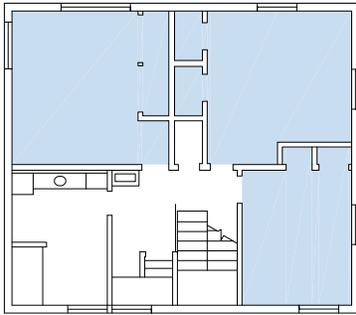




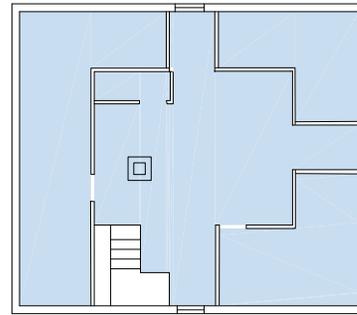
Floor Plan: Basement Level



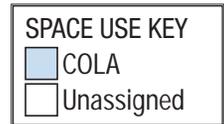
Floor Plan: First Level



Floor Plan: Second Level



Floor Plan: Third Level



**INSTRUCTIONAL SPACE UTILIZATION SUMMARY**

**Current Uses:**

COLA: Center for Access and Opportunity, Pipeline Programs, and Pre-college Programs

Total Number of Classrooms: NA

90+ seats: NA

50-89 seats: NA

35-49 seats: NA

20-34 seats: NA

0-19 seats: NA

**Type of Classrooms:**

Classrooms (110): NA

Class Laboratory (210): NA

Assembly / Large Lecture (610): NA

**Total Number of Bookings (Fall Semester):**

Classrooms (110): NA

Class Laboratories (210): NA

Total Assignable SF: 2,448

Assignable SF as percentage of Gross SF: 81.4%

Assignable SF per station: NA

Avg. Classroom Hours Used per Week: NA  
 Average Classroom Station Occupancy: NA  
 Average Classroom Enrollment: NA

Technology & Equipment:  
 Suitable

Suitability for Current Use:  
 Current use is grant based

Room Configuration Issues:  
 • Suitable

Future Program Changes:  
 • Structure is to be removed upon completion of grant-based activity

**2010 Comprehensive Facilities Plan**

**Recommendation**

None at this time.

**Comprehensive Facilities Plan**

**Recommendation**

525 building has the potential to relocate the Center of Access and Opportunity/Pipeline/Pre College programs.



Administrative Services Building Main Entry

# Administrative Services

## Building Summary

Date of Construction: 1975  
 Number of Floors: 2  
 Gross SF: 59,545  
 Cost Replacement Value (000's): \$17,632  
 Building Repair Backlog (000's): \$2,067  
 Facilities Condition Index: 0.12

### Building Systems:

Heating: Hot Water/Steam  
 Cooling: Chilled Water  
 Hot Water: Steam  
 Controls: Pneumatic/Direct Digital

### Building Strengths:

- Centrally Located on campus

### Building Deficiencies and Needs:

- Interior is dated – lots of exposed rough concrete finishes
- Exterior Design is dated – not a showpiece facility
- Large volume of student traffic currently passes through the main level on way into campus
- President's Office is dated – has not been updated since building was built
- Restrooms are dated
- HVAC and fire protection systems need updating

### Building Opportunities:

- Potential to engage students as they pass through the building

### Anticipated Maintenance Needs:

2015 - Plumbing Fixtures	.....	\$226,000
2018 – Building Exteriors (Hard)	.....	\$418,000
2020 – Building Exteriors (Hard)	.....	\$74,000
2020 – Electrical Equipment	.....	\$882,000
2020 – Built-in Equipment	.....	\$390,000

## INSTRUCTIONAL SPACE UTILIZATION SUMMARY

### Current Uses:

Administrative Offices: Strategy, Planning, & Effectiveness, Equity and Affirmative Action, Finance and Administration, Financial Aid, Office of Admissions, Office of Records and Registration, Office of the President, Human Resources, Academic Affairs, Office of Sponsored Programs, Marketing and Communications  
 School of Graduate Studies  
 Student Life & Development: Veterans Resource Center  
 Where student recruitment tours begin

### Total Number of Classrooms: NA

90+ seats: NA  
 50-89 seats: NA  
 35-49 seats: NA  
 20-34 seats: NA  
 0-19 seats: NA

Type of Classrooms:

- Classrooms (110): NA
- Class Laboratory (210): NA
- Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):

- Classrooms (110): NA
- Class Laboratories (210): NA

Total Assignable SF: 31,037

- Assignable SF as percentage of Gross SF: 52.1%
- Assignable SF per station: NA

Avg. Classroom Hours Used per Week: NA

- Average Classroom Station Occupancy: NA
- Average Classroom Enrollment: NA

Technology & Equipment:

Suitable

Suitability for Current Use:

Evaluate why Graduate Studies are on upper level

Room Configuration Issues:

- Marketing Space needs reconfigured
- President's Office needs reconfigured
- Equity & Affirmative Action Office is undersized

Future Program Changes:

- Consider eliminating Lunch Room to encourage staff to move around campus
- Consider relocating Graduate Services

**2010 Comprehensive Facilities Plan Recommendation**

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.

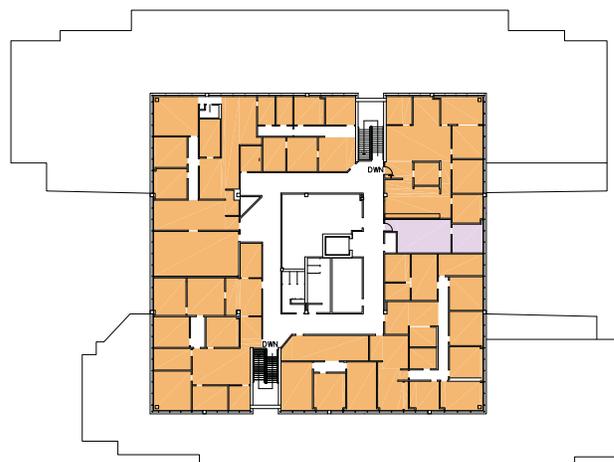
**Comprehensive Facilities Plan Recommendation**

**Recommendation**

Remodel the entry/lobby of Administrative Services 0-5 years, remodel the building HVAC in 6-10 years, and remodel the entry plaza and creation of integrated student services spaces, 11 + years.



Floor Plan: First Level



Floor Plan: Second Level

SPACE USE KEY	
	ADMIN
	GRAD
	STUD
	Unassigned

# American Indian Center

## Building Summary

Date of Construction: 1925, acquired 1995  
 Number of Floors: 3  
 Gross SF: 2,563  
 Cost Replacement Value (000's): \$759  
 Building Repair Backlog (000's): \$0  
 Facilities Condition Index: 0.00  
 Building Systems:  
 Heating: Hot Water, gas  
 Cooling: DX

### Building Strengths:

- Standalone building reinforces the concept of tribal sovereignty

### Building Deficiencies and Needs:

- Need space for meeting/gathering
- Need office space
- Need resource space
- Prefer location near river

### Building Opportunities:

- Location is very visible – near roundabout on University Drive

### Anticipated Maintenance Needs

2015 - HVAC Controls	.....	\$17,000
2015 - Interior Finishes	.....	\$29,000
2020 – Building Exteriors (Soft)	.....	\$28,000

## Instructional Space Utilization Summary

### Current Uses:

Student Life and Development: American Indian Center

### Total Number of Classrooms: NA

- 90+ seats: NA
- 50-89 seats: NA
- 35-49 seats: NA
- 20-34 seats: NA
- 0-19 seats: NA



AIC Main Entrance

### Type of Classrooms:

Classrooms (110): NA  
 Class Laboratory (210): NA  
 Assembly / Large Lecture (610): NA

### Total Number of Bookings (Fall Semester):

Classrooms (110): NA  
 Class Laboratories (210): NA

### Total Assignable SF: 2,161

Assignable SF as percentage of Gross SF: 84.3%  
 Assignable SF per station: NA

### Avg. Classroom Hours Used per Week: NA

Average Classroom Station Occupancy: NA  
 Average Classroom Enrollment: NA

### Technology & Equipment:

Suitable

### Suitability for Current Use:

Larger space desired

### Room Configuration Issues:

- Residential spaces are not adequately sized for gatherings

Future Program Changes:  
NA

**2010 Comprehensive Facilities Plan**

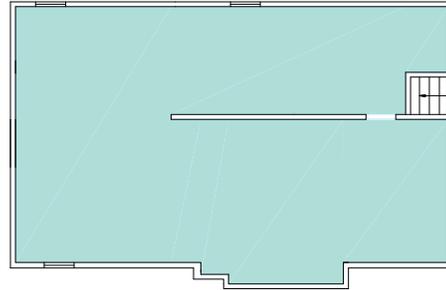
**Recommendation**

The American Indian Center has been identified for expansion and renovation under the 0-5 year Implementation Time Frame. See Project #5.

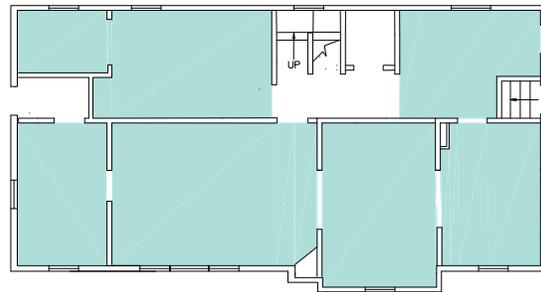
**Comprehensive Facilities Plan**

**Recommendation**

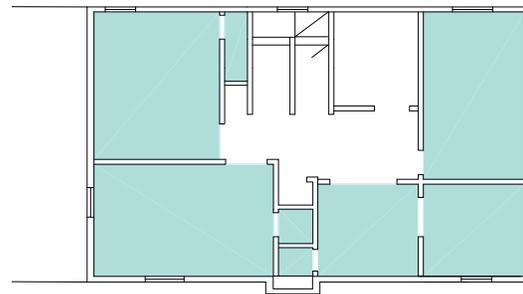
Evaluate the renovation versus the relocation of the occupants of the American Indian Center, 11 + years.



Floor Plan: Basement Level



Floor Plan: First Level



Floor Plan: Second Level

SPACE USE KEY	
<span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span>	STUD
<span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span>	Unassigned

# Atwood Memorial Center

## Building Summary

Date of Construction: 1966  
 Addition/Renovation: 1972  
 Addition/Renovation: 1992  
 Addition/Renovation: 2004  
 Addition/Renovation: 2013

Number of Floors: 3  
 Gross SF: 181,465  
 Cost Replacement Value (000's): \$44,986  
 Building Repair Backlog (000's): \$2,224  
 Facilities Condition Index: 0.05

Building Systems:  
 Heating: Hot Water / Steam  
 Cooling: Chilled Water  
 Hot Water: DHW Steam Instant  
 Controls: Pneumatic / Direct Digital

- Building Strengths:
- New food service area
  - Campus hub
  - Center of building is common gathering space

- Building Deficiencies and Needs:
- Lack of connection to outdoors on West, South
  - Low ceiling height
  - Internal space use feels disjointed/disorganized

- Struggle to meet needs of 300 to 500 seat events
- Student Life space is inadequate
- Vehicular Delivery access is challenging

- Building Opportunities:
- Theater Lobby (high potential but under utilized)
  - Lots of foot traffic
  - Potential as primary student gathering space
  - Potential showpiece space

Anticipated Maintenance Needs:

2015 - Electrical Equipment	\$700,000
2016 - HVAC Distribution	\$840,000
2016 - Kitchen	\$417,000
2016 - Built-in Equipment	\$1,250,000
2017 - Elevators	\$103,000
2022 - HVAC-Distribution	\$1,260,000
2023 - Building Exteriors (Hard)	\$1,200,000
2023 - Electrical Equipment	\$1,300,000
2024 - HVAC Controls	\$75,000

## Instructional Space Utilization Summary

Current Uses:  
 Primary Student Gathering Space  
 Student Services: Banking, Tech Help Satellite, Copy/  
 Print Shop, Student Affinity Groups, Bowling Alley, Theater,



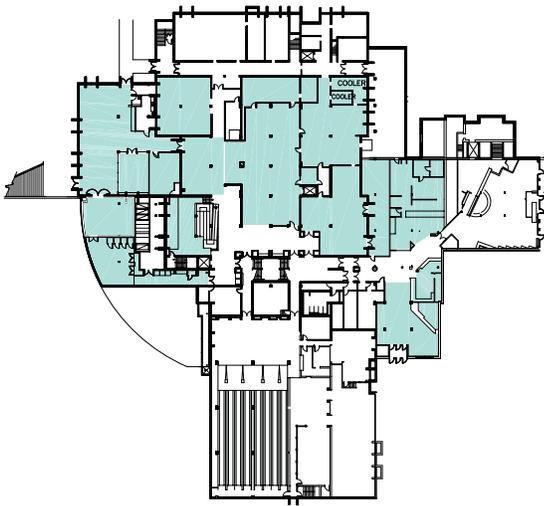
Atwood Memorial Center Main Entrance



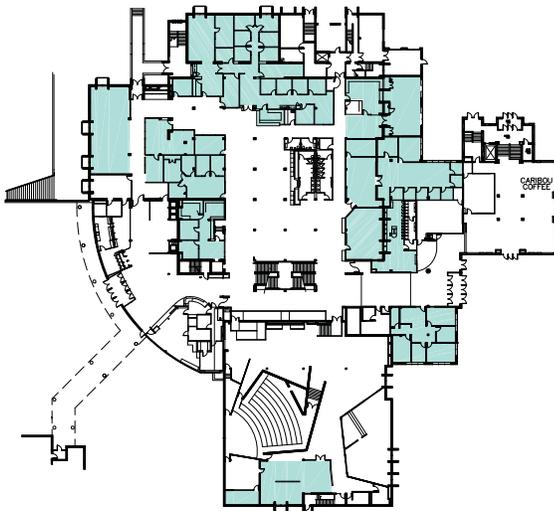
Atwood Memorial Center Auditorium Lobby



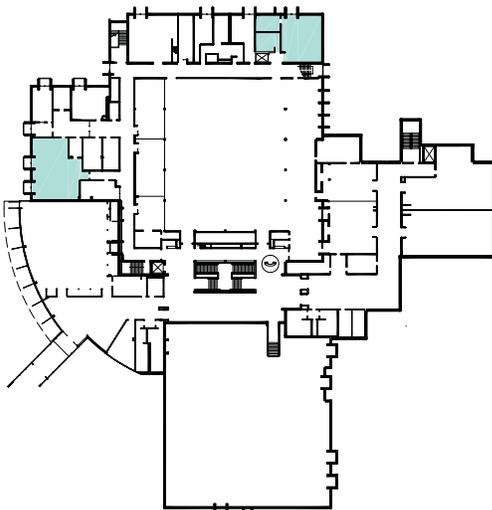
Atwood Memorial Center Commons



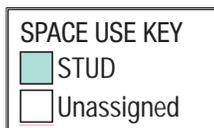
Floor Plan: Basement Level



Floor Plan: First Level



Floor Plan: Second Level



Variety of Food Vendors, Meeting Spaces  
 Total Number of Classrooms: NA  
 90+ seats: NA  
 50-89 seats: NA  
 35-49 seats: NA  
 20-34 seats: NA  
 0-19 seats: NA

Type of Classrooms:  
 Classrooms (110): NA  
 Class Laboratory (210): NA  
 Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):  
 Classrooms (110): NA  
 Class Laboratories (210): NA

Total Assignable SF: 125,225  
 Assignable SF as percentage of Gross SF: 69.0%  
 Assignable SF per station: NA

Fall Usage: 9,127 Hours  
 Spring Usage: 11,367 Hours  
 Summer Usage: 4,653 Hours

Technology & Equipment:  
 HVAC system needs improvements

Suitability for Current Use:  
 Room for Improvement

Room Configuration Issues:  
 • Desire more retail space

Future Program Changes:  
 • Comprehensive Facilities Plan to renovate lower level food and dining – Completed 2014  
 • Addition of Bookstore and Computer Store  
 • Past consideration to demolish and replace  
 • Potential Relocation of VP of Student Life and Development out of building  
 • Potential Relocation of Testing Center Offices

**2010 Comprehensive Facilities Plan Recommendation**  
 NA

**Comprehensive Facilities Plan Recommendation**  
 Proposed remodel of the Garvey Commons in 0-5 years, and the phased renovation of Atwood Memorial is proposed in 6-10 years.

# North & South Benton Hall

## Building Summary

Date of Construction: 1967 & 1968

Number of Floors: 3

Gross SF: 60,992

Cost Replacement Value (000's):

North: \$6,351

South: \$8,770

Building Repair Backlog (000's):

North: \$1,376

South: \$2,183

Facilities Condition Index:

North: 0.22

South: 0.25

Building Systems:

Heating: Hot Water / Steam

Hot Water: DHW Steam

Controls: Pneumatic / Direct Digital

Building Strengths:

- Second and third level rooms have private balconies

Building Deficiencies and Needs:

- Dated exterior
- Sunken entry to South – poor connection to campus
- No main entrance

Building Opportunities:

NA

Anticipated Maintenance Needs:

2015 - South Interior Finishes ..... \$402,000

North

2020 – Building Exteriors (Hard) ..... \$138,000

2020 – Interior Finishes ..... \$291,000

2022 – Building Exteriors (Hard) ..... \$21,000

South

2020 – Fire Protection Systems ..... \$110,000

2020 – Built-in Equipment ..... \$146,000

2024 – Building Exteriors (Hard) ..... \$29,000

## Instructional Space Utilization Summary

Current Uses:

Residence Hall

Total Number of Classrooms: NA

90+ seats: NA

50-89 seats: NA

35-49 seats: NA

20-34 seats: NA

0-19 seats: NA

Type of Classrooms:

Classrooms (110): NA

Class Laboratory (210): NA

Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):

Classrooms (110): NA



South Benton Hall



Benton Halls Courtyard

Class Laboratories (210): NA

Total Assignable SF: NA

Assignable SF as percentage of Gross SF: NA

Assignable SF per station: NA

Housing Capacity: 218 Beds

Housing Type: Apartment-style

Fall 2014 Occupancy: 84%

Technology & Equipment:

NA

Suitability for Current Use:

Suitable

Room Configuration Issues:

NA

Future Program Changes:

NA

### **2010 Comprehensive Facilities Plan**

#### **Recommendation**

Benton Hall is part of the overall residence life improvements.

### **Comprehensive Facilities Plan**

#### **Recommendation**

Benton Hall is recommended to be demolished in 11+ years.

# Brown Hall

## Building Summary

Date of Construction: 1958  
 Renovation: 2010  
 Number of Floors: 4  
 Gross SF: 78,821  
 Cost Replacement Value (000's): \$23,340  
 Building Repair Backlog (000's): \$0  
 Facilities Condition Index: 0.00  
 Building Systems:  
 Heating: Hot Water / Steam  
 Cooling: Chilled Water / DX  
 Hot Water: Steam Instant  
 Controls: Direct Digital

### Building Strengths:

- Newly Renovated

### Building Deficiencies and Needs:

- Main entrance is poorly defined

### Building Opportunities:

- Auditorium could be more architecturally significant from exterior

### Anticipated Maintenance Needs:

2015 - NA  
 2024 – Interior Finishes                      \$895,000

## Instructional Space Utilization Summary

### Current Uses:

HHS: Nursing, Communication Sciences and Disorders  
 COSE: Physics labs  
 LRS: Printing Services  
 CCS: SCSU Online

### Total Number of Classrooms: 6

90+ seats: 1  
 50-89 seats: 1  
 35-49 seats: 2  
 20-34 seats: 2  
 0-19 seats: 0

### Type of Classrooms:

Classrooms (110): 6  
 Class Laboratory (210): 3  
 Assembly / Large Lecture (610): 0



Brown Hall Entry



Brown Hall Corridor



Brown Hall Lobby

Total Number of Bookings (Fall Semester):

- Classrooms (110): 1,429
- Class Laboratories (210): 270

Total Assignable SF: 51,705

- Assignable SF as percentage of Gross SF: 65.6%
- Assignable SF per station: 24.8

Average Classroom Utilization\*: 82.54%

- Avg. Classroom Hours Used per Week\*: 20
- Average Classroom Station Occupancy\*: 45%
- Average Classroom Enrollment\*: 25 students
- \*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:

Suitable

Suitability for Current Use:

Suitable

Room Configuration Issues:

NA

Future Program Changes:

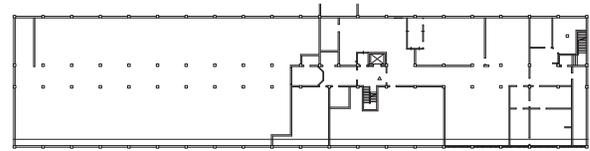
- Community, Psychology, Counseling, and Family Therapy (CPCF) Desires to collocate all offices
- See increasing societal needs for Bachelor Degree in Nursing

**2010 Comprehensive Facilities Plan Recommendation**

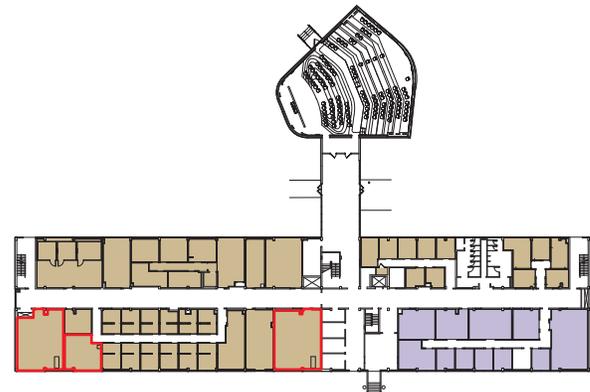
Brown Hall just completed a renovation.

