



Lewis-Clark State College

Campus Facilities Master Plan 2023-2029



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Narrative

1. Executive Summary

The most recent Campus Master Plan (CMP) was completed in fall 2015 and was developed to serve as the primary planning document for campus physical infrastructure over a seven-year period. The prior campus master plan detailed facility status and history, created guiding principles and the desire for standards, and outlined a six-year major capital construction plan, which has evolved. As the campus master plan teams worked through the development of the new plan, it became apparent that a predominant outcome was recognizing explorational needs such as to identify standards for development and land use, and to create an area of impact to aid in LC State's future facility and master planning efforts. The culmination of this effort and the focus of this proceeding seven-year plan is to identify what aspects and initiatives need exploration to better inform progression into future action, and to identify and prioritize the initiatives to occur over the next seven years. The sections within this plan share the history, needs, and priorities of the respective areas. A few key initiatives identified within these sections are as follows:

Instructional

- Update infrastructure in Wittman Complex, Mechanical Technical Building, Sam Glenn Complex, and Meriwether Lewis Hall
- Expand simulation labs
- Convert several smaller classrooms to larger classrooms
- Relocate off-campus programs to the main campus in an existing facility

Land Ownership

- Create a plan for the unused acreage on Cecil Andrus Way

Landscaping

- Continue to evaluate and remove diseased trees and replant
- Develop the landscaping at the Center for Student Leadership
- Beautify campus entrances

Non-Instructional/Mixed Use

- Install a production booth in the Williams Conference Center
- Consider the relocation of the campus bookstore
- Upgrade various building HVAC and fire systems

Parking and Roadways

- Install electric vehicle parking spaces
- Explore differential parking categories and spaces

Pedestrian, Bicycle, and Vehicular Circulation

- Explore and develop a main campus entrance
- Explore possible vacating of streets adjacent to the college

Recreation and Athletics

- Acquire facilities or land to meet Title IX objectives

Student Housing and Rentals

- Renovate residence halls
- Pursue additional non-traditional student housing

Sustainability and Resource Management

- Utilize mobile electric meters to document facility energy efficiency project outcomes
- Explore storm and grey water reuse for irrigation

Utility Infrastructure

- Upgrade campus network backbone to 10 Gbps between buildings
- Explore HVAC infrastructure and path forward such as centralized, decentralized, or mixed

2. Significant Changes from the Fall of 2015 Campus Master Plan

LC State's environment, enrollment, land ownership, and programmatic offerings have evolved since the last campus master plan in 2015. While LC's full-time equivalent enrollment has declined over the last seven years, the college believes renewed emphasis on enrollment and retention initiatives make the aspirational goal of serving 3,000 FTE and 4,000 student headcount achievable; despite challenges associated with a post-pandemic world, and declining local, regional and national high school graduating classes.

Other changes are in the areas of instruction and instructional support. LC State's instructional footprint has expanded as a result of the development of the Cecil Andrus Way property and the addition of the Schweitzer Career & Technical Education Center and partnerships with North Idaho College and the DeArmond Building. Spalding Hall underwent a major renovation in 2018, renewing faculty office space, student breakout and study spaces as well as small conference/seminar rooms. While LC State has maintained a dual focus on traditional and non-traditional students, it has simultaneously worked to strengthen adult learner programming. In FY2021, LC State received approval to offer graduate programs with the first course offerings to start in fall 2021.

Lastly, LC State expanded campus housing through the acquisition of residential housing, and significant technology changes occurred in classroom environments with a shift to virtual and hybrid course offerings. Further changes are detailed in the section areas within the plan.

3. Introduction and Team Members

Formal Campus Master Planning (CMP) efforts began in March 2021. Section teams were created to draft each section with the purpose of seeking broad feedback. The CMP team (a smaller subset of the section teams plus the inclusion of new members) then convened to review and focus ideas and initiatives for the final campus master plan. Throughout this process, team members sought feedback from the campus and the Lewis-Clark Valley community. Team members included representation from Administrative Services, Academic Affairs, Student Affairs, and the president's direct reports along with community involvement.

The plan presented prefaces the initiatives with information about LC State, makes explicit the connection between the campus master plan and the college's mission and strategic plan, and details the purpose, guiding principles, and assumptions considered as initiatives were explored. The plan proceeds with sections that describe initiatives to be undertaken over the next seven plus years, a facility inventory for reference, and an appendix including a summary of information for major buildings and a six-year major initiatives plan.



4. About LC State

Since its founding in 1893, Lewis-Clark State College has grown from isolated structures built in empty fields serving a few dozen students at the turn of the century, to a sprawling complex covering over 46 acres on Lewiston's Normal Hill, 35 acres at the Cecil Andrus Way property, other off campus properties, and new shared-use teaching facilities in Coeur d'Alene. LC State serves over 4,800 degree and non-degree seeking students each year as well as thousands of business and industry stakeholders pursuing specialized job training and educational programs. Renowned for its picturesque campus and warm and friendly atmosphere, the college seeks to preserve these learning-conducive qualities as it maintains, modernizes, and expands its facilities to meet the challenges and opportunities associated with the growing demand for its programs in the 21st Century.



5. Overview of Campus

Twenty-three major buildings are located on Lewiston's Normal Hill campus, on Cecil Andrus Way, and other locations in Lewiston, Idaho. Most of the academic programming and academic support functions of the college occur on the Normal Hill campus, and the Cecil Andrus Way campus houses select Career & Technical Education programs in the Schweitzer Career & Technical Education Center. Twenty-three structures are also maintained—these include storage, maintenance, special-use facilities, and residential units. Additional information regarding the buildings is listed in the Facility Inventory section of the campus master plan.

Major buildings include:

Activity Center	Sacajawea Hall
Administration Building	Sam Glenn Complex
Center for Arts & History	Schweitzer Career & Technical Education Center
Clark Hall	Spalding Hall
Clearwater Hall	Student Union Building/Williams Conference Center
Expedition Hall	Talkington Hall
Library	Tennis Center
Mechanical Technical Building	Thomas Jefferson Hall
Meriwether Lewis Hall	Wittman Complex
Music Building	
North Lewiston Training Center	
Parrish House	
Physical Plant	
Reid Centennial Hall	

6. LC State Mission & Strategic Plan

<p>Mission Prepare students to become successful leaders, engaged citizens, and lifelong learners</p>	<h1>Opportunity</h1> <p>(Expand Access)</p>	<p><i>Goal 1: Strengthen and Optimize Instructional and Co-curricular Programming. [Objective C: Optimize curricular & co-curricular programming through Connecting Learning to Life initiative].</i></p>
<p>Core Themes</p> <p>Opportunity (Expand Access)</p> <p>Success (Educational Excellence)</p> <p>Partnerships (w/ other entities)</p>	<h1>Success</h1> <p>(Educational Excellence)</p>	<p><i>Goal 2: Optimize Student Enrollment, Retention, and Completion. [All objectives].</i></p> <p><i>Goal 3: Foster Inclusion throughout Campus and Community Culture. [Objective 3A: Expand inclusive practices programming].</i></p>
	<h1>Partnerships</h1> <p>(w/ other entities)</p>	<p><i>Goal 4: Increase and Leverage Institutional Resources to Achieve Enrollment, Employee Retention and Campus Planning Objectives. [Objective A: Diversify revenue streams to allow for investment in campus programs and infrastructure.]</i></p>

Master Plan Correlation with LC State's Strategic Plan (FY2021-2025). The following goals and objectives from LC State's current comprehensive strategic plan have a direct impact on the updated Campus Master Plan (CMP):

- *Goal 1: Strengthen and Optimize Instructional and Co-curricular Programming. [Objective C: Optimize curricular & co-curricular programming through Connecting Learning to Life initiative].*
Impact: Continued upgrading of classroom and instructional technology and infrastructure for flexible pedagogy.
- *Goal 2: Optimize Student Enrollment, Retention, and Completion. [All objectives].*
Impact: Upgrade current residence hall space, explore options for acquiring additional student residential space, and enhanced and additional large capacity instructional spaces. Upgrade and provide sufficient space for workforce training programming and CTE programs remaining on campus.
- *Goal 3: Foster Inclusion throughout Campus and Community Culture. [Objective 3A: Expand inclusive practices programming].*
Impact: Provide sufficient and appropriate space for campus and community programming.
- *Goal 4: Increase and Leverage Institutional Resources to Achieve Enrollment, Employee Retention and Campus Planning Objectives. [Objective A: Diversify revenue streams to allow for investment in campus programs and infrastructure].*
Impact: Upgrade and enhance campus spaces including event spaces (e.g., WCC) so they may serve as a meaningful revenue stream for the institution.