**Comprehensive Facilities Plan Recommendation**

Recommendations include relocating non SHHS occupants of Brown Hall to other locations on campus.



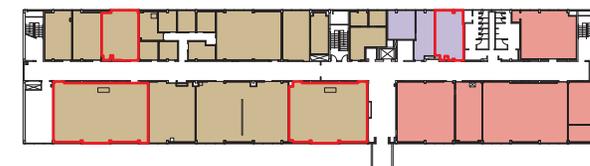
Floor Plan: Basement Level



Floor Plan: First Level



Floor Plan: Second Level



Floor Plan: Third Level

SPACE USE KEY	
CCS	TECH
COSE	Unassigned
HHS	Owned Rooms

# Case Hall



Case Hall Corridor



Case Hall Commons

## Building Summary

Date of Construction: 1964  
Number of Floors: 5  
Gross SF: 37,275  
Cost Replacement Value (000's): \$9,241  
Building Repair Backlog (000's): \$0  
Facilities Condition Index: 0.00  
Building Systems:  
Heating: Hot Water / Steam  
Hot Water: Steam Instant  
Controls: Direct Digital

Building Strengths:  
NA

Building Deficiencies and Needs:  
• Dated common toilet rooms

Building Opportunities:  
NA

Anticipated Maintenance Needs:  
2015 - NA  
2024 – Building Exteriors (Hard) \$77,000

## Instructional Space Utilization Summary

Current Uses:  
Residence Hall

Total Number of Classrooms: NA  
90+ seats: NA  
50-89 seats: NA  
35-49 seats: NA  
20-34 seats: NA  
0-19 seats: NA

Type of Classrooms:  
Classrooms (110): NA  
Class Laboratory (210): NA  
Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):  
Classrooms (110): NA  
Class Laboratories (210): NA

Total Assignable SF: 25,147  
Assignable SF as percentage of Gross SF: 67.5%  
Assignable SF per station: NA

Housing Capacity: 179 Beds  
Housing Type: Residence Hall  
Fall 2014 Occupancy: 96%

Technology & Equipment:

NA

Suitability for Current Use:

NA

Room Configuration Issues:

NA

Future Program Changes:

NA

## **2010 Comprehensive Facilities Plan**

### **Recommendation**

Case Hall is part of the overall residence life improvements.

## **Comprehensive Facilities Plan**

### **Recommendation**

No recommendations are planned as part of the 2015 CFP update.

# Centennial Hall

## Building Summary

Date of Construction: 1971  
 Renovation: 1986  
 Renovation: 2001  
 Renovation: 2008  
 Number of Floors: 5  
 Gross SF: 165,758  
 Cost Replacement Value (000's): \$57,936  
 Building Repair Backlog (000's): \$0  
 Facilities Condition Index: 0.00  
 Building Systems:  
 Heating: Hot Water / Steam  
 Cooling: Chilled Water / DX  
 Hot Water: Steam  
 Controls: Pneumatic / Direct Digital

### Building Strengths:

- Student gathering space with large windows on northwest corner of building
- Skywalk connection to Atwood Center

### Building Deficiencies and Needs:

- Dated finishes – lots of unfinished concrete
- No connection to potential Plaza to North from ground level
- Staff note a lack of social space for student/staff interaction
- Interior signage
- Lack of “wow” factor at entry

### Building Opportunities:

- Open ground level corridor on north façade to campus, provide collaboration spaces for students
- Move Business College admin offices from ground floor and repurpose space

### Anticipated Maintenance Needs:

2015 - NA  
 2022 – Interior Finishes                      \$2,223,000

## Instructional Space Utilization Summary

### Current Uses:

COLA: Philosophy  
 HBS  
 LRS  
 University College  
 Student Services: Bookstore

### Total Number of Classrooms: 23

90+ seats: 0  
 50-89 seats: 0  
 35-49 seats: 17  
 20-34 seats: 6  
 0-19 seats: 0

### Type of Classrooms:

Classrooms (110): 24  
 Class Laboratory (210): 3  
 Assembly / Large Lecture (610): 0

### Total Number of Bookings (Fall Semester):

Classrooms (110): 7,881  
 Class Laboratories (210): 1,028

### Total Assignable SF: 122,500

Assignable SF as percentage of Gross SF: 73.9%  
 Assignable SF per station: 22.2



Centennial Hall Main Entry



Centennial Hall Lobby



Bookstore

Average Classroom Utilization\*: 78.85%  
 Avg. Classroom Hours Used per Week\*: 25  
 Average Classroom Station Occupancy\*: 68%  
 Average Classroom Enrollment\*: 25 students  
 \*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:  
 Suitable

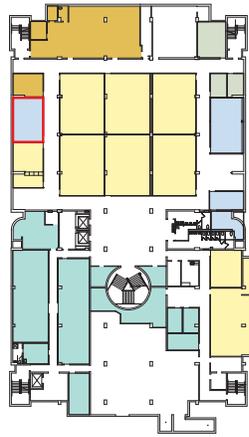
Suitability for Current Use:  
 Students don't know there is a lower level

Room Configuration Issues:  
 • Skywalk connection to Atwood results in many student services in building

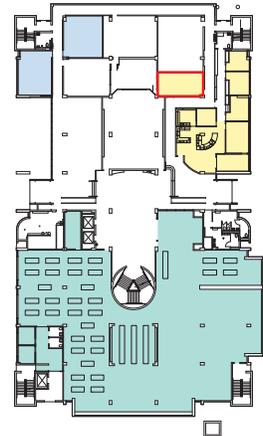
Future Program Changes:  
 • Multicultural Academic Support Center desires to collocate with Admissions, Advising, Financial Aid and Career Services  
 • COLA desires survey center located in building  
 • Philosophy move to be near other COLA departments  
 • Growth in international students served by HBS  
 • Support for bookstore to move out of building

**2010 Comprehensive Facilities Plan Recommendation**  
 Centennial Hall is newly remodeled.

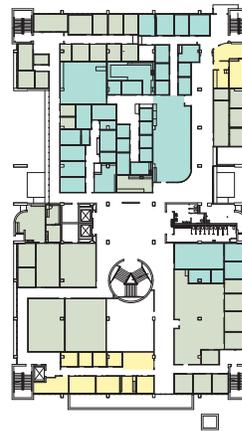
**Comprehensive Facilities Plan Recommendation**  
 Relocation of the Maverick Computers to Centennial basement, 6-10 years.



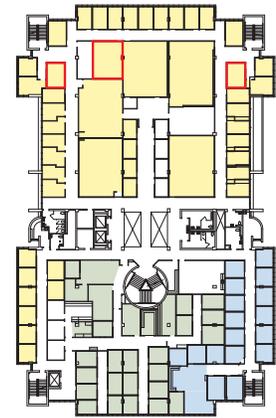
Floor Plan: Basement Level



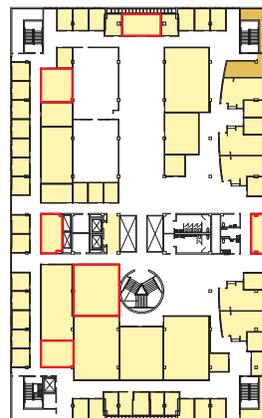
Floor Plan: First Level



Floor Plan: Second Level



Floor Plan: Third Level



Floor Plan: Fourth Level

SPACE USE KEY	
<span style="color: lightblue;">■</span>	COLA
<span style="color: yellow;">■</span>	HBS
<span style="color: lightgreen;">■</span>	STUD
<span style="color: orange;">■</span>	TECH
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Unassigned
<span style="border: 2px solid red; display: inline-block; width: 10px; height: 10px;"></span>	Owned Rooms

# Chilled Water Plant

## Building Summary

Date of Construction: 1999  
 Expansion: 2013  
 Number of Floors: 1  
 Gross SF: 7,609  
 Cost Replacement Value (000's): \$2,307  
 Building Repair Backlog (000's): \$0  
 Facilities Condition Index: 0.00  
 Building Systems:  
 Heating: Steam  
 Controls: Direct Digital

**Building Strengths:**

- Relatively new
- High Efficiency

**Building Deficiencies and Needs:**

NA

**Building Opportunities:**

- Potential to incorporate technology to improve campus energy efficiency

**Anticipated Maintenance Needs:**

2015 - NA	
2019 – HVAC – Controls	..... \$104,000
2020 – Fire Protection Systems	..... \$29,000
2020 – Fire Detection Systems	..... \$26,000
2020 – Interior Finishes	..... \$86,000
2024 – Built-in Equipment	..... \$50,000

## Instructional Space Utilization Summary

**Current Uses:**

Provides chilled water for cooling to select campus buildings

**Total Number of Classrooms: NA**

- 90+ seats: NA
- 50-89 seats: NA
- 35-49 seats: NA
- 20-34 seats: NA
- 0-19 seats: NA

**Type of Classrooms:**

- Classrooms (110): NA
- Class Laboratory (210): NA
- Assembly / Large Lecture (610): NA

**Total Number of Bookings (Fall Semester):**



Classrooms (110): NA  
Class Laboratories (210): NA

Total Assignable SF: 6,033  
Assignable SF as percentage of Gross SF: 79.3%  
Assignable SF per station: NA

Avg. Classroom Hours Used per Week: NA  
Average Classroom Station Occupancy: NA  
Average Classroom Enrollment: NA

Technology & Equipment:  
Excellent

Suitability for Current Use:  
Excellent

Room Configuration Issues:  
NA

Future Program Changes:  

- More buildings may require chilled water service in the future

### **2010 Comprehensive Facilities Plan Recommendation**

None at this time.

### **Comprehensive Facilities Plan Recommendation**

No recommendations are planned as part of the 2015 CFP update.

# Eastman Hall

## Building Summary

Date of Construction: 1929  
 Renovation: 1999  
 Renovation: currently closed for major renovation  
 Number of Floors: 3  
 Gross SF: 45,997  
 Cost Replacement Value (000's): \$13,620  
 Building Repair Backlog (000's): NA  
 Facilities Condition Index: NA  
 Building Systems:  
 Pending renovation

Building Strengths:  
 NA

Building Deficiencies and Needs:  
 NA

Building Opportunities:  
 NA

Anticipated Maintenance Needs:  
 2015 - Anticipate a 2016 legislative request for \$18.5M construction funding  
 Future - NA

## Instructional Space Utilization Summary

Current Uses: (upon completed renovation)  
 Student Health Services  
 Counseling and Psychological Services  
 U Choose and Health Education  
 Human Performance Lab  
 Pharmacy

Total Number of Classrooms: NA  
 90+ seats: NA  
 50-89 seats: NA  
 35-49 seats: NA  
 20-34 seats: NA  
 0-19 seats: NA

Type of Classrooms:  
 Classrooms (110): NA  
 Class Laboratory (210): NA  
 Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):  
 Classrooms (110): NA  
 Class Laboratories (210): NA

Total Assignable SF: NA  
 Assignable SF as percentage of Gross SF: NA  
 Assignable SF per station: NA

Avg. Classroom Hours Used per Week: NA  
 Average Classroom Station Occupancy: NA  
 Average Classroom Enrollment: NA

Technology & Equipment:  
 Excellent

Suitability for Current Use:  
 Excellent

Room Configuration Issues:  
 NA

Future Program Changes:  
 NA



Eastman Hall Main Entry



Eastman Hall Exterior



# Education Building



Education Building Exterior



Education Building Classroom



Education Building Classroom



Education Building Interior

## Building Summary

Date of Construction: 1971

Renovation: 2011

Number of Floors: 2

Gross SF: 101,006

Cost Replacement Value (000's): \$29,909

Building Repair Backlog (000's): \$6,415

Facilities Condition Index: 0.21

Building Systems:

Heating: Hot Water / Steam

Cooling: Chilled Water

Hot Water: Steam

Controls: Pneumatic / Direct Digital

Building Strengths:

- Good Ceiling Height

Building Deficiencies and Needs:

- Interior finishes are outdated
- Building is a barrier to recruitment
- Wayfinding within building is challenging
- Poor Air Quality, HVAC, and Climate Control
- Poor artificial lighting
- Desire to access exterior windows, natural light

Building Opportunities:

- Improve Main Entrance connection to outdoors

Anticipated Maintenance Needs:

2015 - Fire Protection Systems	.....	\$383,000
2016 - Interior Finishes	.....	\$1,147,000
2020 - Building Exteriors (Hard)	.....	\$751,000
2020 - Elevators	.....	\$313,000
2021 - Built-in Equipment	.....	\$661,000

## Instructional Space Utilization Summary

Current Uses:

- College of Education
- Doctoral Center

Total Number of Classrooms: 21

- 90+ seats: 1
- 50-89 seats: 2
- 35-49 seats: 12
- 20-34 seats: 6
- 0-19 seats: 0

Type of Classrooms:

Classrooms (110): 21



Floor Plan: First Level



Floor Plan: Second Level

SPACE USE KEY	
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> COLA	<span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span> HHS
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> EDU	<span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> STUD
<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> EDU, HHS	<span style="display:inline-block; width:15px; height:15px; background-color:white; border:1px solid black;"></span> Unassigned
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> GRAD	<span style="display:inline-block; width:15px; height:15px; border:2px solid red;"></span> Owned Rooms

Class Laboratory (210): 1  
 Assembly / Large Lecture (610): 0

Total Number of Bookings (Fall Semester):  
 Classrooms (110): 4,650  
 Class Laboratories (210): 192

Total Assignable SF: 58,497  
 Assignable SF as percentage of Gross SF: 57.9%  
 Assignable SF per station: 24.9

Average Classroom Utilization\*: 73.73%  
 Avg. Classroom Hours Used per Week: 24  
 Average Classroom Station Occupancy: 51%  
 Average Classroom Enrollment: 21 students  
 \*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:  
 Poor - Will need upgrade to adapt to new A/V Capture and Reflective Critique pedagogy

Suitability for Current Use:  
 Suitable

- Room Configuration Issues:
- Lack of flexibility – options are desired
  - Desire more conference room space
  - Need access to large classroom (125 seats) 9 times a year
  - Need meditation/prayer space, foot wash room, lactation room

Future Program Changes:

- Facilities renovation to adapt to new pedagogy, active learning environments
- Doctoral Center does not need to be in this building
- Growth of Special Education in future
- Growth of Graduate Studies in future
- Reduction in Undergraduate Studies in future
- Will serve more students through distance learning in future

**2010 Comprehensive Facilities Plan Recommendation**

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 pedagogy (grant based models).

**Comprehensive Facilities Plan Recommendation**

Monitor classroom and office utilization to assess remodel or demolition, 0-5 years. Remodel HVAC phase 1 & 2 (if remodeling is appropriate), fire protection 0-5 years, 6-10 years.

# Engineering & Computing Center

## Building Summary

Date of Construction: 1958

Renovation: 1962

Renovation: 1986

Renovation: 2008

Number of Floors: 2

Gross SF: 91,840

Cost Replacement Value (000's): \$27,195

Building Repair Backlog (000's): \$1,749

Facilities Condition Index: 0.06

Building Systems:

Heating: Hot Water

Cooling: Chilled Water

Hot Water: Electric

Controls: Pneumatic / Direct Digital

Building Strengths:

NA

Building Deficiencies and Needs:

- Dated interiors and exterior appearance

Building Opportunities:

- Prominent location along University Drive, near major campus parking

Anticipated Maintenance Needs:

2015 - Building Exteriors (Hard) ..... \$38,000

2015 - HVAC – Equipment ..... \$769,000

2015 - Electrical Equipment ..... \$1,088,000

2018 – Electrical Equipment ..... \$272,000

2018 – Plumbing Fixtures ..... \$174,000

2018 – Fire Protection Systems ..... \$348,000

2020 – Built-in Equipment ..... \$601,000

2020 – Interior Finishes ..... \$939,000

2021 – HVAC – Equipment ..... \$243,000

2021 – HVAC – Distribution ..... \$1,720,000

## INSTRUCTIONAL SPACE UTILIZATION SUMMARY

Current Uses:

COSE: Departments of Mathematics, Statistics, Computer Science, Micro Computer Studies, Manufacturing, Electrical and Mechanical Engineering

Student Life: Child Care Center

Total Number of Classrooms: 15

90+ seats: 1

50-89 seats: 0

35-49 seats: 4

20-34 seats: 10

0-19 seats: 0

Type of Classrooms:

Classrooms (110): 15

Class Laboratory (210): 4

Assembly / Large Lecture (610): 0

Total Number of Bookings (Fall Semester):

Classrooms (110): 5,426

Class Laboratories (210): 311



ECC Main Entry



ECC Lobby



ECC Lab



Child Care Center



Child Care Center Main Entry

Total Assignable SF: 58,176  
 Assignable SF as percentage of Gross SF: 63.3%  
 Assignable SF per station: 22.9

Average Classroom Utilization\*: 71.79%  
 Avg. Classroom Hours Used per Week\*: 23  
 Average Classroom Station Occupancy\*: 53%  
 Average Classroom Enrollment\*: 20 students  
 \*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:  
 Suitable

Suitability for Current Use:  
 Suitable

Room Configuration Issues:  
 • Need student socialization spaces

Future Program Changes:  
 • Projected growth in STEM education on campus in next 20 years  
 • Several new programs will emerge in next 5 years: Masters in Material Science and Scientific Instrumentation, Software Engineering, Masters in Computer and Electrical Engineering, Engineering Technology, Environmental Engineering, Masters in Renewable Energy  
 • Growth in Information Technology Program

### 2010 Comprehensive Facilities Plan Recommendation

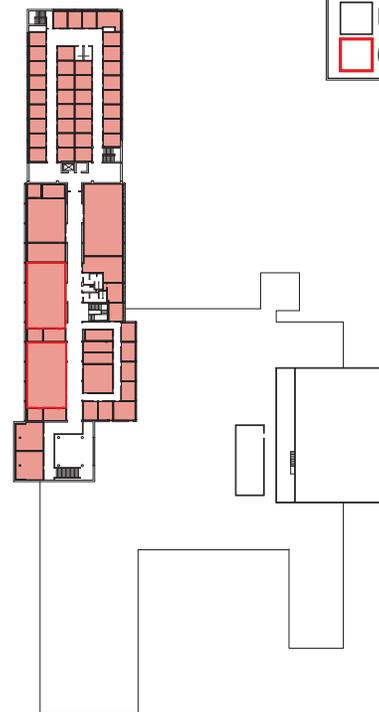
The Engineering and Computing Center has been identified for and incubator building under the 11-25 year implementation Time Frame. See Project #46.

### Comprehensive Facilities Plan Recommendation

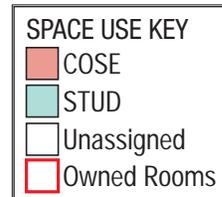
Remodel of the Engineering and Computing Center beehive for the existing labs located in Headley Hall, 6-10 years. Engineering and Computing center remodel 11+ years, and relocation predesign study of Lindgren Child Care, 6-10 years.