7. Campus Master Plan Purpose & Office of Responsibility

LC State's mission and strategic plan articulates initiatives related to opportunities, success, and partnerships. Consistent with its mission, the institution creates and maintains physical facilities that are accessible, safe, secure, and sufficient in quantity and quality to ensure healthful learning and working environments that support and sustain the institution's mission, academic programs, and services (NWCCU; 2020 Standards). As the college works towards these initiatives, it is important to assess the physical campus and the ways in which institutional priorities can best be supported through physical structures, outdoor spaces, and campus layout.

The State Board of Education [Policy V.K.8](#) requires each institution to develop a seven (7) to fifteen (15) year Campus Master Plan (CMP). Per the policy "the CMP serves as a planning framework to guide the orderly and strategic growth and physical development of an institution's campus. The CMP shall be consistent with and support the institution's current mission, core themes, strategic plan, and six-year capital construction plan. ..."

In general, campus master planning serves to provide a map of facilities' projects (site, landscape, and building) to inform structural and building needs for coming decades. College representatives consult with the campus community to create the Campus Master Plan.

The office of primary responsibility for the content, review, and updating of this plan is the Vice President for Finance and Administration (VPFA), Admin Bldg. Room 106, Lewis-Clark State College, 500 8th Ave., Lewiston, Idaho, 208-792-2240, vpfinanceadmin@lcsc.edu.

8. Guiding Principles for the Campus Master Plan

- Enhance instructional environments and student life by providing high quality facilities and opportunity areas for connection and engagement.
- Maintain and revitalize existing facilities (reduce operating costs, wisely manage state's assets, etc.).
- Forward looking comprehensive and systematic consideration of initiatives (effects on personnel, outside aesthetics, operational and maintenance costs, etc.).

9. Campus Master Plan Assumptions

- Enrollment
 - The college's "sweet spot" enrollment goal is 4,500 students (headcount) and the student demographics (students living on campus, international students, etc.) at Lewis-Clark State College will grow proportionally. This is a long-term goal anticipated to be achieved by year 2030. The near-term enrollment goal (as the college moves forward beyond the pandemic, is 3,000 FTE/4,000 HC).
 - The special needs of students will continue to increase (accessibility, mental health support, developmental education and academic support).
 - Continuing to grow student engagement and presence on campus during evening and weekend hours will be a priority (i.e., lighting and safety in evenings).
- Instructional
 - Enrollment growth to focus on traditional on-campus attendance by students; with face-to-face instruction persisting as an instructional cornerstone, with secondary focus on growth in online and evening/weekend programs.
 - Evening/weekend programs will rely on existing facilities.
 - Online instruction does not require additional facilities but relies on technological supports.
 - Remote learning spaces are appealing to students.
 - Instructional delivery modalities continue to evolve and provide new ways to reach students.

- Non-Instructional
 - Boise and CDA operations will continue to partner with sister institutions and utilize their facilities.
 - Increased experiential and co-curricular offerings will partner with offsite locations and/or utilize existing LC State facilities.
 - Will achieve the goal of 20% of students ages 18-24 living on campus or in campus owned housing (600 beds) by year 2030. Initially, student housing growth will focus on home/property acquisition in proximity to the college instead of an on-campus facility expansion, therefore also alleviating parking constraints.
- Facilities & Land
 - The short-term focus (0-5 years) is to renovate and enhance existing facilities with a longer-term lens considering housing needs as the student population increases.
 - LC State anticipates acquiring additional sport facilities/spaces to address athletic Title IX obligations. Facilities will likely require renovations.
 - Will continue to explore partnerships to deliver programs and expand the campus footprint in new ways (i.e., health corridor).
 - In general, the college will limit new property acquisitions to houses/businesses/lots which come up for sale on the immediate periphery of the school, (i.e., real estate which is contiguous to college-owned property on the current borders of campus and the area of impact as outlined in the land ownership section of this plan).
 - LC State is committed to retaining green spaces and multiuse indoor/outdoor spaces. If an open space is used for another purpose, replacing the space with equivalent open space should be considered. A driver of this need is to maintain open space for residence hall and student programming activities.
- Technology
 - Information technology growth will focus on “Software as a Service” (SaaS) with the vendor being responsible for storage, processing, and delivery of services. The campus LMS is delivered as a SaaS and the campus ERP is assumed to be moving from hosted to a SaaS.
 - A review of Idaho Higher Education’s Enterprise Resource Planning (ERP) systems is anticipated and may affect technology infrastructure needs.
 - LC State will continue its membership in the Idaho Regional Optical Network (IRON) as the provider of campus internet bandwidth.
 - Will continually upgrade instructional and other technologies to meet the needs of students and the campus community.
- Brand
 - Will maximize its brand on the campuses and outreach centers (building signage, color palette, etc.).
 - Continue to focus on digital marketing.
- Resources
 - Relies on ongoing efforts to maximize operational efficiencies (e.g., reallocation of funds, grants, private fundraising).
 - Space and facility modifications will consider expertise needed to support and maintain these modifications (standards for systems, hardware, etc.).
 - Will capitalize on student worker sponsored programs, such as Work Scholars, to enhance the beauty and care of campus and college owned facilities.