Floor Plan: First Level



Floor Plan: Second Level



# Ervin House

## Building Summary

Date of Construction: 1936, acquired  
Number of Floors: 4  
Gross SF: 13,512  
Cost Replacement Value (000's): \$3,350  
Building Repair Backlog (000's): \$372  
Facilities Condition Index: 0.11  
Building Systems:  
Heating: Hot Water  
Cooling: DX  
Hot Water: Gas  
Controls: Pneumatic / Direct Digital

Building Strengths:  
NA

Building Deficiencies and Needs:  
• Former Home

Building Opportunities:  
NA

Anticipated Maintenance Needs:  
NA

## Instructional Space Utilization Summary

Current Uses:  
Student Life: Student Housing Offices, Main Desk and Support Space for Benton Hall

Total Number of Classrooms: NA  
90+ seats: NA  
50-89 seats: NA  
35-49 seats: NA  
20-34 seats: NA  
0-19 seats: NA

Type of Classrooms:  
Classrooms (110): NA  
Class Laboratory (210): NA  
Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):  
Classrooms (110): NA  
Class Laboratories (210): NA

Total Assignable SF: 7,256



Ervin House Main Entry



Ervin House Interior



Ervin House Main Desk

Assignable SF as percentage of Gross SF: 53.7%  
 Assignable SF per station: NA

Avg. Classroom Hours Used per Week: NA  
 Average Classroom Station Occupancy: NA  
 Average Classroom Enrollment: NA

Technology & Equipment:  
 NA

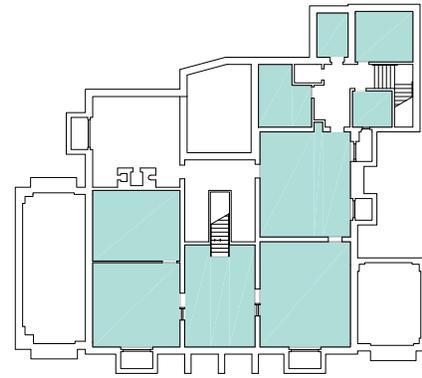
Suitability for Current Use:  
 Former residence, not suitable for office use

Room Configuration Issues:  
 • Former residence, accessibility, durability, and floor to floor height issues are likely

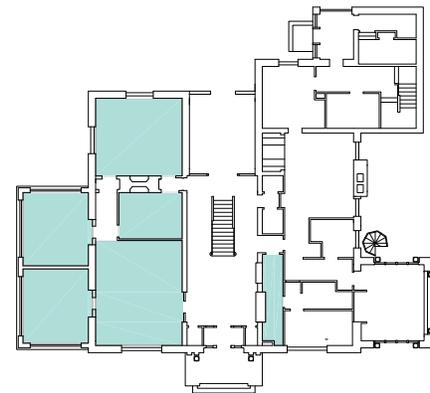
Future Program Changes:  
 NA

**2010 Comprehensive Facilities Plan Recommendation**  
 NA

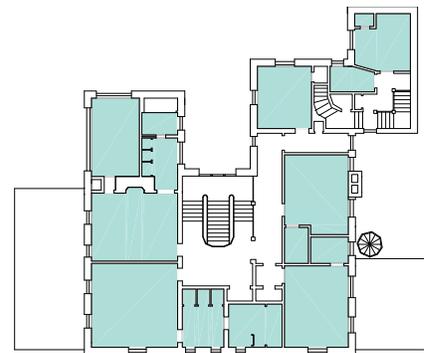
**Comprehensive Facilities Plan Recommendation**  
 Move Residence Life Offices to other locations on campus.



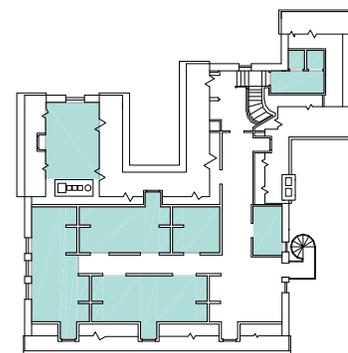
Floor Plan: Basement Level



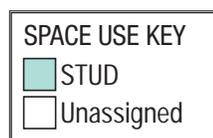
Floor Plan: First Level



Floor Plan: Second Level



Floor Plan: Third Level



# Facilities Management Building



## Building Summary

Date of Construction: 1980  
 Renovated: 2010  
 Number of Floors: 1  
 Gross SF: 15,392  
 Cost Replacement Value (000's): \$4,558  
 Building Repair Backlog (000's): \$60  
 Facilities Condition Index: 0.01  
 Building Systems:  
 Heating: Steam  
 Cooling: DX  
 Hot Water: Steam  
 Controls: Pneumatic

Building Strengths:  
 NA

Building Deficiencies and Needs:  
 Interior finishes are dated

Building Opportunities:  
 NA

## Anticipated Maintenance Needs:

2015 - NA	
2016 – Electrical Equipment	..... \$228,000
2020 – HVAC – Equipment	..... \$102,000
2020 – Plumbing Fixtures	..... \$58,000
2020 – Fire Detection Systems	..... \$53,000
2020 – Built-in Equipment	..... \$101,000
2020 – Interior Finishes	..... \$52,000

## Instructional Space Utilization Summary

Current Uses:  
 Facilities Management Offices, Shops, and Storage

Total Number of Classrooms: NA  
 90+ seats: NA  
 50-89 seats: NA  
 35-49 seats: NA  
 20-34 seats: NA  
 0-19 seats: NA

Type of Classrooms:  
 Classrooms (110): NA  
 Class Laboratory (210): NA  
 Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):  
 Classrooms (110): NA  
 Class Laboratories (210): NA

Total Assignable SF: 10,664  
 Assignable SF as percentage of Gross SF: 69.3%  
 Assignable SF per station: NA

Avg. Classroom Hours Used per Week: NA  
 Average Classroom Station Occupancy: NA  
 Average Classroom Enrollment: NA

Technology & Equipment:  
 Suitable

Suitability for Current Use:  
 Suitable

Room Configuration Issues:  
NA

Future Program Changes:

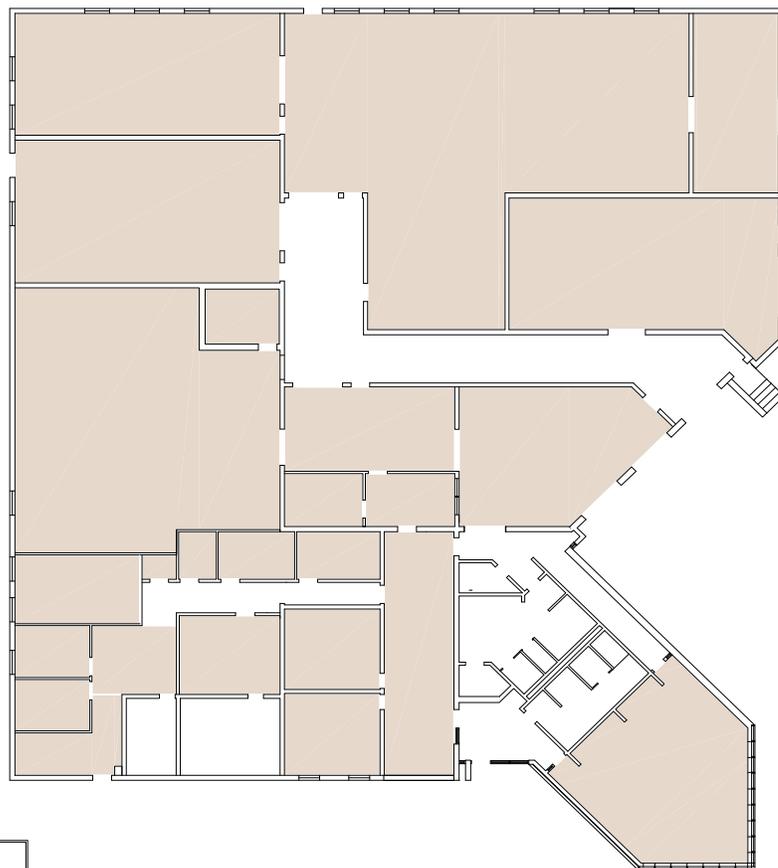
- Central Mail Room may move to FM from Administrative Services Building
- Warehouse will likely get smaller in the future

**2010 Comprehensive Facilities Plan Recommendation**

NA

**Comprehensive Facilities Plan Recommendation**

No recommendations are planned as part of the 2015 CFP update.



SPACE USE KEY	
<span style="display: inline-block; width: 15px; height: 10px; background-color: #c8a28d; border: 1px solid black;"></span>	FAC MGMT
<span style="display: inline-block; width: 15px; height: 10px; background-color: white; border: 1px solid black;"></span>	Unassigned

Floor Plan: First Level

# Garvey Commons

## Building Summary

Date of Construction: 1962  
 Addition: 1965  
 Addition / Renovation: 1987  
 Renovation: 2000  
 Renovation: 2007  
 Number of Floors: 2  
 Gross SF: 50,984  
 Cost Replacement Value (000's): \$12,639  
 Building Repair Backlog (000's): \$298  
 Facilities Condition Index: 0.02  
 Building Systems:  
 Heating: Hot Water / Steam  
 Cooling: Chilled Water  
 Hot Water: Steam Instant  
 Controls: Pneumatic / Direct Digital

### Building Strengths:

- Service tunnel connection to Atwood
- Modern Student Dining Configuration
- Well sized for current needs

### Building Deficiencies and Needs:

- Low ceiling height
- Dated finishes – could use interior design update

### Building Opportunities:

- Tunnel connection to Atwood
- Open west wall to campus to bring in natural light & connect to campus
- Interior design update to promote outward connection to campus

## Anticipated Maintenance Needs:

2015 - Electrical Equipment	.....	\$421,000
2015 - Plumbing Fixtures	.....	\$140,000
2017 – Building Exteriors (Hard)	.....	\$379,000
2020 – Elevators	.....	\$26,000
2020 – Plumbing Fixtures	.....	\$140,000
2020 – Fire Detection Systems	.....	\$70,000
2022 – Electrical Equipment	.....	\$140,000
2022 – Interior Finishes	.....	\$579,000

## Instructional Space Utilization Summary

### Current Uses:

Student Dining Hall & Kitchen

### Total Number of Classrooms: NA

90+ seats: NA  
 50-89 seats: NA  
 35-49 seats: NA  
 20-34 seats: NA  
 0-19 seats: NA

### Type of Classrooms:

Classrooms (110): NA  
 Class Laboratory (210): NA  
 Assembly / Large Lecture (610): NA

### Total Number of Bookings (Fall Semester):

Classrooms (110): NA  
 Class Laboratories (210): NA



Garvey Commons South Entry



Garvey Commons Dining Entry



Garvey Commons Lobby



Garvey Commons Dining



Garvey Commons Dining

Total Assignable SF: 36,668  
 Assignable SF as percentage of Gross SF: 71.9%  
 Assignable SF per station: NA

Avg. Classroom Hours Used per Week: NA  
 Average Classroom Station Occupancy: NA  
 Average Classroom Enrollment: NA

Technology & Equipment:  
 Suitable

Suitability for Current Use:  
 Not though of highly among students

Room Configuration Issues:  
 NA

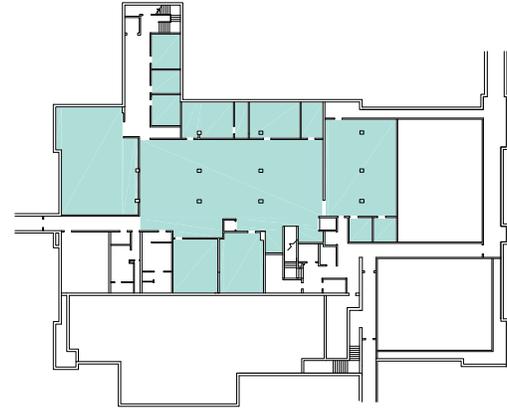
Future Program Changes:  
 NA

**2010 Comprehensive Facilities Plan Recommendation**

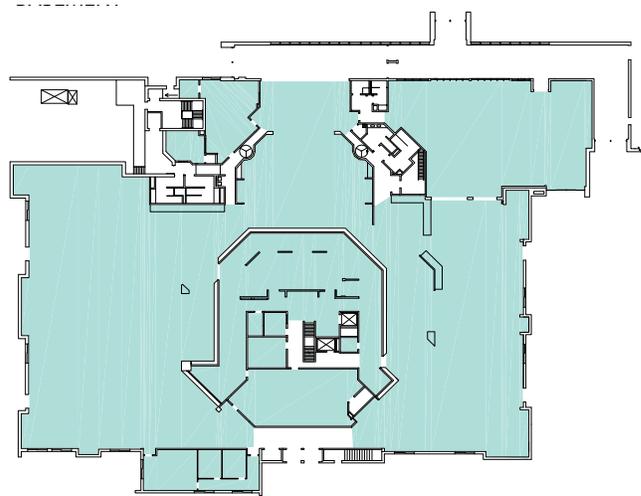
Garvey Commons has been identified for renovation and expansion under the 6-10 year Implementation Time Frame. See Project #34.

**Comprehensive Facilities Plan Recommendation**

Proposed remodel of Garvey Commons is anticipated in 0-5 years.



Floor Plan: Basement Level



Floor Plan: First Level

SPACE USE KEY	
	STUD
	Unassigned

# Greenhouses



## Building Summary

Date of Construction: 1992  
 Greenhouse 2 Addition: 2004  
 Number of Floors: 1  
 Gross SF: 4,515  
 Cost Replacement Value (000's):  
 Greenhouse 1: \$1,337  
 Greenhouse 2: \$178  
 Building Repair Backlog (000's):  
 Greenhouse 1: \$328  
 Greenhouse 2: \$0  
 Facilities Condition Index:  
 Greenhouse 1: 0.49  
 Greenhouse 2: 0.00  
 Building Systems:  
 Heating: Steam  
 Cooling: DX  
 Controls: Pneumatic / Direct Digital

Building Strengths:  
 NA

Building Deficiencies and Needs:  
 NA

Building Opportunities:  
 NA

## Anticipated Maintenance Needs:

Greenhouse 1	
2015 - Building Exteriors (Soft)	..... \$20,000
2017 – Built-in Equipment	..... \$30,000
2018 – Interior Finishes	..... \$51,000
2022 – Roofing –Built-up, Membrane, Cedar	\$38,000
2022 – Electrical Equipment	..... \$67,000
2022 – Plumbing Fixtures	..... \$17,000
Greenhouse 2	
2019 – Interior Finishes	..... \$7,000
2024 – Building Exteriors (Soft)	..... \$6,000
2024 – HVAC – Controls	..... \$4,000
2024 – Fire Detection Systems	..... \$2,000

### Instructional Space Utilization Summary

Current Uses:  
COSE

Total Number of Classrooms: NA  
 90+ seats: NA  
 50-89 seats: NA  
 35-49 seats: NA  
 20-34 seats: NA  
 0-19 seats: NA

Type of Classrooms:  
 Classrooms (110): NA  
 Class Laboratory (210): NA  
 Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):  
 Classrooms (110): NA  
 Class Laboratories (210): NA

Total Assignable SF: 3,903  
 Assignable SF as percentage of Gross SF: 86.4%  
 Assignable SF per station: NA

Avg. Classroom Hours Used per Week: NA  
 Average Classroom Station Occupancy: NA  
 Average Classroom Enrollment: NA

Technology & Equipment:  
Suitable

Suitability for Current Use:  
Suitable

Room Configuration Issues:  
NA

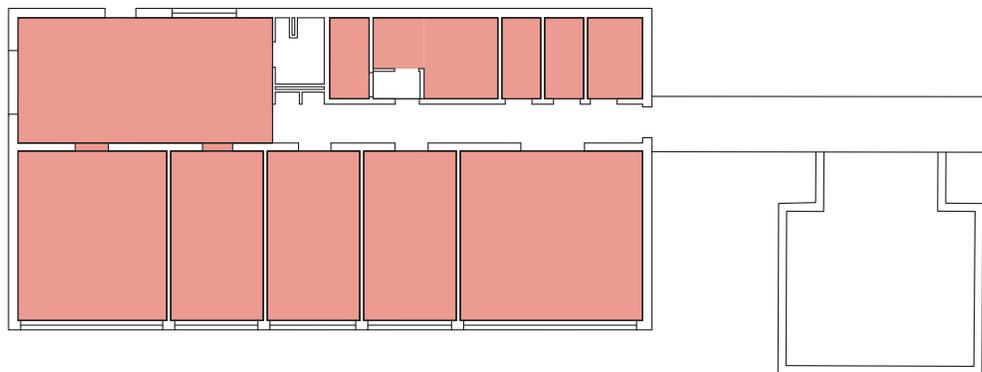
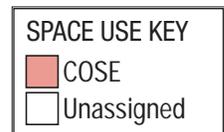
Future Program Changes:  
NA

### 2010 Comprehensive Facilities Plan Recommendation

NA

### Comprehensive Facilities Plan Recommendation

Repairs to the Greenhouses are planned in 11+ years.



Floor Plan: First Level

# Halenbeck Hall

## Building Summary

Date of Construction: 1965

South Addition: 1980

Renovation: 2003

Renovation: 2006

Number of Floors: 4

Gross SF: 232,274

Cost Replacement Value (000's):

North: \$46,233

South: \$29,611

Building Repair Backlog (000's):

North: \$9,870

South: \$1,418

Facilities Condition Index:

North: 0.21

South: 0.05

Building Systems:

Heating: Hot Water / Steam

Cooling: DX

Hot Water: Steam

Controls: Pneumatic / Direct Digital

Building Strengths: NA

Building Deficiencies and Needs:

- Uninviting pedestrian bridge to access main entrance
- Separated from campus by University Drive and surround grade
- Pool needs to be upgraded
- Mechanical Systems need to be replaced
- Locker Rooms are undersized/outdated
- Lack of fan amenities for events

Building Opportunities:

- Dedicated practice facilities for Athletics would relieve pressure on facility

Anticipated Maintenance Needs:

2015 - North Electrical Equipment \$2,312,000

2015 - South HVAC – Equipment \$1,102,000

2015 - South Plumbing Fixtures \$379,000

2016 – North Interior Finishes \$1,774,000

South

2020 – Building Exteriors (Hard) \$661,000

2020 – Electrical Equipment \$1,481,000

2020 – Fire Protection Systems \$379,000

2020 – Built-in Equipment \$654,000

2021 – Interior Finishes \$227,000

## Instructional Space Utilization Summary

Current Uses:

Athletics

Recreation

HHS

Community Access and Use

Total Number of Classrooms: 7

90+ seats: 0

50-89 seats: 2

35-49 seats: 4

20-34 seats: 1

0-19 seats: 0

Type of Classrooms:

Classrooms (110): 7

Class Laboratory (210): 2

Assembly / Large Lecture (610): 0

Total Number of Bookings (Fall Semester):

Classrooms (110): 1,480

Class Laboratories (210): 196



Halenbeck Hall North-East Entry

Total Assignable SF: 160,556  
 Assignable SF as percentage of Gross SF: 69.1%  
 Assignable SF per station: 18.9

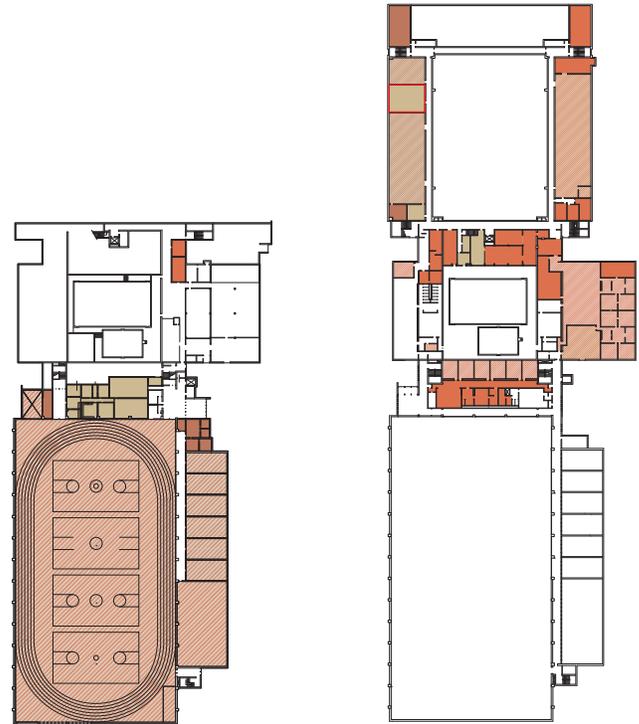
Average Classroom Utilization\*: 50.66%  
 Avg. Classroom Hours Used per Week\*: 16  
 Average Classroom Station Occupancy\*: 60%  
 Average Classroom Enrollment\*: 25 students  
 \*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:  
 Suitable

Suitability for Current Use:  
 Poor connection to campus is major impediment  
 Arena capacity is suitable

- Room Configuration Issues:
- Internal access control is major issue
  - Additional Storage is needed throughout

- Future Program Changes:
- Dance classes desire relocation to Performing Arts Center
  - Potential to relieve pressure on facility with dedicated athletic practice facilities



Floor Plan: First Level

Floor Plan: Second Level

**2010 Comprehensive Facilities Plan Recommendation**

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

**Comprehensive Facilities Plan Recommendation**

Renovations to upgrade and remodel Halenbeck Hall, including second floor, locker rooms, expansion and renovation, team meeting rooms, athletic training room, intercollegiate weight room, offices and meeting rooms, conference spaces, deferred maintenance, 6-10 years.