Facility Planning Guidelines

Architectural Guidelines (Normal Hill Campus)

As LC State's Normal Hill campus grows and as facilities and grounds are upgraded to meet the college's mission and strategic planning objectives, architectural planning should consider the need to preserve the aesthetic appeal and stylistic coherence of Normal Hill while adhering to relevant city ordinances.

I. Building Designs

Architectural designs should complement the scale and exterior motifs of the signature buildings on campus. Exteriors should fall within the stylistic boundaries defined by the heritage structures on campus (as exemplified by Reid Centennial Hall, the Administration Building, and Thomas Jefferson Hall) and the modern style exemplified by newer buildings (e.g., the Library, Activity Center, and Sacajawea Hall). Exterior facings shall emphasize a red brick pattern (possibly complemented by sandstone tones). Ideally, new structures should not be more than three stories in height. Pitched roof designs are preferred, where practical. Additions/extensions to current structures shall preserve the styling of the pre-existing architecture. An essential consideration for planning of new structures or the modification of existing structures is the relationship of buildings to the surrounding space. Every effort should be made to prevent crowding. Free space and green areas shall be an integral feature of building designs.

II. Accessibility

As existing structures are repaired or modified, high priority will be given to upgrade facilities to improve ADA access for building users and visitors when such upgrades can be incorporated within a project.

III. Code Compliance and Hazardous Material Removal

Facility upgrade planning will consider that some older structures do not currently meet code and safety requirements (e.g., fire sprinkler systems, electrical protection) and plan accordingly in the design. Older buildings may also contain structural elements incorporating hazardous materials such as asbestos or lead. Facility modification plans should address identification and removal or amelioration of these hazardous materials, and budget estimates should include the cost of dealing with these materials.

IV. Landscaping Guidelines

Open spaces should be designed to emphasize grass areas, with deciduous trees (elms, maples, dogwoods) planned for perimeters, and interspersed evergreens to support the ambience of the Normal Hill area and in recognition of LC State's designation as a Tree Campus Higher Education and as a registered arboretum with ArbNet. Any prominent sculptures should not dilute the impact of the Corps of Discovery ("Centennial Mall") fountain located adjacent to Reid Centennial Hall.

V. Walkways

As new areas are developed, care should be taken to extend the current system of walking paths in a coherent and contiguous manner to preserve pedestrian access to all campus facilities, including ADA accessibility.

VI. Campus "Gateways" and Perimeter

As the footprint of the Normal Hill campus expands, plans shall include projects to establish recognizable "gateways" at the main approaches to the college, establishing a sense of arrival for visitors to the campus. Signage, building placement, grounds, landscaping, and fencing/barriers (where required for safety or security) shall establish a clear sense of where the "edges" of the campus lie. While industrial areas may require fencing or enclosed spaces to protect personnel or physical resources, the use of restrictive fencing shall be minimized to the extent possible to preserve the atmosphere in which members of the college and neighbors have walk-on access to most sections of the campus and to the neighboring community.

VII. Lighting and Signage

New construction and expansion of the campus footprint shall include plans to ensure that lighting fixtures and signs are compatible in style and function with those from the existing portions of campus. A consistent coloring (white lights) shall be used for area illumination. Commercial or public announcement signage shall be limited in size and discrete, both internally and externally to facilities. Schemes that might "commercialize" the aesthetics of the college will be avoided.