11+ years improvements include; main entry and arena lobby addition, creation of an improved main entry and lobby space on the west side of Halenbeck to become the front door to athletics and arena. Includes fan engagement space, concessions, restrooms, pre/post game function space. New 50 meter competition pool, Kinesiology Department renovation, and expansion and athletics partnerships. Relocate outdoor pursuits, and renovate existing space to accommodate personal training and wellness programs. Student recreation center addition. Improve site access and connection to campus over University Drive.



Floor Plan: Third Level

Floor Plan: Fourth Level

SPACE USE KEY			
	ATH		REC
	ATH, COMM		REC, COMM
	ATH, HHS		REC, COMM, HHS
	ATH, REC		REC, HHS
	ATH, REC, COMM, HHS		Unassigned
	STUD		Owned Rooms
	HHS		

# Headley Hall



Headley Hall Main Entrance



Headley Hall Interior



Headley Hall Corridor

## Building Summary

Date of Construction: 1962

Renovation: 1994

Renovation: 2010

Number of Floors: 2

Gross SF: 52,898

Cost Replacement Value (000's): \$15,664

Building Repair Backlog (000's): \$4,552

Facilities Condition Index: 0.29

Building Systems:

Heating: Steam

Cooling: Chilled Water / DX

Hot Water: Steam

Controls: Pneumatic / Direct Digital

Building Strengths:

- Main entry has visual connection to campus quad

Building Deficiencies and Needs:

- Dated Interior – masonry walls
- South façade had mechanical equipment on ground level
- Building use limited by lack of accessibility

Building Opportunities:

- Demo to expand quad greenspace south and provide views of showpiece ISELF building

Anticipated Maintenance Needs:

2015 - NA

2019 – Building Exteriors (Hard) \$372,000

2020 – Fire Protection Systems \$200,000

2020 – Built-in Equipment \$346,000

## Instructional Space Utilization Summary

Current Uses:

COSE: Environmental & Technological Studies

COLA: English

CCS: Traffic Safety Education

Total Number of Classrooms: 6

90+ seats: 2

50-89 seats: 1

35-49 seats: 3

20-34 seats: 0

0-19 seats: 0

Type of Classrooms:

Classrooms (110): 6

Class Laboratory (210): 1

Assembly / Large Lecture (610): 0

Total Number of Bookings (Fall Semester):

Classrooms (110): 1,494

Class Laboratories (210): 103

Total Assignable SF: 36,734  
 Assignable SF as percentage of Gross SF: 69.4%  
 Assignable SF per station: 20.7

Average Classroom Utilization\*: 58.22%  
 Avg. Classroom Hours Used per Week\*: 19  
 Average Classroom Station Occupancy\*: 31%  
 Average Classroom Enrollment\*: 25 students  
 \*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:  
 Suitable

Suitability for Current Use:  
 Suitable

Room Configuration Issues:  
 • Underutilized due to configuration issues

Future Program Changes:  
 • Projected growth of STEM programs

**2010 Comprehensive Facilities Plan Recommendation**

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

**Comprehensive Facilities Plan Recommendation**

The 2015 CFP recommends decommissioning Headley Hall. Relocating the Maverick Computers to Centennial Basement, 6-10 years. Remodeling the Engineering and Computing center for the replacement space of Headley Hall labs, 6-10 years. Demolish Headley Hall, vacate the remainder of classrooms across campus, locate a replacement for the performance/teaching space, relocated offices, move lab spaces to ECC, green space development to extend central campus, 6-10 years.



Floor Plan: First Level



Floor Plan: Second Level

SPACE USE KEY	
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span>	COLA
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightcoral; border: 1px solid black;"></span>	COSE
<span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, lightcoral 2px, lightcoral 4px); border: 1px solid black;"></span>	COSE, COLA
<span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span>	Unassigned
<span style="display: inline-block; width: 15px; height: 15px; border: 2px solid red;"></span>	Owned Rooms

# Heating Plant



Heating Plant

## Building Summary

Date of Construction: 1950

Addition: 1964

Addition: 1996

Renovation: 2009

Number of Floors: 1

Gross SF: 18,892

Cost Replacement Value (000's): \$5,729

Building Repair Backlog (000's): \$3,085

Facilities Condition Index: 0.56

Building Systems:

Heating: Hot Water / Steam

Cooling: DX

Hot Water: Electric

Controls: Pneumatic / Direct Digital

Building Strengths:

NA

Building Deficiencies and Needs:

- New roof needed
- HVAC control upgrades needed
- Interior finishes need updating

Building Opportunities:

NA

Anticipated Maintenance Needs:

2015 - Plumbing Rough-in	\$208,000
2020 – Fire Protection Systems	\$72,000
2020 – Fire Detection Systems	\$65,000

## Instructional Space Utilization Summary

Current Uses:

Generates steam for use in heating campus buildings

Total Number of Classrooms: NA

90+ seats: NA

50-89 seats: NA

35-49 seats: NA

20-34 seats: NA

0-19 seats: NA

Type of Classrooms:

Classrooms (110): NA

Class Laboratory (210): NA

Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):

Classrooms (110): NA

Class Laboratories (210): NA

Total Assignable SF: 13,212

Assignable SF as percentage of Gross SF: 69.9%

Assignable SF per station: NA

Average Classroom Utilization\*: NA

Avg. Classroom Hours Used per Week\*: NA

Average Classroom Station Occupancy\*: NA

Average Classroom Enrollment\*: NA

\*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:

Boiler recently rebuilt with a higher efficiency

Suitability for Current Use:  
Suitable

Room Configuration Issues:  
NA

Future Program Changes:  
• Limited Capacity for system expansion

### **2010 Comprehensive Facilities Plan Recommendation**

None at this time.

### **Comprehensive Facilities Plan Recommendation**

Recommendations include replacing the Heating Plant roof in 6-10 years.

# Herb Brooks National Hockey Center



Herb Brooks National Hockey Center Main Entrance

## Building Summary

Date of Construction: 1989  
 Addition/Renovation: 2013  
 Number of Floors: 4  
 Gross SF: 204,625  
 Cost Replacement Value (000's): \$45,025  
 Building Repair Backlog (000's): \$2,529  
 Facilities Condition Index: 0.06  
 Building Systems:  
 Heating: Hot Water  
 Cooling: DX  
 Hot Water: Gas  
 Controls: Direct Digital

### Building Strengths:

- Newly renovated

### Building Deficiencies and Needs:

- HVAC Improvements needed
- Electrical improvements needed
- Plumbing fixtures upgrades needed
- Interior finishes are dated

### Building Opportunities:

- Showpiece building

### Anticipated Maintenance Needs:

2015 - NA	
2019 – Building Exteriors (Hard)	\$119,000
2019 – Electrical Equipment	\$2,251,000
2019 – Plumbing Fixtures	\$518,000
2024 – HVAC – Equipment	\$1,675,000

## Instructional Space Utilization Summary

### Current Uses:

Athletics: Intercollegiate hockey  
 Recreation  
 Community Use

### Total Number of Classrooms: NA

90+ seats: NA  
 50-89 seats: NA  
 35-49 seats: NA  
 20-34 seats: NA  
 0-19 seats: NA

### Type of Classrooms:

Classrooms (110): NA  
 Class Laboratory (210): NA  
 Assembly / Large Lecture (610): NA

### Total Number of Bookings (Fall Semester):

Classrooms (110): NA  
 Class Laboratories (210): NA

### Total Assignable SF: 100,881

Assignable SF as percentage of Gross SF: 66.3%  
 Assignable SF per station: NA

### Average Classroom Utilization\*: NA

Avg. Classroom Hours Used per Week\*: NA  
 Average Classroom Station Occupancy\*: NA  
 Average Classroom Enrollment\*: NA

\*based on Fall 2014 data, 110-type rooms only

### Technology & Equipment:

Suitable

Suitability for Current Use:  
Excellent

Room Configuration Issues:  
NA

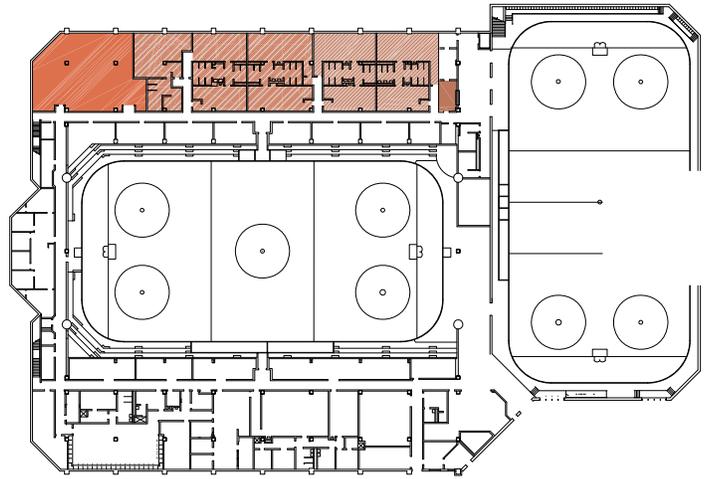
Future Program Changes:  
NA

**2010 Comprehensive Facilities Plan Recommendation**

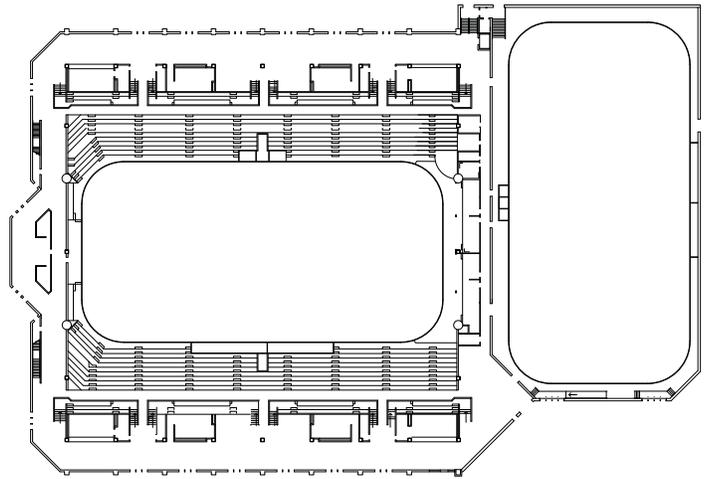
None at this time.

**Comprehensive Facilities Plan Recommendation**

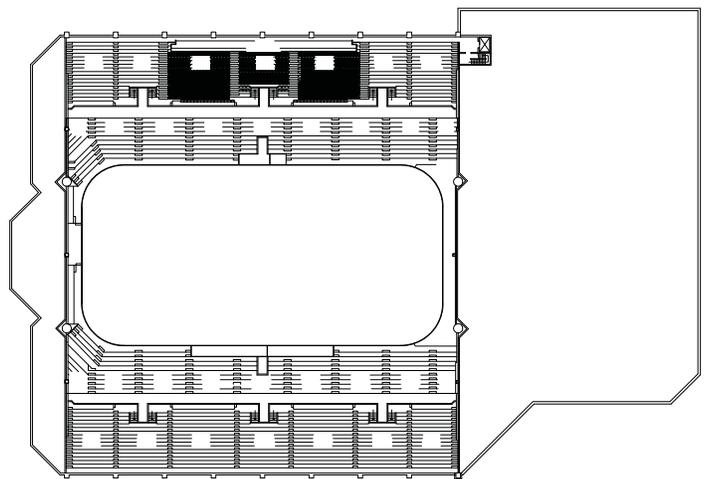
Replace two ice rinks to meet EPA R-22 coolant environmental phase-out, 0-5 years.  
Shell space on third floor to be finished for an appropriate use, University Planning to determine appropriate use and transition plan, 6-10 years.



Floor Plan: Basement Level



Floor Plan: First Level



Floor Plan: Second Level

SPACE USE KEY	
<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span>	ATH
<span style="display: inline-block; width: 15px; height: 15px; background-color: #c0504d; border: 1px solid black;"></span>	Ath, Rec, Comm
<span style="display: inline-block; width: 15px; height: 15px; background-color: #8b4513; border: 1px solid black;"></span>	REC, COMM
<span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span>	Unassigned

# Hill Hall

## Building Summary

Date of Construction: 1962

Addition: 1972

Number of Floors: 4

Gross SF: 49,907

Cost Replacement Value (000's): \$9,158

Building Repair Backlog (000's): \$190

Facilities Condition Index: 0.02

Building Systems:

Heating: Hot Water / Steam

Cooling: DX

Hot Water: Steam Instant

Controls: Direct Digital

Building Strengths:

NA

Building Deficiencies and Needs:

NA

Building Opportunities:

NA

Anticipated Maintenance Needs:

2015 - Interior Finishes \$378,000

2021 - Building Exteriors (Hard) \$305,000

## Instructional Space Utilization Summary

Current Uses:

Residence Hall

Student Health Services located on first floor

Total Number of Classrooms: NA

90+ seats: NA

50-89 seats: NA

35-49 seats: NA

20-34 seats: NA

0-19 seats: NA

Type of Classrooms:

Classrooms (110): NA

Class Laboratory (210): NA

Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):

Classrooms (110): NA

Class Laboratories (210): NA

Total Assignable SF: 28,094

Assignable SF as percentage of Gross SF: 56.3%

Assignable SF per station: NA

Housing Capacity: 144 Beds

Housing Type: Residence Hall

Fall 2014 Occupancy: 99%

Technology & Equipment:

NA

Suitability for Current Use:

NA

Room Configuration Issues:

NA



Hill Hall Exterior



Hill Hall Main Entrance



Hill Hall Commons



Hill Hall Main Desk

**Future Program Changes:**

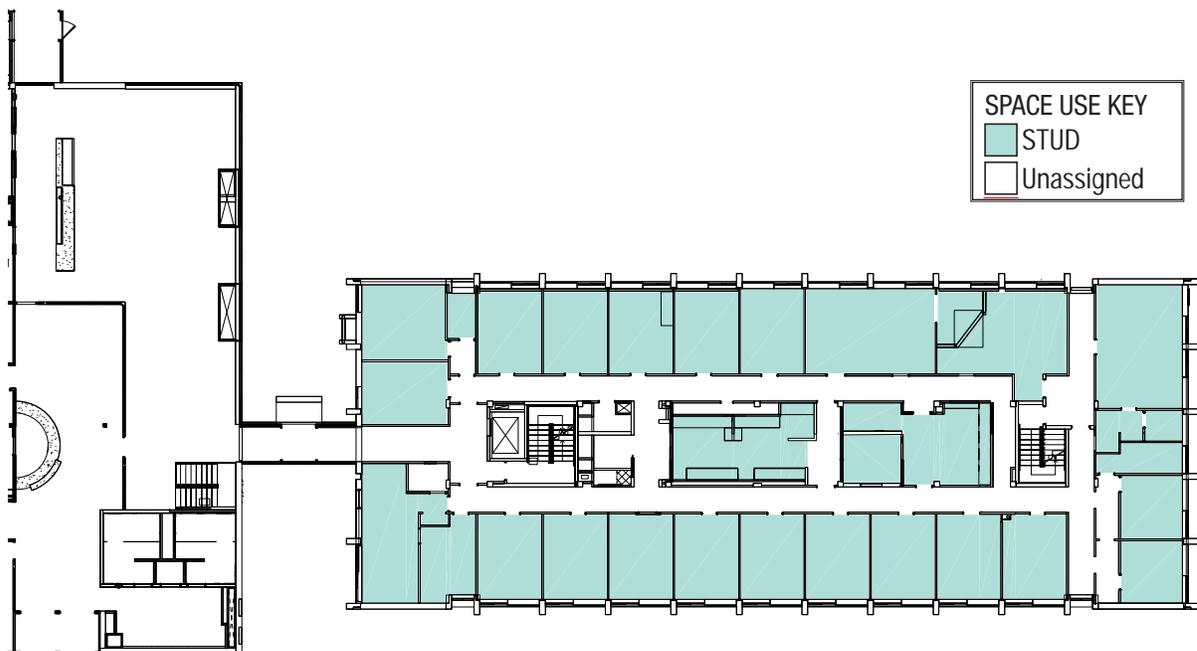
It is anticipated that Student Health Services will vacate first floor by move to Eastman Hall.

### 2010 Comprehensive Facilities Plan Recommendation

None at this time.

### Comprehensive Facilities Plan Recommendation

No recommendations are planned as part of the 2015 CFP update.



Floor Plan: Hill Hall

# Holes Hall



## Building Summary

Date of Construction: 1965  
Number of Floors: 10  
Gross SF: 80,213  
Cost Replacement Value (000's): \$24,668  
Building Repair Backlog (000's): \$7,567  
Facilities Condition Index: 0.31  
Building Systems:  
Heating: Hot Water / Steam  
Hot Water: Steam  
Controls: Pneumatic / Direct Digital

Building Strengths:  
NA

Building Deficiencies and Needs:  
Low potential for renovation  
Low floor to floor heights

Building Opportunities:  
NA

Anticipated Maintenance Needs:  
2015 - NA  
2020 – Built-in Equipment \$818,000

## Instructional Space Utilization Summary

Current Uses:  
Residence Hall – currently vacant

Total Number of Classrooms: NA  
90+ seats: NA  
50-89 seats: NA  
35-49 seats: NA  
20-34 seats: NA  
0-19 seats: NA

Type of Classrooms:  
Classrooms (110): NA  
Class Laboratory (210): NA  
Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):  
Classrooms (110): NA  
Class Laboratories (210): NA

Total Assignable SF: 48,584  
Assignable SF as percentage of Gross SF: 60.6%  
Assignable SF per station: NA

Housing Capacity: 385 Beds  
Housing Type: Residence Hall  
Fall 2014 Occupancy: 0%

Technology & Equipment:  
NA

Suitability for Current Use:  
NA

Room Configuration Issues:  
NA

Future Program Changes:  
NA

**2010 Comprehensive Facilities Plan  
Recommendation**

Holes Hall is part of the residence life upgrades.

**Comprehensive Facilities Plan  
Recommendation**

Recommendation to demolish Holes Hall, 0-5 years.

# Husky Hub



Husky Hub

## Building Summary

Date of Construction: 2000

Number of Floors: 1

Gross SF: 1,198

Cost Replacement Value (000's): \$297

Building Repair Backlog (000's): \$0

Facilities Condition Index: 0.00

Building Systems:

Heating: Gas

Building Strengths:

NA

Building Deficiencies and Needs:

NA

Building Opportunities:

NA

Anticipated Maintenance Needs:

2015 - Interior Finishes	\$14,000
2020 – Roofing – Built-up, Membrane, Cedar	\$27,000
2020 – HVAC – Controls	\$5,000
2020 – Fire Detection Systems	\$2,000

## Instructional Space Utilization Summary

Current Uses:

Transit Support  
SCSU Public Safety

Total Number of Classrooms: NA

90+ seats: NA  
50-89 seats: NA  
35-49 seats: NA  
20-34 seats: NA  
0-19 seats: NA

Type of Classrooms:

Classrooms (110): NA  
Class Laboratory (210): NA  
Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):

Classrooms (110): NA  
Class Laboratories (210): NA

Total Assignable SF: 1,000

Assignable SF as percentage of Gross SF: 83.5%  
Assignable SF per station: NA

Average Classroom Utilization\*: NA

Avg. Classroom Hours Used per Week\*: NA  
Average Classroom Station Occupancy\*: NA  
Average Classroom Enrollment\*: NA

\*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:

Suitable

Suitability for Current Use:

Suitable

Room Configuration Issues:

NA

Future Program Changes:

NA

**2010 Comprehensive Facilities Plan  
Recommendation**

Husky Hub is newly constructed.

**Comprehensive Facilities Plan  
Recommendation**

No recommendations are planned as part of the 2015 CFP update.

# Husky Stadium

## Building Summary

Date of Construction: 2004  
 Number of Floors: 1  
 Gross SF: 30,040  
 Cost Replacement Value (000's): \$8,895  
 Building Repair Backlog (000's): \$25  
 Facilities Condition Index: 0.00  
 Building Systems:  
 Heating: Hot Water  
 Cooling: Chilled Water  
 Hot Water: Steam Instant  
 Controls: Direct Digital

### Building Strengths:

- Designed for future additions
- Seasonal Dome

### Building Deficiencies and Needs:

NA

### Building Opportunities:

NA

### Anticipated Maintenance Needs:

2015 - NA	
2019 – Interior Finishes	\$341,000
2024 – HVAC – Controls	\$197,000
2024 – Fire Detection Systems	\$103,000

## Instructional Space Utilization Summary

### Current Uses:

Athletics: Football, Soccer  
 Recreation

### Total Number of Classrooms: NA

90+ seats: NA  
 50-89 seats: NA  
 35-49 seats: NA  
 20-34 seats: NA  
 0-19 seats: NA

### Type of Classrooms:

Classrooms (110): NA  
 Class Laboratory (210): NA  
 Assembly / Large Lecture (610): NA



Husky Stadium



Husky Stadium North Entrance



Husky Stadium South Entrance

**Total Number of Bookings (Fall Semester):**

Classrooms (110): NA

Class Laboratories (210): NA

**Total Assignable SF: 18,000**

Assignable SF as percentage of Gross SF: 59.9%

Assignable SF per station: NA

Average Classroom Utilization\*: NA

Avg. Classroom Hours Used per Week\*: NA

Average Classroom Station Occupancy\*: NA

Average Classroom Enrollment\*: NA

\*based on Fall 2014 data, 110-type rooms only

**Technology & Equipment:**

Suitable

**Suitability for Current Use:**

Suitable

**Room Configuration Issues:**

NA

**Future Program Changes:**

NA

**2010 Comprehensive Facilities Plan  
Recommendation**

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

**Comprehensive Facilities Plan  
Recommendation**

Husky Stadium field and dome replacement, 6-10 years. Improve video capture ability at Husky Stadium, 6-10 years.