VIII. Parking Design Guidelines

New parking spaces will be concentrated on the perimeter of the campus footprint. Access to centrally located facilities by emergency response vehicles may be preserved with dual-purpose walkways and driveways, but motor vehicle presence in the interior sections of campus should be limited to the extent possible.

Campus Master Plan Sections

Through the master planning process, focused sections were developed to identify initiatives, priorities, and plans to enhance the instructional, facilities, and outdoor environment at LC State. The first section details land ownership and plans for future development, then proceeding sections outline plans to enhance facilities, outdoor spaces, sustainability, housing, and parking amongst other initiatives to assist in future growth. There are 11 sections in total: land ownership, land and facility use, instructional building use, non-instructional/mixed building use, recreation and athletics, landscaping and outdoor spaces, student housing and rentals, pedestrian and vehicular circulation, parking and roadways, utility infrastructure, and sustainability and resource management.

I. Land Ownership/Acquisition

Background

LC State has 46 acres on the main campus plus other properties within the City of Lewiston. Acquisition areas include properties on 11th Avenue, east side of 6th Street, 7th Street, and additional outlying properties such as the York House, Parrish House, Clearwater Hall, North Lewiston Training Center (building owned, land leased), Cecil Andrus Way (Schweitzer Career & Technical Education Center), and Center for Arts & History. Leased facilities include Harbor Center and the DeArmond Building in Coeur d'Alene, and a donated lease in Grangeville. The purpose of land acquisition is to support the mission of the college by planning for future growth in enrollment (instructional, residence life, programs, non-instructional support, etc.) and to address program needs while mapping out prudent land strategies.

Projected Needs

The focus of this section is on reviewing undeveloped areas, Title IX obligations, and defining an area of impact. Defining an area of impact for LC State is necessary to provide a framework for acquisition and growth strategies. With this identification comes recognition of areas external to the impact area that need consideration and residential blocks and adjacent properties which will allow for key growth opportunities. Immediate needs for land acquisition are necessitated to plan for future growth in enrollment and residential housing, Title IX initiatives, and the creation of an entrance to campus. The following are ideas and objectives to pursue for a structured growth plan for LC State:

- Review the undeveloped property at Cecil Andrus Way for potential to assist with broader instructional and non-instructional objectives.
- Title IX obligations and associated land or facility needs.
- Define area of impact to inform decisions for growth and acquisition.
- Review properties not within area of impact.

Cecil Andrus Way (an estimated 25 acres of unused land (east and north of STC))

- To address future programmatic needs, review acreage and create a plan for future use and/or property divesting with focus on leveraging property for the greatest return.
- Land swap opportunities to accomplish instructional/non-instructional objectives.
- Focus on retaining east side of property for future expansion.

Title IX needs or requirements

- Facility for women's sport growth.
 - Opportunities such as Fenton Gym.
- Outdoor space for women's sport growth.
 - Opportunities to partner with City (city park area).

Area of Impact

- An area of impact has been defined through the Campus Master Plan process. This will inform acquisition and growth decisions.

Property Purchases

- Purchase residential housing for residence life and/or instructional and administrative use within the area of impact.
- Focus on land adjacent to currently owned properties for the greatest immediate impact for future growth (adjacent land provides opportunities for parking, buildings, and designation of a main campus entrance). Ex: land adjacent to the Music Building and Physical Plant.

Divesting of properties

- Review area of impact and properties exterior to this perimeter.

Funding Recommendations & Project Phases

Funding opportunities for these initiatives include divesting of properties, land swaps, rental income, Idaho Division of Public Works, institutional allocation, donations, and grants. Several of the initiatives do not require funding such as the review and planning for Cecil Andrus Way.

Ongoing

- Area of impact housing/land acquisition.

Phase I: Immediate Priorities (0-5 years)

- Land and facility use plan for Cecil Andrus Way.
- Title IX obligations (facility and/or outdoor space).
- Review potential for property divesting.

II. Land and Facility Use

Background

Lewis-Clark State College's facilities are currently utilized in the ways described below and this use has changed little since the last campus master plan in 2015. A few changes include the addition of the Schweitzer Career & Technical Education Center for instructional purposes and the remodel of Spalding Hall which transitioned the building to a mixed use for divisions/departments and instructional support. The Student Union Building was rebranded as the Student Union Building/Center for Student Leadership in order to reflect the true intent of student activities that reside in the facility – leadership development.

By Functional Use

The following map below portrays uses for each facility though some have mixed uses (e.g., the Administration Building has classrooms and administrative offices). Note outdoor spaces are utilized as instructional spaces such as multipurpose field, SUB amphitheater, etc.



Defined Area of Impact and Use of Growth Areas

This map details a planned area to prioritize for land acquisition and a focus for the land use such as a residence community on the west side of campus.



Projected Needs

Land and facility use considerations include synergies created by co-locating programs, athletic field expansion, and purposeful development of a residence life community.

To create physical synergies and energies through proximity as well as clear educational pathways and pipeline program ladders, consideration will be given to the consolidation of Career & Technical Education programs including Workforce Training into the Mechanical Technical Building, Wittman Complex, and the Sam Glenn Complex.

Athletic facility/field expansion is a priority to meet Title IX obligations. This may involve repurposing land or parking lots to accommodate necessary field sizing and then repurposing other areas for parking needs.

Another area of consideration is focusing on the west side of campus for a residence life community. Converging on the west side will create proximity collaborations with food service, the Center for Student Leadership, and the existing residence halls along with the already developed outdoor engagement spaces.

Funding Recommendations & Project Phases

Funding opportunities for these initiatives include auxiliary, Idaho Division of Public Works, institutional allocation, and donations.

Ongoing

- Development of a residence life community on the west side.

Phase I: Immediate Priorities (0-5 years)

- Co-location of programs for synergies.
- Athletic facility/field expansion.

III. Instructional Building Use

Background

LC State's buildings predominantly used for instruction include Sacajawea Hall (SAC), the Library (LIB), North Lewiston Training Center (WFT), Meriwether Lewis Hall (MLH), Thomas Jefferson Hall (TJH), the Art Building (ART), Activity Center West (ACW), Sam Glenn Complex (SGC), Mechanical Technical Building (MTB), Wittman Complex (WITT), and the Music Building (MSB). The college's newest building, the Schweitzer Career & Technical Education Center (STC), located south of the main campus in the Lewiston orchards, was completed in January 2021, and houses technical and industrial programs. In total, LC State has 147 classrooms/labs/outdoor spaces for instructional purposes. The average capacity per classroom is 26 seats.

Recent and planned upgrades include a new roof in 2019 for MLH, with the Library scheduled for a new roof in 2022. SGC and the LIB had HVAC upgrades in 2018, and the LIB had a fire alarm upgrade in 2019. ACW renovations in 2020 expanded the kinesiology program areas. MTB was funded in 2021 for a fire/sprinkler system upgrade, while WITT and MTB received funding for renovations for the diesel area and the MTB health occupations hub. SAC's lighting system replacement was funded in 2021.

Currently, most campus classrooms and some laboratories have been enhanced to accommodate modified face-to-face instruction (modified face-to-face is when some students are present in the on-campus classroom and others participate through virtual means, most often Zoom). Three super classrooms are in the process of being created (ACW 134, ACW 136, and SAC 144), and are expected to be completed over fall 2021. A space in MTB will be dedicated to teacher education and will have some super classroom features. Present challenges include a need for additional larger classrooms and lab spaces, configurable classroom furniture, and technology and interior updates. This will allow class schedules and sizes to be optimized to allow for best use of available space. As an example, most program and general use classrooms in the STC are available during the afternoons, most days.

Projected Needs

The primary areas of focus are updating instructional buildings, classrooms, and lab spaces along with enhancing modified face-to-face instruction capabilities and efficiencies, and strategically increasing the size and number of classroom and lab spaces. In the long term, new facilities to increase and enhance instructional capacity is also needed. Addressing these needs will optimize instructional capabilities, enhance the student learning experience, mitigate to some extent the reduced number of full-time faculty, and maximize the functionality and use of space on campus.