# Integrated Science & Engineering Laboratory Facility (ISELF)



ISELF Main Entrance



ISELF Main Entrance

## Building Summary

Date of Construction: 2013  
 Number of Floors: 4  
 Gross SF: 100,037  
 Cost Replacement Value (000's): \$34,000  
 Building Repair Backlog (000's): \$0  
 Facilities Condition Index: 0.00  
 Building Systems:  
   Heating: Hot Water / Steam  
   Cooling: Chilled Water / DX  
   Hot Water: Steam Instant  
   Controls: Direct Digital

Building Strengths:

- New
- State-of-the-art

Building Deficiencies and Needs:  
 NA

Building Opportunities:

- Showpiece facility

Anticipated Maintenance Needs:  
 2015 - NA  
 NA

## Instructional Space Utilization Summary

Current Uses:  
 COSE: Experiential learning facility

Total Number of Classrooms: 0  
 90+ seats: NA  
 50-89 seats: NA  
 35-49 seats: NA  
 20-34 seats: NA  
 0-19 seats: NA

Type of Classrooms:  
 Classrooms (110): 0  
 Class Laboratory (210): 0  
 Assembly / Large Lecture (610): 0

Total Number of Bookings (Fall Semester):  
 Classrooms (110): NA  
 Class Laboratories (210): NA

Total Assignable SF: 56,296  
 Assignable SF as percentage of Gross SF: 56.3%  
 Assignable SF per station: NA

Average Classroom Utilization\*: NA  
 Avg. Classroom Hours Used per Week\*: NA  
 Average Classroom Station Occupancy\*: NA  
 Average Classroom Enrollment\*: NA  
 \*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:  
 Excellent

Suitability for Current Use:  
Suitable

Room Configuration Issues:  
NA

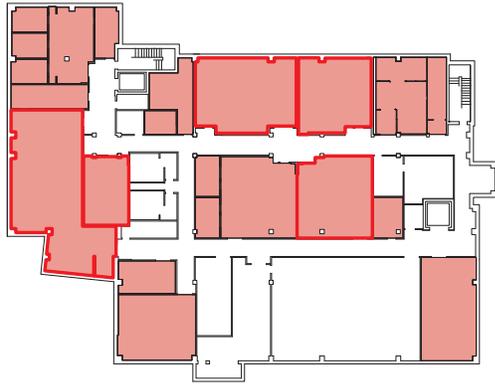
Future Program Changes:  
NA

**2010 Comprehensive Facilities Plan Recommendation**

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

**Comprehensive Facilities Plan Recommendation**

No recommendations are planned as part of the 2015 CFP update.



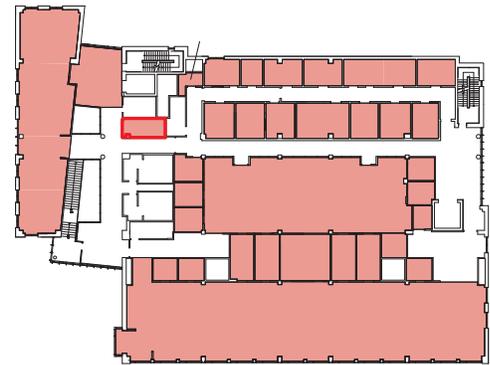
Floor Plan: Basement Level



Floor Plan: Second Level



Floor Plan: First Level



Floor Plan: Third Level

SPACE USE KEY	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #e08080; border: 1px solid black;"></span>	COSE
<span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span>	Unassigned
<span style="display: inline-block; width: 15px; height: 15px; border: 2px solid red;"></span>	Owned Rooms

# Kiehle Visual Arts Center



KVAC Main Entrance



KVAC Main Entrance



KVAC Kiln



KVAC Deck & Kiln

## Building Summary

Date of Construction: 1952  
 Renovation: 1974  
 Renovation: 1994  
 Number of Floors: 3  
 Gross SF: 59,984  
 Cost Replacement Value (000's): \$18,189  
 Building Repair Backlog (000's): \$1,426  
 Facilities Condition Index: 0.08  
 Building Systems:  
 Heating: Hot Water / Steam  
 Cooling: Chilled Water  
 Hot Water: Steam Instant  
 Controls: Pneumatic / Direct Digital

Building Strengths:  
 NA

Building Deficiencies and Needs:  
 • Patio deck roof needs renovation

Building Opportunities:  
 • Gallery space at entrance  
 • Patio on SE corner  
 • Connection to river

Anticipated Maintenance Needs:

2015 - HVAC – Distribution	\$1,404,000
2015 - Electrical Equipment	\$799,000
2015 - Plumbing Fixtures	\$227,000
2015 - Plumbing Rough-in	\$661,000
2018 – Roofing – Built-up, Membrane, Cedar	\$352,000
2020 – Building Exteriors (Hard)	\$372,000
2020 – Fire Detection Systems	\$21,000
2020 – Built-in Equipment	\$392,000
2020 – Interior Finishes	\$545,000
2022 – HVAC – Equipment	\$652,000

## Instructional Space Utilization Summary

Current Uses:  
 COLA: Visual Arts

Total Number of Classrooms: 2  
 90+ seats: 0  
 50-89 seats: 1  
 35-49 seats: 0  
 20-34 seats: 1  
 0-19 seats: 0

Type of Classrooms:  
 Classrooms (110): 2  
 Class Laboratory (210): 10  
 Assembly / Large Lecture (610): 0

Total Number of Bookings (Fall Semester):

Classrooms (110): 303

Class Laboratories (210): 1,106

Total Assignable SF: 40,703

Assignable SF as percentage of Gross SF: 67.9%

Assignable SF per station: 29.3

Average Classroom Utilization\*: 61.45%

Avg. Classroom Hours Used per Week\*: 20

Average Classroom Station Occupancy\*: 60%

Average Classroom Enrollment\*: 22 students

\*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:

Suitable for existing programs

Limited for potential New Media offerings

Suitability for Current Use:

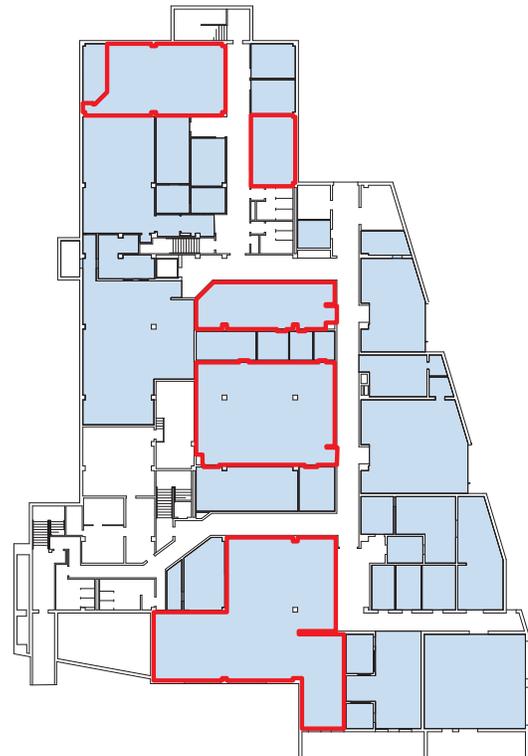
Excellent

Room Configuration Issues:

- Some classrooms are undersized for existing programming

Future Program Changes:

NA



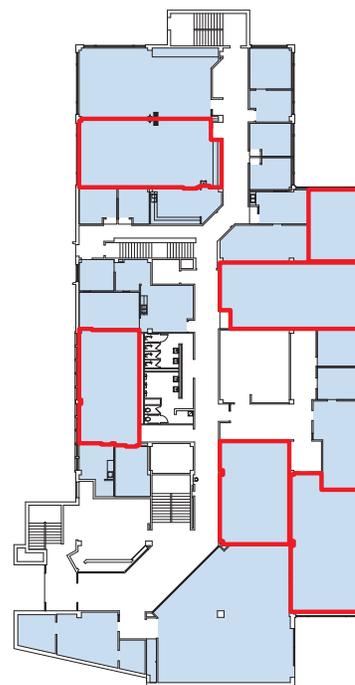
Floor Plan: Basement Level

### 2010 Comprehensive Facilities Plan Recommendation

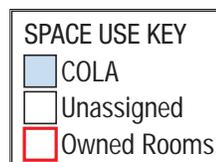
Kiehle Visual Arts Center has been identified for renovation under the 6-10 year Implementation Time Frame. See Project #17.

### Comprehensive Facilities Plan Recommendation

Replace HVAC, fire protection, and replace inefficient windows, security improvements and roof deck replacement, 6-10 years. Selective classroom and support space renovation, 11+ years.



Floor Plan: First Level



# Lawrence Hall



Lawrence Hall Main Entrance



Lawrence Hall Exterior



Lawrence Hall Lobby

## Building Summary

Date of Construction: 1905

Renovated: 2003

Number of Floors: 5

Gross SF: 42,722

Cost Replacement Value (000's):

Office Portion: \$3,281

Residence Hall Portion: \$8,190

Building Repair Backlog (000's): \$0

Facilities Condition Index: 0.00

Building Systems:

Heating: Hot Water / Steam

Cooling: Chilled Water

Hot Water: Steam Instant

Controls: Direct Digital

Building Strengths:

- Residence Hall layout receives positive feedback

Building Deficiencies and Needs:

NA

Building Opportunities:

- Historic Asset, the oldest building on campus

Anticipated Maintenance Needs:

2015 - NA

Office Portion:

2018 – Interior Finishes \$150,000

2023 – HVAC – Controls \$55,000

2023 – Fire Detection Systems \$18,000

Residence Hall Portion:

2018 – Interior Finishes \$396,000

2023 – HVAC – Controls \$136,000

2023 – Fire Detection Systems \$48,000

## Instructional Space Utilization Summary

Current Uses:

COLA: Foreign Languages

International Studies

Residence Hall for International Students

CCS

Total Number of Classrooms: 1

90+ seats: 0

50-89 seats: 0

35-49 seats: 0

20-34 seats: 1

0-19 seats: 0

Type of Classrooms:

Classrooms (110): 1

Class Laboratory (210): 0

Assembly / Large Lecture (610): 0

Total Number of Bookings (Fall Semester):

Classrooms (110): 486

Class Laboratories (210): 0

Total Assignable SF: 8,944

Assignable SF as percentage of Gross SF: 67.6%

Assignable SF per station: 28.8

Average Classroom Utilization\*: 89.91%

Avg. Classroom Hours Used per Week\*: 29

Average Classroom Station Occupancy\*: 47%

Average Classroom Enrollment\*: 14 students

\*based on Fall 2014 data, 110-type rooms only

Housing Capacity: 100 Beds  
 Housing Type: Residence Hall  
 Fall 2014 Occupancy: 99%

Technology & Equipment:  
 Excellent

Suitability for Current Use:  
 Suitable

Room Configuration Issues:  
 • Some classrooms need reconfiguration

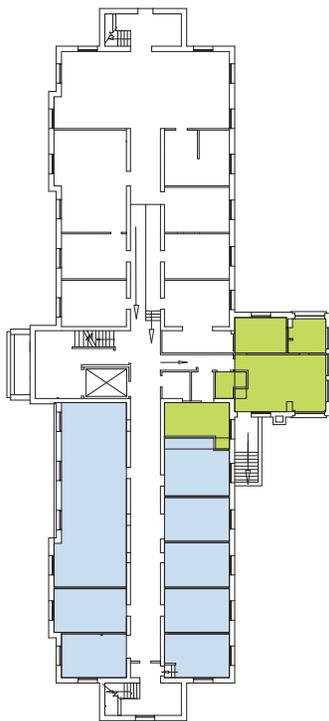
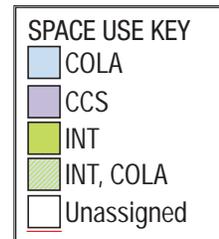
Future Program Changes:  
 • Foreign Languages desire to remain in building  
 • CCS offices desire to move to Welcome Center

**2010 Comprehensive Facilities Plan Recommendation**

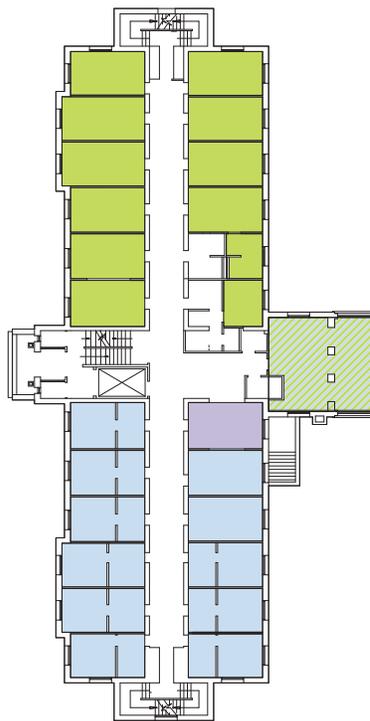
None at this time.

**Comprehensive Facilities Plan Recommendation**

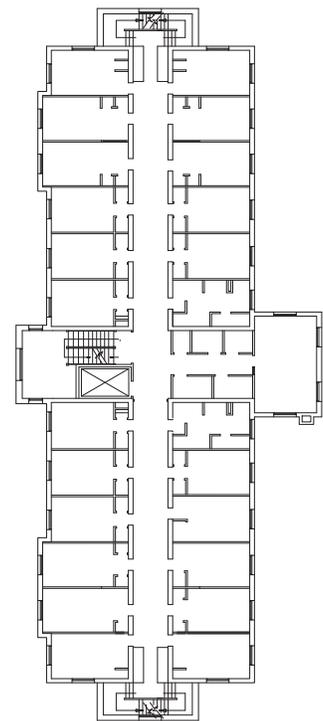
Lawrence Hall renovation and maintenance, 11+ years.



Floor Plan: Basement Level



Floor Plan: First Level



Floor Plan: Second/Third Level

# Lewis House (Foundation) & Garage

## Building Summary

Date of Construction: 1925 (acquired 1973)

Renovated: 1995, 2013

Number of Floors: 3

Gross SF: 6,108

Cost Replacement Value (000's): \$1,957

Building Repair Backlog (000's): \$363

Facilities Condition Index: 0.19

Building Systems:

Heating: Gas Hot Water

Cooling: DX

Building Strengths:

NA

Building Deficiencies and Needs:

- Former residence

Building Opportunities:

- Location near major entrance to campus

Anticipated Maintenance Needs:

2015 - NA

2021 – Interior Finishes                      \$75,000

## Instructional Space Utilization Summary

Current Uses:

Administration: Alumni and Foundation Center

Total Number of Classrooms: NA

90+ seats: NA

50-89 seats: NA

35-49 seats: NA

20-34 seats: NA

0-19 seats: NA

Type of Classrooms:

Classrooms (110): NA

Class Laboratory (210): NA

Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):

Classrooms (110): NA

Class Laboratories (210): NA

Total Assignable SF: 4,026

Assignable SF as percentage of Gross SF: 65.9%

Assignable SF per station: NA

Average Classroom Utilization\*: NA

Avg. Classroom Hours Used per Week\*: NA

Average Classroom Station Occupancy\*: NA

Average Classroom Enrollment\*: NA

\*based on Fall 2014 data, 110-type rooms only



Technology & Equipment:  
Suitable

Suitability for Current Use:  
Former Residence, not suitable as office space

Room Configuration Issues:  

- Inadequate for future growth

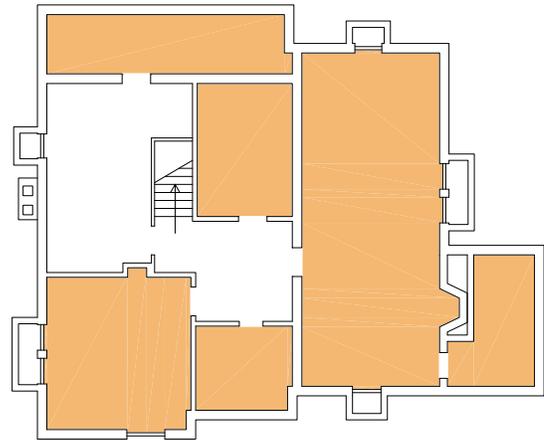
Future Program Changes:  
NA

**2010 Comprehensive Facilities Plan Recommendation**

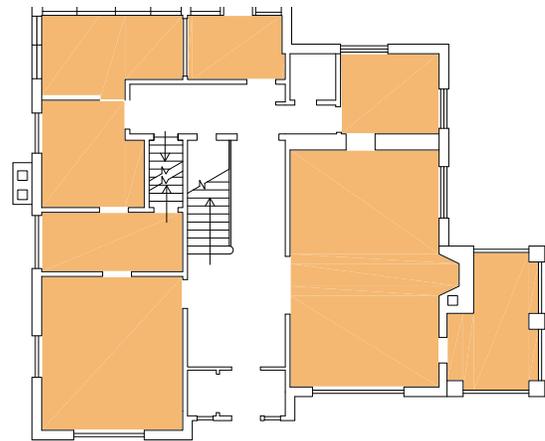
The Alumni House has been identified for repurposing in combination with the Whitney House and Foundation Center under the 0-5 year Implementation Time Frame. See Project #16.

**Comprehensive Facilities Plan Recommendation**

Construction of new Alumni Center and outdoor event space for campus events, 11+ years.



Floor Plan: Basement Level



Floor Plan: First Level



Floor Plan: Second Level

SPACE USE KEY	
	ADMIN
	Unassigned

# James W. Miller Resources Center



Miller Resource Center Main Entrance



Miller Resource Center Interior



Miller Resource Center Lobby



Miller Resource Center Auditorium

## Building Summary

Date of Construction: 2000  
 Renovated: 2013  
 Number of Floors: 4  
 Gross SF: 235,000  
 Cost Replacement Value (000's): \$69,586  
 Building Repair Backlog (000's): \$0  
 Facilities Condition Index: 0.00  
 Building Systems:  
 Heating: Hot Water / Steam  
 Cooling: Chilled Water / DX  
 Controls: Direct Digital

### Building Strengths:

- Acts as a front door to campus

### Building Deficiencies and Needs:

- Service points are all over the building
- Main staircase is in a poor location

### Building Opportunities:

- Strong showpiece as modern university

### Anticipated Maintenance Needs:

2015 - Interior Finishes	\$2,670,000
2020 – HVAC – Controls	\$1,537,000
2020 – Fire Detection Systems	\$809,000

## Instructional Space Utilization Summary

### Current Uses:

Learning Resource Systems  
 Technology and Information Systems: Computer Store, Offices  
 COLA: Write Place

### Total Number of Classrooms: 7

90+ seats: 0  
 50-89 seats: 1  
 35-49 seats: 0  
 20-34 seats: 6  
 0-19 seats: 0

### Type of Classrooms:

Classrooms (110): 7  
 Class Laboratory (210): 0  
 Assembly / Large Lecture (610): 0

### Total Number of Bookings (Fall Semester):

Classrooms (110): 645  
 Class Laboratories (210): 0

### Total Assignable SF: 164,000

Assignable SF as percentage of Gross SF: 69.8%  
 Assignable SF per station: 37.9

Average Classroom Utilization\*: 34.28%  
 Avg. Classroom Hours Used per Week\*: 11  
 Average Classroom Station Occupancy\*: 45%  
 Average Classroom Enrollment\*: 15 students  
 \*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:  
 Room B31 is high technology classroom available by reservation only

Suitability for Current Use:  
 Large open space are considered “old library” design

Room Configuration Issues:  
 • Need more quiet areas/study rooms

Future Program Changes:  
 • Desire to move to a single point of service  
 • Desire learning commons type space  
 • Desire more silent study spaces

**2010 Comprehensive Facilities Plan Recommendation**

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

**Comprehensive Facilities Plan Recommendation**

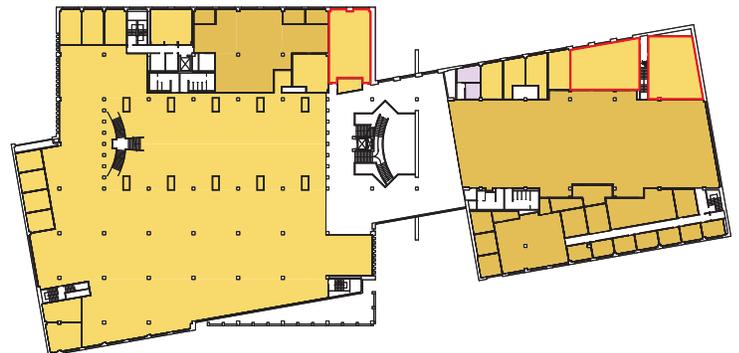
0-5 years, remodel existing classrooms to active learning classrooms.  
 6-10 years, creation of Learning Commons, study rooms, service desk, collocate tutoring programs, relocate advising, online collocated with CETL and Technology, creation of additional active learning classrooms, center for Access and Opportunity, Pipeline and Precollege Course, relocate appropriate student services from the perimeter of campus to the Miller Center, re-purpose 30,000 nsf currently housing library collections and study space.



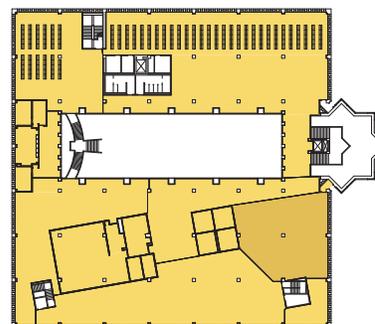
Floor Plan: Basement Level



Floor Plan: First Level



Floor Plan: Second Level



Floor Plan: Third Level

SPACE USE KEY	
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>	COLA
<span style="display:inline-block; width:15px; height:15px; background-color:lightpurple; border:1px solid black;"></span>	CCS
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	LRS
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	LRS, TECH
<span style="display:inline-block; width:15px; height:15px; background-color:gold; border:1px solid black;"></span>	TECH
<span style="display:inline-block; width:15px; height:15px; background-color:white; border:1px solid black;"></span>	Unassigned
<span style="display:inline-block; width:15px; height:15px; border:2px solid red;"></span>	Owned Rooms

# Mitchell Hall



Mitchell Hall Exterior



Mitchell Hall Main Entrance



Mitchell Hall Dorm Room



Mitchell Hall Main Desk



Mitchell Hall Corridor

## Building Summary

Date of Construction: 1959  
 Number of Floors: 4  
 Gross SF: 109,784  
 Cost Replacement Value (000's): \$27,216  
 Building Repair Backlog (000's): \$5,594  
 Facilities Condition Index: 0.21  
 Building Systems:  
 Heating: Hot Water / Steam  
 Cooling: DX  
 Hot Water: Steam  
 Controls: Pneumatic / Direct Digital

### Building Strengths:

Close proximity to river  
 Close proximity to food service

### Building Deficiencies and Needs:

Low rise style of housing

### Building Opportunities:

NA

### Anticipated Maintenance Needs:

2015 - Built-in Equipment	\$756,000
2015 - Interior Finishes	\$1,247,000
2017 - Roofing - McSCU Standard .....	\$182,000
2018 - Building Exteriors (Hard)	\$224,000
2019 - HVAC - Controls	\$45,000
2023 - Fire Detection Systems	\$151,000

## Instructional Space Utilization Summary

### Current Uses:

- Residence Hall

### Total Number of Classrooms: NA

90+ seats: NA  
 50-89 seats: NA  
 35-49 seats: NA  
 20-34 seats: NA  
 0-19 seats: NA

### Type of Classrooms:

Classrooms (110): NA  
 Class Laboratory (210): NA  
 Assembly / Large Lecture (610): NA

### Total Number of Bookings (Fall Semester):

Classrooms (110): NA  
 Class Laboratories (210): NA

### Total Assignable SF: 67,260

Assignable SF as percentage of Gross SF: 61.3%  
 Assignable SF per station: NA

### Housing Capacity: 445 Beds

Housing Type: Residence Hall

Fall 2014 Occupancy: 97%

### Technology & Equipment:

NA

Suitability for Current Use:  
NA

Room Configuration Issues:  
NA

Future Program Changes:  
NA

**2010 Comprehensive Facilities Plan  
Recommendation**  
NA

**Comprehensive Facilities Plan  
Recommendation**  
0-5 years, renovate or rebuild Mitchell Hall, creation  
of new room type on campus-semi-suite style living.

# Performing Arts Center



Performing Arts Center Main Entrance



Performing Arts Center Exterior



Performing Arts Center Sunken Courtyard



Performing Arts Center Lobby

## Building Summary

Date of Construction: 1968  
 Number of Floors: 3  
 Gross SF: 78,674  
 Cost Replacement Value (000's): \$23,296  
 Building Repair Backlog (000's): \$5,281  
 Facilities Condition Index: 0.23  
 Building Systems:  
 Heating: Hot Water / Steam  
 Cooling: Chilled Water  
 Hot Water: Steam Instant  
 Controls: Pneumatic / Direct Digital

Building Strengths:  
 NA

Building Deficiencies and Needs:

- Feels closed to campus - Bunker like
- Poor accessibility
- Poor sound separation in Recital Hall

Building Opportunities:

- Connection to outdoors to south
- Connection to Atwood to East
- Connection of program activities to off-campus visitors

Anticipated Maintenance Needs:

2015 - Roofing – Built-up, Membrane, Cedar	\$2,307,000
2015 - Elevators	\$61,000
2018 – HVAC – Distribution	\$1,842,000
2018 – Plumbing Rough-in	\$867,000
2020 – Fire Protection Systems	\$298,000
2020 – Built-in Equipment	\$412,000

## Instructional Space Utilization Summary

Current Uses:

- COLA: Performing Arts

Total Number of Classrooms: 6

90+ seats:	0
50-89 seats:	0
35-49 seats:	1
20-34 seats:	3
0-19 seats:	1

Type of Classrooms:

Classrooms (110):	6
Class Laboratory (210):	4
Assembly / Large Lecture (610):	5

Total Number of Bookings (Fall Semester):

Classrooms (110):	881
Class Laboratories (210):	869

Total Assignable SF: 46,148  
 Assignable SF as percentage of Gross SF: 58.7%  
 Assignable SF per station: 21.4

Average Classroom Utilization\*: 30.34%  
 Avg. Classroom Hours Used per Week\*: 10  
 Average Classroom Station Occupancy\*: 43%  
 Average Classroom Enrollment\*: 13 students  
 \*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:  
 Suitable

Suitability for Current Use:  
 Marginal

Room Configuration Issues:

- Black Box needs renovation – not working well
- Need White Box space
- Need after hours rehearsal space
- Current condition is hindrance to recruitment

Future Program Changes:

- Move Dance from Halenbeck to PAC

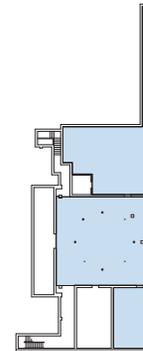
**2010 Comprehensive Facilities Plan Recommendation**

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

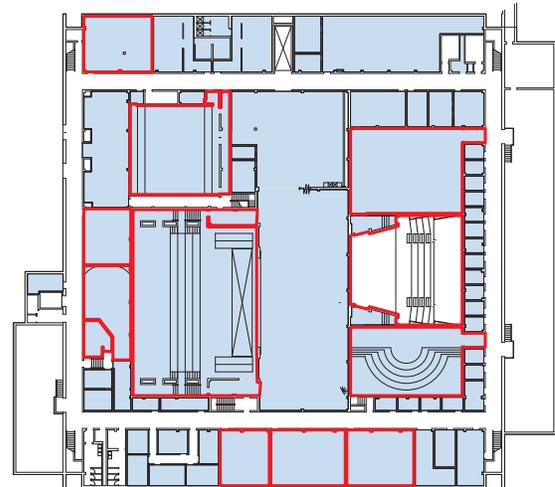
**Comprehensive Facilities Plan Recommendation**

11+ years, roof replacement, remodel, replace HVAC and fire protection. Selective renovation of Performing Arts Center classroom and support spaces. Evaluate performance space options with City and Community Partnerships, options include renovation of existing PAC performance venues/ Ritsche Auditorium (access evaluation), addition of White Box, new construction of large capacity performing space or leverage existing community/campus venues.

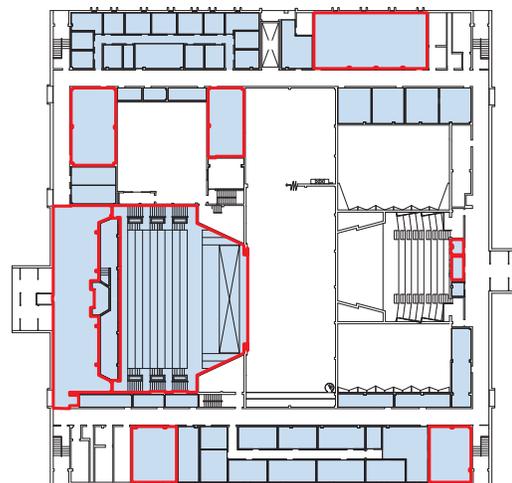
SPACE USE KEY	
	COLA
	Unassigned
	Owned Rooms



Floor Plan: Basement Level



Floor Plan: First Level



Floor Plan: Second Level

# Public Safety Center



Public Safety Center Main Entrance



Public Safety Center Main Desk

## Building Summary

Date of Construction: 2008

Number of Floors: 1

Gross SF: 4,879

Cost Replacement Value (000's): \$2,016

Building Repair Backlog (000's): \$0

Facilities Condition Index: 0.00

Building Systems:

Heating: Hot Water / Steam

Cooling: DX

Hot Water: Gas

Controls: Direct Digital

Building Strengths:

- Modern finishes and construction
- Windows on SW corner provide connection to Miller Center & major vehicular entry to campus
- Connection to parking ramp

Building Deficiencies and Needs:

- Turns back on campus - Parking on SE side of building blocks major connection to campus activity

Building Opportunities:

- Vehicular gateway to campus
- Presentation of a modern/safe campus environment to visitors

Anticipated Maintenance Needs:

2015 - NA

2023 – Interior Finishes                      \$55,000

## Instructional Space Utilization Summary

Current Uses:

Public Safety Offices

Total Number of Classrooms: NA

90+ seats: NA

50-89 seats: NA

35-49 seats: NA

20-34 seats: NA

0-19 seats: NA

Type of Classrooms:

Classrooms (110): NA

Class Laboratory (210): NA

Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):

Classrooms (110): NA

Class Laboratories (210): NA

Total Assignable SF: 3,600

Assignable SF as percentage of Gross SF: 73.8%

Assignable SF per station: NA

Average Classroom Utilization\*: NA

Avg. Classroom Hours Used per Week\*: NA

Average Classroom Station Occupancy\*: NA

Average Classroom Enrollment\*: NA

\*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:

Suitable

Suitability for Current Use:  
Suitable

Room Configuration Issues:  
NA

Future Program Changes:  
NA

**2010 Comprehensive Facilities Plan  
Recommendation**

New construction, none at this time.

**Comprehensive Facilities Plan  
Recommendation**

No recommendations are planned as part of the 2015 CFP update.

# Richard Green House



Richard Green House Main Entrance

## Building Summary

Date of Construction: 1925 (acquired 1990)

Renovation: 2008

Number of Floors: 3

Gross SF: 3,764

Cost Replacement Value (000's): \$1,115

Building Repair Backlog (000's): \$66

Facilities Condition Index: 0.06

Building Systems:

Heating: Gas Hot Water

Cooling: DX

Building Strengths:

NA

Building Deficiencies and Needs:

- Former residence

Building Opportunities:

NA

Anticipated Maintenance Needs:

2015 - Building Exteriors (Soft)	\$21,000
2020 – HVAC Distribution	\$88,000
2020 – Electrical Equipment	\$56,000
2024 – Interior Finishes	\$43,000

## Instructional Space Utilization Summary

Current Uses:

Student Life

Total Number of Classrooms: NA

90+ seats: NA

50-89 seats: NA

35-49 seats: NA

20-34 seats: NA

0-19 seats: NA

Type of Classrooms:

Classrooms (110): NA

Class Laboratory (210): NA

Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):

Classrooms (110): NA

Class Laboratories (210): NA

Total Assignable SF: 2,272

Assignable SF as percentage of Gross SF: 60.4%

Assignable SF per station: NA

Average Classroom Utilization\*: NA

Avg. Classroom Hours Used per Week\*: NA

Average Classroom Station Occupancy\*: NA

Average Classroom Enrollment\*: NA

\*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:

Suitable

Suitability for Current Use:  
Former residence not suitable for offices

Room Configuration Issues:  

- Former residence

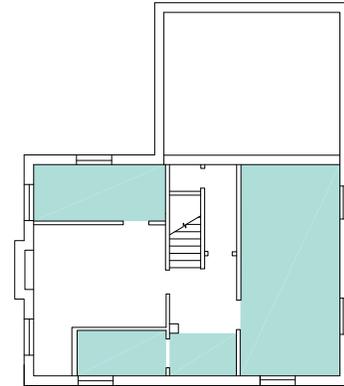
Future Program Changes:  
NA

**2010 Comprehensive Facilities Plan Recommendation**

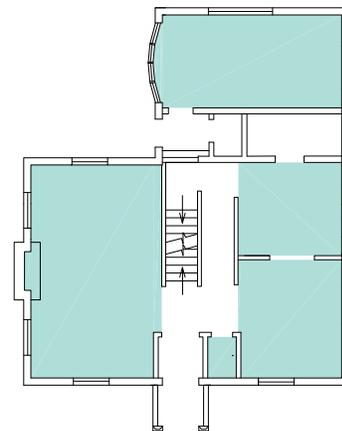
None at this time.

**Comprehensive Facilities Plan Recommendation**

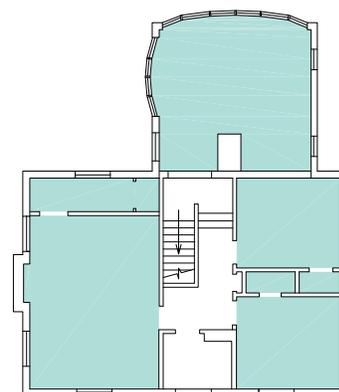
Collocate Athletes for Success in classroom program space to-be-determined.



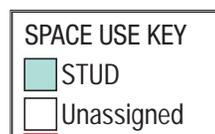
Floor Plan: Basement Level



Floor Plan: First Level



Floor Plan: Second Level



# Riverview Hall



Riverview Hall Main Entrance



Riverview Hall 1st Floor Corridor



Riverview Hall View of River

## Building Summary

Date of Construction: 1911  
 Renovated: 2005  
 Renovated: 2009  
 Number of Floors: 3  
 Gross SF: 29,338  
 Cost Replacement Value (000's): \$9,729  
 Building Repair Backlog (000's): \$0  
 Facilities Condition Index: 0.00  
 Building Systems:  
 Heating: Hot Water  
 Cooling: Chilled Water  
 Controls: Direct Digital

### Building Strengths:

- Recently renovated
- Strong entrance facing west
- One of only two MnSCU facilities listed on the National Register of Historic Places

### Building Deficiencies and Needs:

NA

### Building Opportunities:

- West lawn as gathering space
- Whitney Point East of Building on Riverwalk
- Connection to River

### Anticipated Maintenance Needs:

2015 - NA  
 2024 – Interior Finishes \$401,000

## Instructional Space Utilization Summary

### Current Uses:

COLA: Communication Studies

### Total Number of Classrooms: 9

90+ seats: 0  
 50-89 seats: 0  
 35-49 seats: 0  
 20-34 seats: 6  
 0-19 seats: 3

### Type of Classrooms:

Classrooms (110): 9  
 Class Laboratory (210): 0  
 Assembly / Large Lecture (610): 0

### Total Number of Bookings (Fall Semester):

Classrooms (110): 2,246  
 Class Laboratories (210): 0

Total Assignable SF: 15,573  
 Assignable SF as percentage of Gross SF: 53.1%  
 Assignable SF per station: 20.8

Average Classroom Utilization\*: NA  
 Avg. Classroom Hours Used per Week\*: NA  
 Average Classroom Station Occupancy\*: NA  
 Average Classroom Enrollment\*: NA  
 \*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:  
 Suitable

Suitability for Current Use:  
 Suitable

Room Configuration Issues:  
 NA

Future Program Changes:  
 NA

**2010 Comprehensive Facilities Plan Recommendation**  
 Riverview Hall just completed renovations.

**Comprehensive Facilities Plan Recommendation**  
 No recommendations are planned as part of the 2015 CFP update.



Floor Plan: Basement Level

Floor Plan: First Level

Floor Plan: Second Level

# Robert H. Wick Science Building



Wick Science Building Main Entrance



Wick Science Building Exterior



Wick Science Building Lobby

## Building Summary

Date of Construction: 1972

Number of Floors: 5

Gross SF: 146,666

Cost Replacement Value (000's): \$71,530

Building Repair Backlog (000's): \$18,945

Facilities Condition Index: 0.26

Building Systems:

Heating: Hot Water

Cooling: Chilled Water

Hot Water: Steam

Controls: Pneumatic / Direct Digital

Building Strengths:

- Nice space at main entry, facing east
- Entry is well defined
- Connection to Greenhouses

Building Deficiencies and Needs:

- Need new HVAC system
- Need new plumbing fixtures
- Need new electrical equipment
- Need new roof

Building Opportunities:

- Connect main entry on east side to main campus North/South Artery

Anticipated Maintenance Needs:

2015 - Interior Finishes	\$98,000
2020 - Building Exteriors (Hard)	\$1,431,000
2020 - Built-in Equipment	\$8,345,000
2020 - Interior Finishes	\$1,868,000

## Instructional Space Utilization Summary

Current Uses:

COSE: Physics, Chemistry, Biology, Earth & Atmospheric Science

COLA: Offices

HHS: Offices

Total Number of Classrooms: 8

90+ seats: 3

50-89 seats: 2

35-49 seats: 2

20-34 seats: 1

0-19 seats: 0

Type of Classrooms:

Classrooms (110): 8

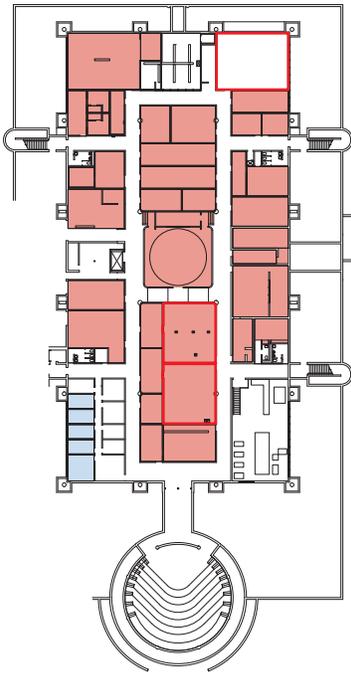
Class Laboratory (210): 15

Assembly / Large Lecture (610): 0

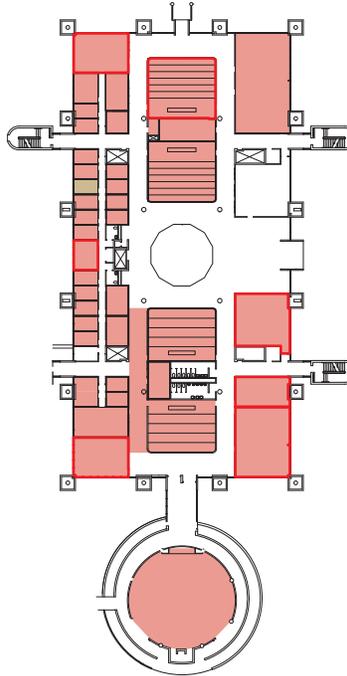
Total Number of Bookings (Fall Semester):

Classrooms (110): 2,217

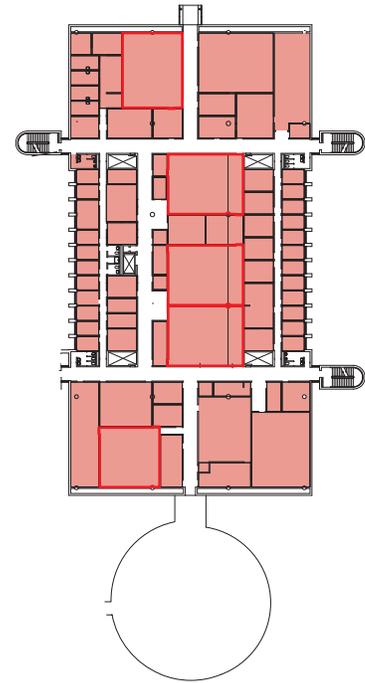
Class Laboratories (210): 1,587



Floor Plan: Basement Level



Floor Plan: First Level



Floor Plan: Second Level

Total Assignable SF: 84,042  
 Assignable SF as percentage of Gross SF: 57.3%  
 Assignable SF per station: 17.3

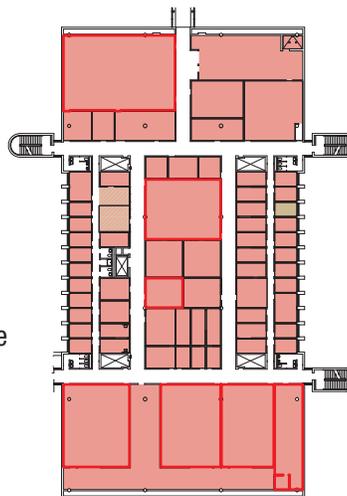
Average Classroom Utilization\*: 55.52%  
 Avg. Classroom Hours Used per Week\*: 18  
 Average Classroom Station Occupancy\*: 30%  
 Average Classroom Enrollment\*: 20 students  
 \*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:  
 Continue to need appropriate lab technology for the sciences

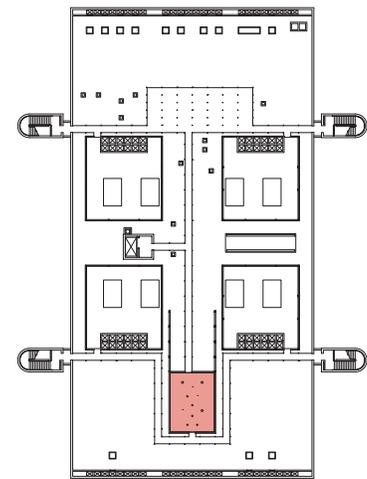
Suitability for Current Use:  
 Suitable

Room Configuration Issues:  
 • Faculty research space needs renovation

Future Program Changes:  
 • Projected heavy growth in STEM education



Floor Plan: Third Level



Floor Plan: Fourth Level

**2010 Comprehensive Facilities Plan Recommendation**

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

**Comprehensive Facilities Plan Recommendation**

11+ years, roof replacement, replace HVAC, upgrade indoor air quality, electrical, plumbing, and fire detection.

SPACE USE KEY	
	COLA
	COSE
	HHS
	HHS, COSE
	Unassigned
	Owned Rooms

# Robert H. Wick Science Building Addition



Wick Science Building Addition Entrance

## Building Summary

Date of Construction: 2008  
 Number of Floors: 4  
 Gross SF: 36,259  
 Cost Replacement Value (000's): \$14,981  
 Building Repair Backlog (000's): \$0  
 Facilities Condition Index: 0.00  
 Building Systems:  
 Heating: Hot Water / Steam  
 Cooling: Chilled Water  
 Hot Water: Steam Instant  
 Controls: Direct Digital

### Building Strengths:

- New building
- Connection to ISELF Building

### Building Deficiencies and Needs:

NA

### Building Opportunities:

NA

### Anticipated Maintenance Needs:

2015 - NA  
 2023 – Interior Finishes \$412,000

## Instructional Space Utilization Summary

### Current Uses:

COSE: Biology, Chemistry

### Total Number of Classrooms: 0

90+ seats: 0  
 50-89 seats: 0  
 35-49 seats: 0  
 20-34 seats: 0  
 0-19 seats: 0

### Type of Classrooms:

Classrooms (110): 0  
 Class Laboratory (210): 10  
 Assembly / Large Lecture (610): 0

### Total Number of Bookings (Fall Semester):

Classrooms (110): 0  
 Class Laboratories (210): 1,086

### Total Assignable SF: 17,507

Assignable SF as percentage of Gross SF: 48.3%  
 Assignable SF per station: NA

### Average Classroom Utilization\*: NA

Avg. Classroom Hours Used per Week\*: NA

Average Classroom Station Occupancy\*: NA

Average Classroom Enrollment\*: NA

\*based on Fall 2014 data, 110-type rooms only

### Technology & Equipment:

Suitable

### Suitability for Current Use:

Suitable, but heavy usage

### Room Configuration Issues:

NA

### Future Program Changes:

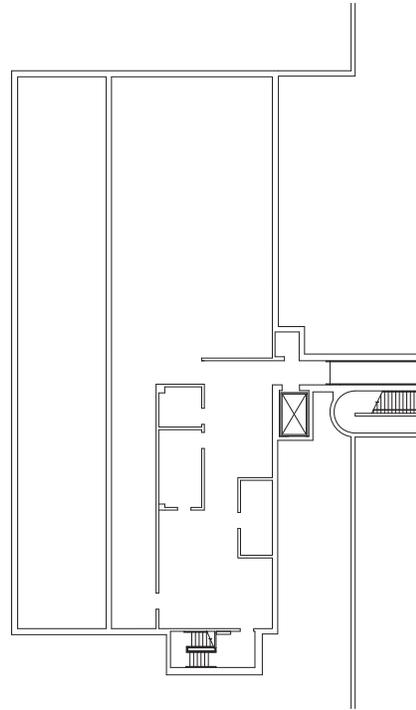
- New professional science masters identified for space in this building

**2010 Comprehensive Facilities Plan Recommendation**

WSB has been identified for an addition under the 26-50 year Implementation Time Frame. See Project #51.

**Comprehensive Facilities Plan Recommendation**

11+ years, roof replacement, replace HVAC, upgrade indoor air quality, electrical, plumbing, and fire detection.



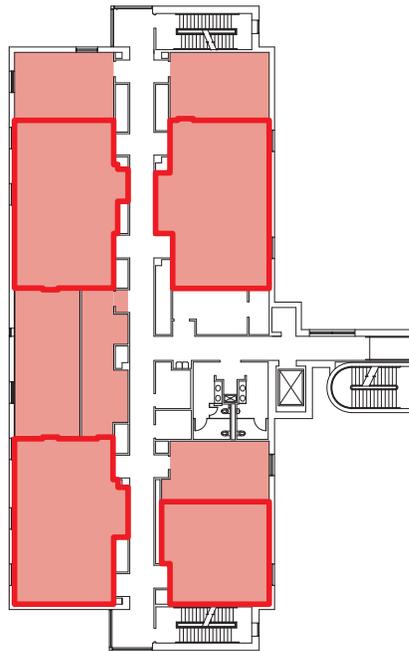
Floor Plan: Basement Level

**SPACE USE KEY**

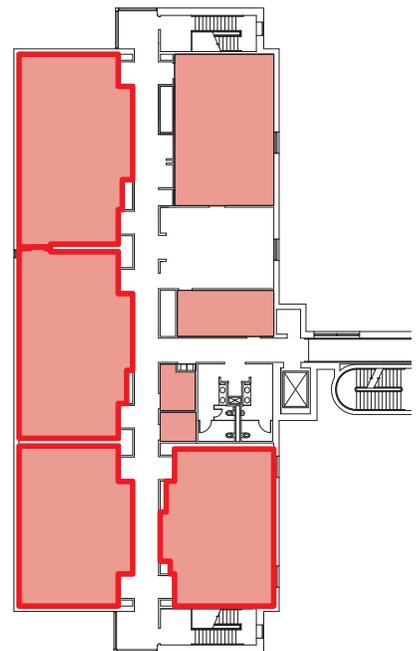
- COSE
- Unassigned
- Owned Rooms



Floor Plan: First Level



Floor Plan: Second Level

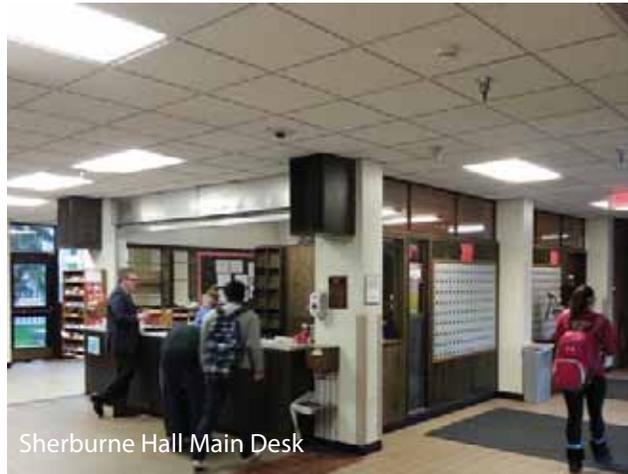


Floor Plan: Second Level

# Sherburne Hall



Sherburne Hall South Facade



Sherburne Hall Main Desk

## Building Summary

Date of Construction: 1969  
 Renovated: 1987  
 Number of Floors: 14  
 Gross SF: 107,428  
 Cost Replacement Value (000's): \$33,037  
 Building Repair Backlog (000's): \$3,796  
 Facilities Condition Index: 0.11  
**Building Systems:**  
 Heating: Hot Water / Steam  
 Cooling: DX  
 Hot Water: Steam Instant  
 Controls: Pneumatic / Direct Digital

### Building Strengths:

- Connected to Garvey Commons

### Building Deficiencies and Needs:

NA

### Building Opportunities:

NA

### Anticipated Maintenance Needs:

2015 - HVAC – Equipment	\$1,118,000
2015 - Electrical Equipment	\$1,753,000
2017 – HVAC – Distribution	\$2,630,000
2018 – Roofing – MnSCU Standard .....	\$53,000
2020 – Building Exteriors (Hard)	\$116,000
2020 – Built-in Equipment	\$1,096,000
2020 – Interior Finishes	\$904,000

## Instructional Space Utilization Summary

### Current Uses:

Residence Hall

### Total Number of Classrooms: NA

90+ seats: NA  
 50-89 seats: NA  
 35-49 seats: NA  
 20-34 seats: NA  
 0-19 seats: NA

### Type of Classrooms:

Classrooms (110): NA  
 Class Laboratory (210): NA  
 Assembly / Large Lecture (610): NA

### Total Number of Bookings (Fall Semester):

Classrooms (110): NA  
 Class Laboratories (210): NA

### Total Assignable SF: 62,111

Assignable SF as percentage of Gross SF: 57.8%  
 Assignable SF per station: NA

### Housing Capacity: 526 Beds

Housing Type: Residence Hall

Fall 2014 Occupancy: 91%

### Technology & Equipment:

Suitable

Suitability for Current Use:  
Suitable

Room Configuration Issues:  
NA

Future Program Changes:  
NA

**2010 Comprehensive Facilities Plan  
Recommendation**

Sherburne Hall is part of the overall residence life improvements.

**Comprehensive Facilities Plan  
Recommendation**

11+ years, remodel Sherburne Hall.

# Shoemaker Hall

## Building Summary

Date of Construction: 1915  
 Renovated: 1960  
 Renovated 2011  
 Number of Floors: 5  
 Gross SF: 119,743  
 Cost Replacement Value (000's):  
 East: \$10,388  
 North: \$9,132  
 Building Repair Backlog (000's): \$0  
 Facilities Condition Index: 0.00  
 Building Systems:  
 Heating: Hot Water / Steam  
 Hot Water: Steam Instant  
 Controls: Pneumatic / Direct Digital

Building Strengths:  
 NA

Building Deficiencies and Needs:  
 NA

Building Opportunities:  
 NA

## Anticipated Maintenance Needs:

2015 - NA  
 East:  
 2020 – Building Exteriors (Hard) \$260,000  
 2020 – Built-in Equipment \$289,000  
 North:  
 2020 – Fire Detection Systems \$51,000

## Instructional Space Utilization Summary

Current Uses:  
 Residence Hall

Total Number of Classrooms: NA  
 90+ seats: NA  
 50-89 seats: NA  
 35-49 seats: NA  
 20-34 seats: NA  
 0-19 seats: NA

Type of Classrooms:  
 Classrooms (110): NA  
 Class Laboratory (210): NA  
 Assembly / Large Lecture (610): NA



Shoemaker Hall North Wing



Shoemaker Hall Main Desk



Shoemaker Hall Upper Commons

**Total Number of Bookings (Fall Semester):**

Classrooms (110): NA

Class Laboratories (210): NA

**Total Assignable SF: 82,045**

Assignable SF as percentage of Gross SF: 68.5%

Assignable SF per station: NA

Housing Capacity: 423 Beds

Housing Type: Residence Hall

Fall 2014 Occupancy: 98%

**Technology & Equipment:**

Suitable

**Suitability for Current Use:**

Suitable

**Room Configuration Issues:**

NA

**Future Program Changes:**

NA

**2010 Comprehensive Facilities Plan  
Recommendation**

Shoemaker Hall is part of the overall residence life improvements.

**Comprehensive Facilities Plan  
Recommendation**

No recommendations are planned as part of the 2015 CFP update.

# South Office Center



South Office Center Main Entrance

## Building Summary

Date of Construction: 1925 (acquired 1990)

Number of Floors: 3

Gross SF: 2,727

Cost Replacement Value (000's): \$827

Building Repair Backlog (000's): \$40

Facilities Condition Index: 0.05

Building Systems:

Heating: Gas Hot Water

Cooling: DX

Building Strengths:

NA

Building Deficiencies and Needs:

- Former residence, not suitable for office use

Building Opportunities:

NA

Anticipated Maintenance Needs:

2015 - Building Exteriors (Soft)	\$23,000
2015 -HVAC – Controls	\$37,000
2015 - Electrical Equipment	\$40,000
2015 - Interior Finishes	\$31,000
2020 – Fire Detection Systems	\$9,000

## Instructional Space Utilization Summary

Current Uses:

Student Life: Community Anti-Racism Education Initiative, Faculty Association

Total Number of Classrooms: NA

90+ seats: NA

50-89 seats: NA

35-49 seats: NA

20-34 seats: NA

0-19 seats: NA

Type of Classrooms:

Classrooms (110): NA

Class Laboratory (210): NA

Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):

Classrooms (110): NA

Class Laboratories (210): NA

Total Assignable SF: 2,327

Assignable SF as percentage of Gross SF: 85.3%

Assignable SF per station: NA

Average Classroom Utilization\*: NA

Avg. Classroom Hours Used per Week\*: NA

Average Classroom Station Occupancy\*: NA

Average Classroom Enrollment\*: NA

\*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:

Suitable

Suitability for Current Use:

Former residence, not suitable for office use

Room Configuration Issues:

- Former residence, not suitable for office use

Future Program Changes:

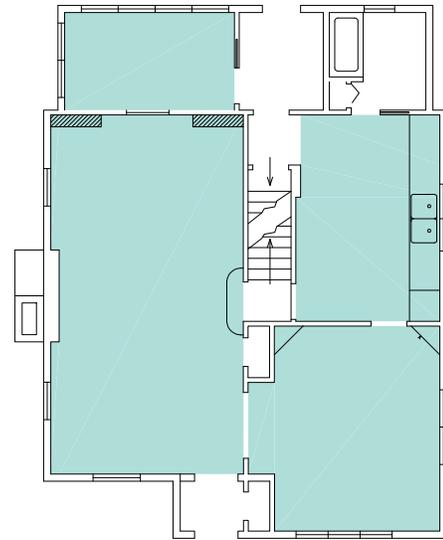
NA

**2010 Comprehensive Facilities Plan Recommendation**

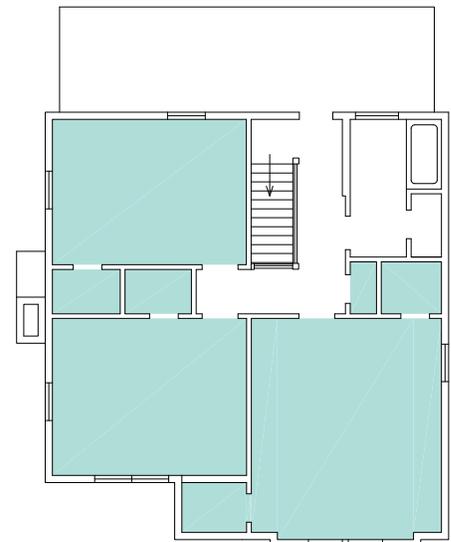
None at this time.

**Comprehensive Facilities Plan Recommendation**

Potential South Office Center occupant relocation. Relocate Community Anti-Racism Education (CARE) Initiative to space-to-be-determined. IFO move location to-be-determined, 0-5 years.



Floor Plan: Basement Level



Floor Plan: First Level

SPACE USE KEY	
	STUD
	Unassigned

# Stateview North & South



Stateview South

## BUILDING SUMMARY

Date of Construction: 1989 (acquired 2002)

Number of Floors: 4

Gross SF: 30,716

Cost Replacement Value (000's):

North: \$3,807

South: \$3,807

Building Repair Backlog (000's): \$0

Facilities Condition Index: 0.00

Building Systems:

Heating: Gas Hot Water

Hot Water: Gas

Building Strengths:

?

Building Deficiencies and Needs:

?

Building Opportunities:

?

2015 - North HVAC – Controls..... \$63,000

2015 - North Interior Finishes ..... \$122,000

2015 - South HVAC – Controls ..... \$63,000

North:

2017 – Built-in Equipment..... \$106,000

2022 – Building Exteriors (Hard) ..... \$63,000

2022 – Electrical Equipment..... \$169,000

2022 – Plumbing Fixtures..... \$85,000

South

2017 – Interior Finishes..... \$175,000

2022 – Plumbing Fixtures..... \$85,000

2022 – Fire Detection Systems..... \$21,000

## INSTRUCTIONAL SPACE UTILIZATION SUMMARY

Current Uses:

Residence Hall

Total Number of Classrooms: NA

90+ seats: NA

50-89 seats: NA

35-49 seats: NA

20-34 seats: NA

0-19 seats: NA

Type of Classrooms:

Classrooms (110): NA

Class Laboratory (210): NA

Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):

Classrooms (110): NA

Class Laboratories (210): NA

Total Assignable SF: 27,644

Assignable SF as percentage of Gross SF: 90.0%

Assignable SF per station: NA

Housing Capacity: 96 Beds

Housing Type: Residence Hall

Fall 2014 Occupancy: 88%

Technology & Equipment:

?

Suitability for Current Use:

?

Room Configuration Issues:  
?

Future Program Changes:  
NA

### **2010 Comprehensive Facilities Plan Recommendation**

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

### **Comprehensive Facilities Plan Recommendation**

Demolish Stateview Apartments, 11+ years.

# Stearns Hall



## Building Summary

Date of Construction: 1966  
 Number of Floors: 10  
 Gross SF: 81,180  
 Cost Replacement Value (000's): \$24,965  
 Building Repair Backlog (000's): \$4,438  
 Facilities Condition Index: 0.18  
 Building Systems:  
     Heating: Hot Water / Steam  
     Hot Water: Steam  
     Controls: Pneumatic / Direct Digital

Building Strengths:  
 NA

Building Deficiencies and Needs:  
 • Need new HVAC systems

Building Opportunities:  
 NA

Anticipated Maintenance Needs:  
 2015 - NA  
 2017 – HVAC – Distribution           \$1,987,000  
 2020 – Built-in Equipment           \$828,000  
 2020 – Interior Finishes           \$1,366,000

## Instructional Space Utilization Summary

Current Uses:  
 Residence Hall (currently vacant)

Total Number of Classrooms: NA  
 90+ seats: NA  
 50-89 seats: NA  
 35-49 seats: NA  
 20-34 seats: NA  
 0-19 seats: NA

Type of Classrooms:  
 Classrooms (110): NA  
 Class Laboratory (210): NA  
 Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):  
 Classrooms (110): NA  
 Class Laboratories (210): NA

Total Assignable SF: 49,639  
 Assignable SF as percentage of Gross SF: 61.1%  
 Assignable SF per station: NA

Housing Capacity: 394 Beds  
Housing Type: Residence Hall  
Fall 2014 Occupancy: 0%

Technology & Equipment:  
Suitable

Suitability for Current Use:  
Suitable

Room Configuration Issues:  
NA

Future Program Changes:  
Enrollment projected to grow in the future

### **2010 Comprehensive Facilities Plan Recommendation**

Stearns Hall is part of the overall residence life improvements.

### **Comprehensive Facilities Plan Recommendation**

Demolish Stearns Hall, removal after use as a swing space for the renovation/re-build of Mitchell Hall, 6-10 years.

# Stewart Hall

## Building Summary

Date of Construction: 1948  
 Renovation: 1976  
 Renovation: 1989  
 Renovation: 1994  
 Renovation: 2015 - Exterior wall repair  
 Number of Floors: 4  
 Gross SF: 177,951  
 Cost Replacement Value (000's): \$52,693  
 Building Repair Backlog (000's): \$4,561  
 Facilities Condition Index: 0.09  
**Building Systems:**  
 Heating: Hot Water / Steam  
 Cooling: Chilled Water / DX  
 Hot Water: Gas  
 Controls: Pneumatic / Direct Digital

### Building Strengths:

- Prominent entrance
- Auditorium entrance is impressive volume

### Building Deficiencies and Needs:

- Finishes are dated in grand entry space
- Auditorium entry sits mostly vacant – used as pass-thru circulation by few students
- Main entry has low ceiling – feels compressed
- Interior signage is dated
- Ritsche Auditorium needs renovation

### Building Opportunities:

- Connection to river
- Plaza to West

### Anticipated Maintenance Needs:

2015 - NA  
 2018 – Building Exteriors (Hard) \$172,000  
 2018 – Electrical Equipment \$2,635,000  
 2018 – Plumbing Fixtures \$674,000

2020 – Fire Detection Systems \$61,000  
 2023 – HVAC – Equipment \$1,765,000  
 2023 – Interior Finishes \$1,516,000

## Instructional Space Utilization Summary

### Current Uses:

COLA: History, Sociology & Anthropology, Psychology, Mass Communications, UTVS  
 SOPA: Economics, Geography and Planning, Criminal Justice  
 HHS: Gerontology, Social Work  
 Student Counseling Center

### Total Number of Classrooms: 41

90+ seats: 1  
 50-89 seats: 9  
 35-49 seats: 18  
 20-34 seats: 11  
 0-19 seats: 2

### Type of Classrooms:

Classrooms (110): 41  
 Class Laboratory (210): 4  
 Assembly / Large Lecture (610): 3

### Total Number of Bookings (Fall Semester):

Classrooms (110): 11,617  
 Class Laboratories (210): 683

### Total Assignable SF: 103,889

Assignable SF as percentage of Gross SF: 58.4%  
 Assignable SF per station: 20.3

### Average Classroom Utilization\*: 70.52%

Avg. Classroom Hours Used per Week\*: 23  
 Average Classroom Station Occupancy\*: 51%  
 Average Classroom Enrollment\*: 20 students

\*based on Fall 2014 data, 110-type rooms only

### Technology & Equipment:

Current furniture needs replacing



Ritsche Auditorium Entrance



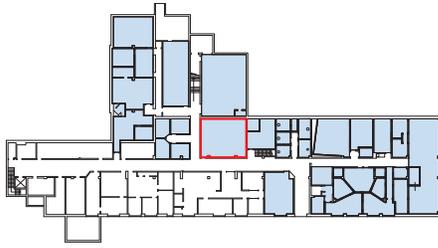
Ritsche Auditorium Lobby



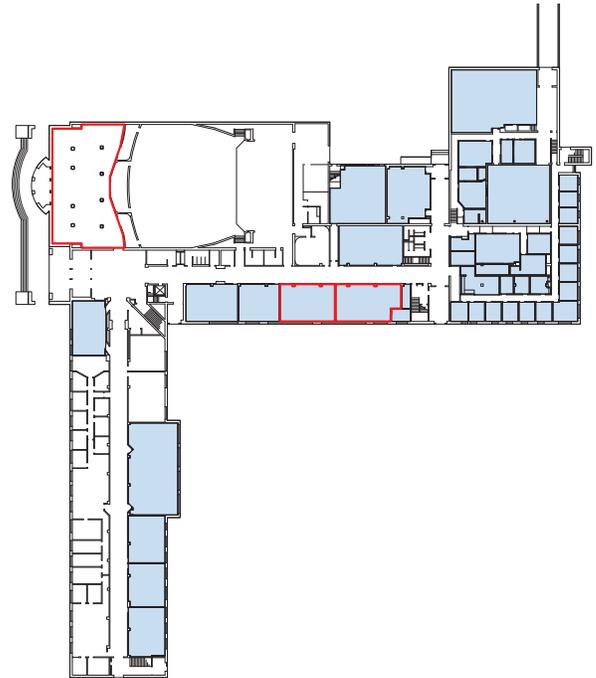
Ritsche Auditorium



Stewart Hall Main Entrance



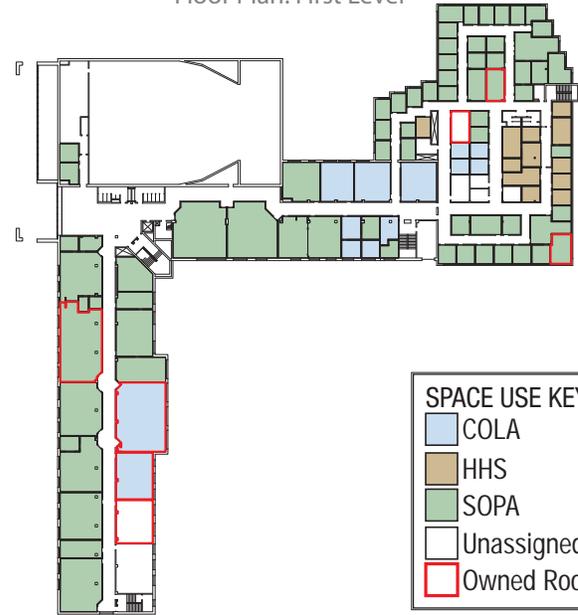
Floor Plan: Basement Level



Floor Plan: First Level



Floor Plan: Second Level



Floor Plan: Third Level

SPACE USE KEY	
<span style="color: blue;">■</span>	COLA
<span style="color: brown;">■</span>	HHS
<span style="color: green;">■</span>	SOPA
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Unassigned
<span style="border: 2px solid red; display: inline-block; width: 10px; height: 10px;"></span>	Owned Rooms

Suitability for Current Use:  
Marginal

Room Configuration Issues:

- Wish to move English to third floor from B51
- Desire pockets for student interaction and gathering

Future Program Changes:

- History and Sociology/Anthropology desire to remain in Stewart Hall
- Religious Studies and Global Studies desire to be in Stewart Hall
- Psychology programs located in Whitney House desire to be in Stewart Hall
- Ethnic and Women's Studies desire to be in Stewart Hall
- Desire to move all COLA functions to Stewart Hall (currently in 11 buildings)

### 2010 Comprehensive Facilities Plan Recommendation

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

### Comprehensive Facilities Plan Recommendation

Improve utilization of classrooms, 0-5 years. Reconfigure space to achieve preferred academic and operational units, roof replacement, 6-10 years. Renovations to create Common News Room, replace HVAC, fire protection, built-in equipment, and roof replacement. 11+ years.

# Student Recreation Center



## Building Summary

Date of Construction: 2005  
Number of Floors: 4  
Gross SF: 38,228  
Cost Replacement Value (000's): \$11,320  
Building Repair Backlog (000's): \$0  
Facilities Condition Index: 0.00  
Building Systems:  
Heating: Hot Water / Steam  
Cooling: Chilled Water  
Hot Water: Steam Instant  
Controls: Direct Digital

### Building Strengths:

- Newer facility

### Building Deficiencies and Needs:

- Perceived to be too far south on campus
- Undersized for enrollment

### Building Opportunities:

- Originally designed for future growth

### Anticipated Maintenance Needs:

2015 - NA	
2020 – Interior Finishes	\$434,000

## Instructional Space Utilization Summary

Current Uses:  
Student Recreation

### Total Number of Classrooms: NA

90+ seats: NA  
50-89 seats: NA  
35-49 seats: NA  
20-34 seats: NA  
0-19 seats: NA

### Type of Classrooms:

Classrooms (110): NA  
Class Laboratory (210): NA  
Assembly / Large Lecture (610): NA

### Total Number of Bookings (Fall Semester):

Classrooms (110): NA  
Class Laboratories (210): NA

### Total Assignable SF: 27,000

Assignable SF as percentage of Gross SF: 70.6%  
Assignable SF per station: NA

### Average Classroom Utilization\*: NA

Avg. Classroom Hours Used per Week\*: NA

Average Classroom Station Occupancy\*: NA  
 Average Classroom Enrollment\*: NA  
 \*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:  
 Suitable

Suitability for Current Use:  
 Undersized for enrollment

Room Configuration Issues:

- Locker rooms are poor

Future Program Changes:

- Desire to grow student use to recreation facilities

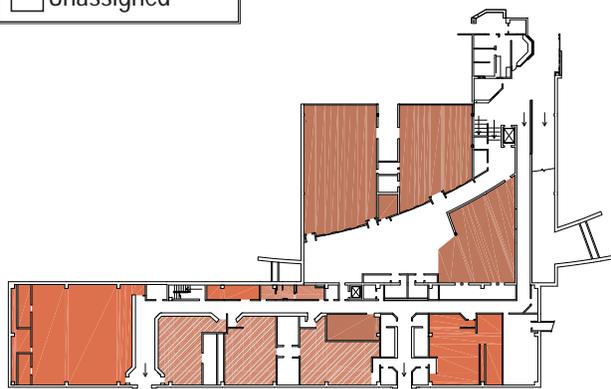
### 2010 Comprehensive Facilities Plan Recommendation

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

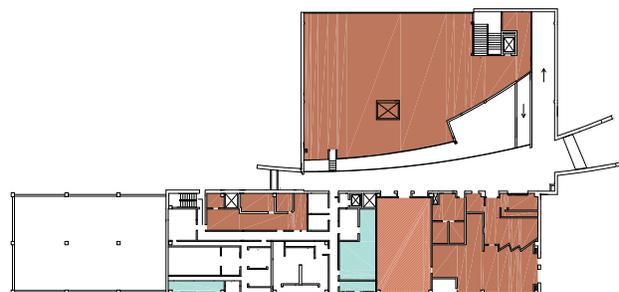
### Comprehensive Facilities Plan Recommendation

11+ years, creation of three Multi Activity Courts (MAC), recreation center expansion, rec and athletic offices.

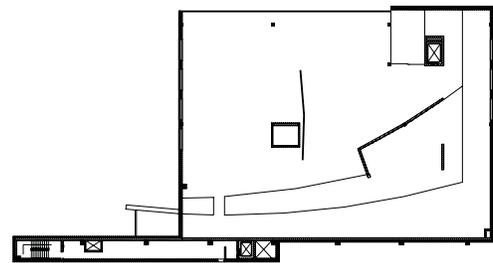
SPACE USE KEY	
	ATH
	ATH, REC
	STUD
	ATH, REC, COMM
	Unassigned



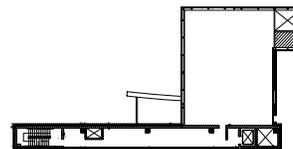
Floor Plan: Basement Level



Floor Plan: First Level



Floor Plan: Second Level



Floor Plan: Third Level



Floor Plan: Fourth Level

# Whitney House

## Building Summary

Date of Construction: 1925 (acquired 1956)

Number of Floors: 4

Gross SF: 11,383

Cost Replacement Value (000's): \$3,371

Building Repair Backlog (000's): \$1,140

Facilities Condition Index: 0.34

Building Systems:

Heating: Steam

Cooling: DX

Building Strengths:

NA

Building Deficiencies and Needs:

- Former residence, not suitable for offices

Building Opportunities:

NA

Anticipated Maintenance Needs:

2015 - NA

2020 – Roofing – Slate \$236,000

## Instructional Space Utilization Summary

Current Uses:

COLA: Psychology, Foreign Languages

SOPA

Total Number of Classrooms: NA

90+ seats: NA

50-89 seats: NA

35-49 seats: NA

20-34 seats: NA

0-19 seats: NA

Type of Classrooms:

Classrooms (110): NA

Class Laboratory (210): NA

Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):

Classrooms (110): NA

Class Laboratories (210): NA

Total Assignable SF: 6,863

Assignable SF as percentage of Gross SF: 60.3%

Assignable SF per station: NA



Whitney House Historical Sign



Whitney House West Facade



Whitney House Main Entrance

Average Classroom Utilization\*: NA  
 Avg. Classroom Hours Used per Week\*: NA  
 Average Classroom Station Occupancy\*: NA  
 Average Classroom Enrollment\*: NA  
 \*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:  
 Suitable

Suitability for Current Use:  
 Very poor – “worst space for faculty on campus”

Room Configuration Issues:  
 • Former residence, not suitable for offices

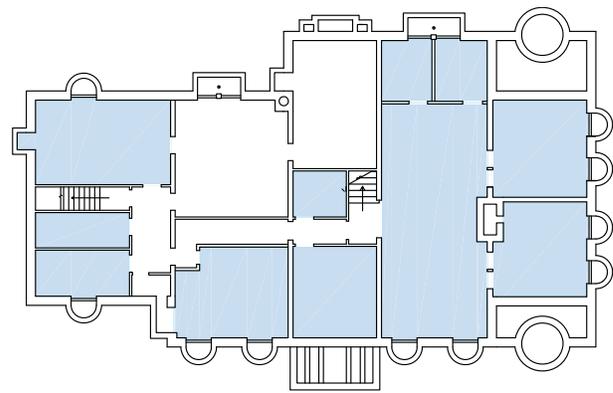
Future Program Changes:  
 NA

**2010 Comprehensive Facilities Plan Recommendation**

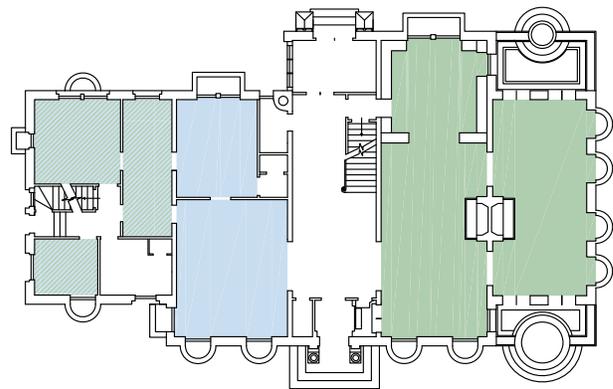
Whitney House has been identified for as moving into a new space with the Alumni Association under the 0-5 year Implementation Time Frame. See Project #16.

**Comprehensive Facilities Plan Recommendation**

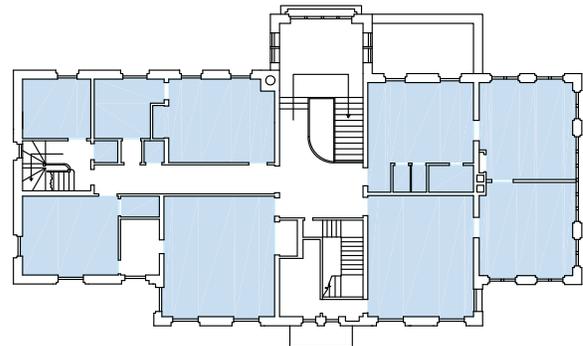
Potential Whitney House remodel, further evaluation needed, 11+ years.



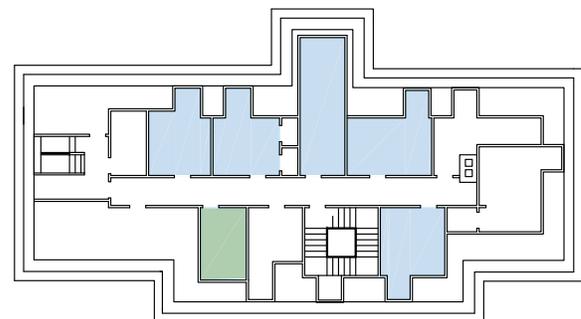
Floor Plan: Basement Level



Floor Plan: First Level



Floor Plan: Second Level



Floor Plan: Third Level

SPACE USE KEY	
<span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span>	COLA
<span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span>	SOPA
<span style="display: inline-block; width: 15px; height: 10px; background-color: white; border: 1px solid black;"></span>	Unassigned
<span style="display: inline-block; width: 15px; height: 10px; background-color: white; border: 2px solid red;"></span>	Owned Rooms

# Women's Center



Women's Center Main Entrance



Women's Center Main Entrance



Women's Center

## Building Summary

Date of Construction: Unknown (acquired 1990)  
 Addition: 1992  
 Number of Floors: 3  
 Gross SF: 4,325  
 Cost Replacement Value (000's): \$1,311  
 Building Repair Backlog (000's): \$0  
 Facilities Condition Index: 0.00  
 Building Systems:  
 Heating: Gas Hot Water  
 Cooling: DX

Building Strengths:  
 NA

Building Deficiencies and Needs:  
 • Former residence, not suitable for offices

Building Opportunities:  
 NA

Anticipated maintenance Needs:

2015 - HVAC – Controls	\$59,000
2015 - Fire Detection Systems	\$15,000
2020 – Building Exteriors (Soft)	\$48,000
2022 – Interior Finishes	\$49,000

## Instructional Space Utilization Summary

Current Uses:  
 • Student Life: Women's Center Offices & Services

Total Number of Classrooms: NA  
 90+ seats: NA  
 50-89 seats: NA  
 35-49 seats: NA  
 20-34 seats: NA  
 0-19 seats: NA

Type of Classrooms:  
 Classrooms (110): NA  
 Class Laboratory (210): NA  
 Assembly / Large Lecture (610): NA

Total Number of Bookings (Fall Semester):  
 Classrooms (110): NA  
 Class Laboratories (210): NA

Total Assignable SF: 3,720  
 Assignable SF as percentage of Gross SF: 86.0%  
 Assignable SF per station: NA

Average Classroom Utilization\*: NA  
 Avg. Classroom Hours Used per Week\*: NA  
 Average Classroom Station Occupancy\*: NA  
 Average Classroom Enrollment\*: NA  
 \*based on Fall 2014 data, 110-type rooms only

Technology & Equipment:  
 Suitable

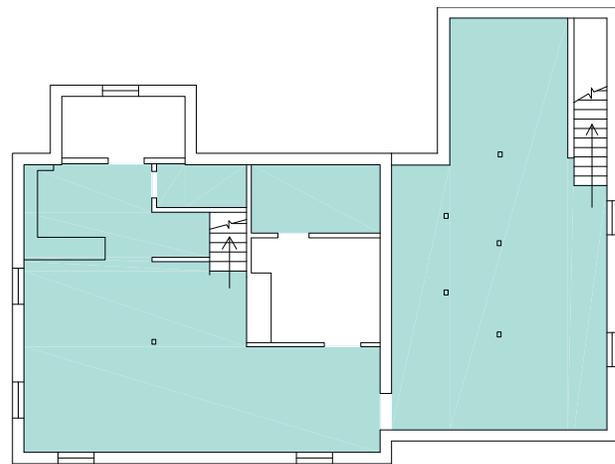
Suitability for Current Use:  
 • Former residence, not suitable for offices

Room Configuration Issues:  
 NA

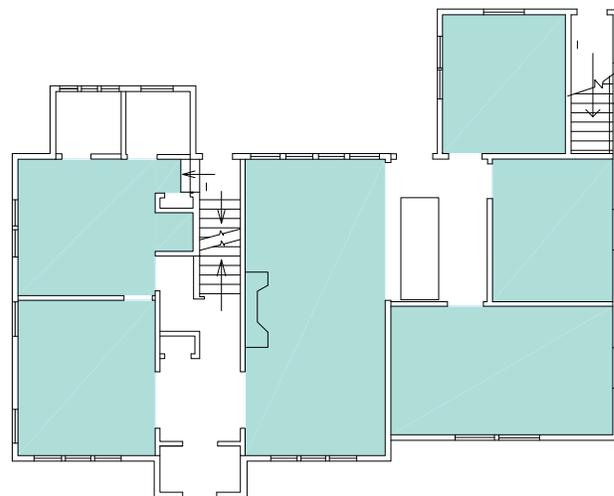
Future Program Changes:  
 NA

**2010 Comprehensive Facilities Plan Recommendation**  
 None at this time.

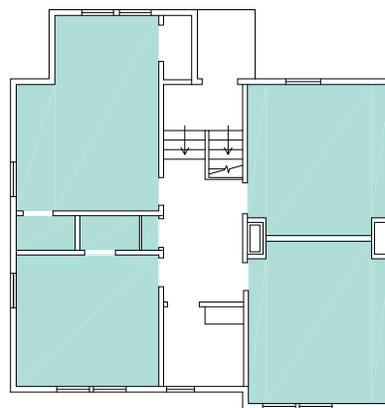
**Comprehensive Facilities Plan Recommendation**  
 Potential Women’s Center occupant relocation.  
 Women’s Center to move to a location to-be-determined, 6-10 years.



Floor Plan: Basement Level



Floor Plan: First Level



Floor Plan: Second Level

SPACE USE KEY	
<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span>	STUD
<span style="display:inline-block; width:15px; height:15px; background-color:#FFFFFF; border:1px solid black;"></span>	Unassigned
<span style="display:inline-block; width:15px; height:15px; background-color:#FF0000; border:1px solid black;"></span>	Owned Rooms