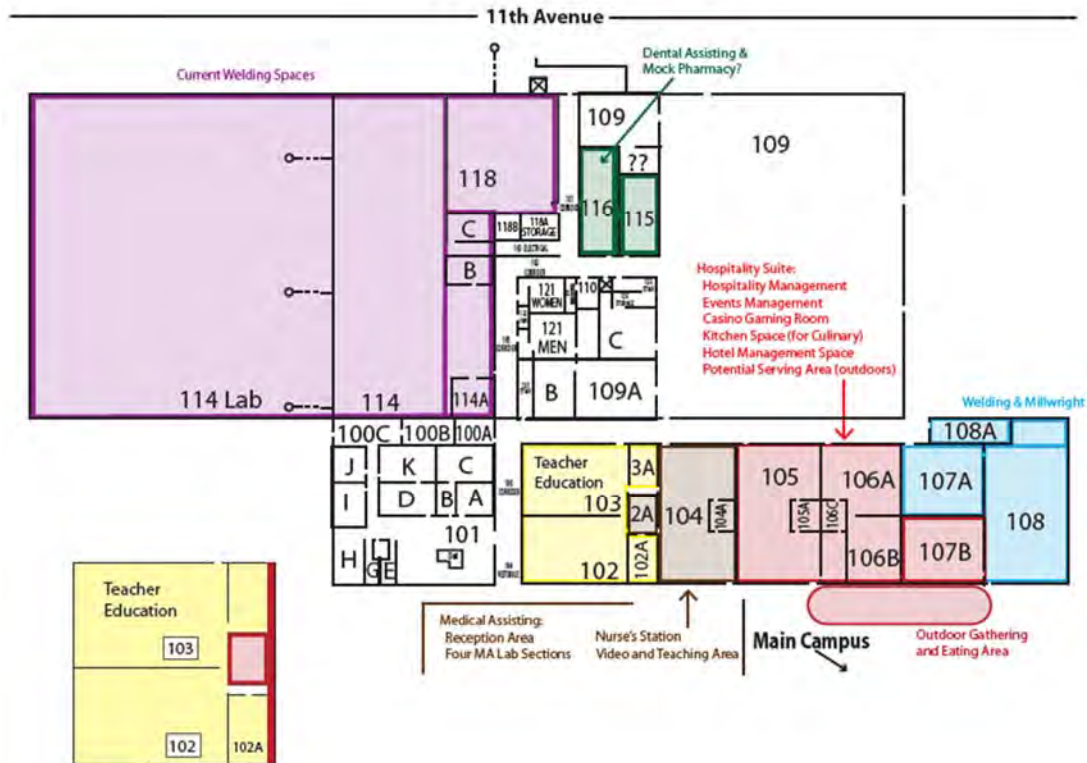
Update instructional facilities

- The Wittman Complex and Mechanical Technical buildings need updates to the HVAC and fire alarm systems in both buildings. Additionally, the Wittman Complex needs a fire sprinkler system update.
- The Sam Glenn Complex needs remodeling to address safety issues and to refresh a building that has not had major renovations since 1996. The needs include replacing a failing ceiling tile structure, installing new carpeting, and addressing other minor repairs and necessary related painting.
- Meriwether Lewis Hall needs safety updates to the HVAC, electrical, alarm, and sprinkler systems. Plumbing and flooring upgrades are also essential.
- The Music Building needs to be renovated with possible repurposing of space usage. Renovation needs include updates to the HVAC, fire, and alarm systems and replacement of flooring. A review of electrical and plumbing systems should also take place.
- The first floor of Clearwater Hall needs finished. The space design includes classroom/community space as well as makerspace. Restrooms and HVAC in addition to infrastructure completion is also necessary.

Repurpose the Mechanical Technical Building

- The Mechanical Technical Building has instructional space available due to the completion of the Schweitzer Career & Technical Education Center and the relocation of programs from this facility. The repurposing of this facility will capitalize on an opportunity to develop state of the art instructional labs and classrooms to enhance and grow instructional programs. The following will be developed in MTB:
 - Workforce Training dental assisting and mock pharmacy – This will help expand the availability of spaces for additional classes in these high demand areas.
 - Hospitality and tourism – This initiative will increase the capacity for the program including adding more concentrations, sections, and delivery methods.
 - Medical assisting – This will build a new lab space for the program, allowing additional delivery methods and increased capacity.
 - Teacher education – This will create a dedicated space for cohorts of teacher education to expand and build the capacity of their cohorts.
 - Millwright/welding – This will expand the capacity and capability of the welding and millwright programs.

MTB First Floor



Review all classrooms and update

- Technology, paint, carpet, configurable furniture, additional whiteboards, and other potential updates are needed in all classrooms.

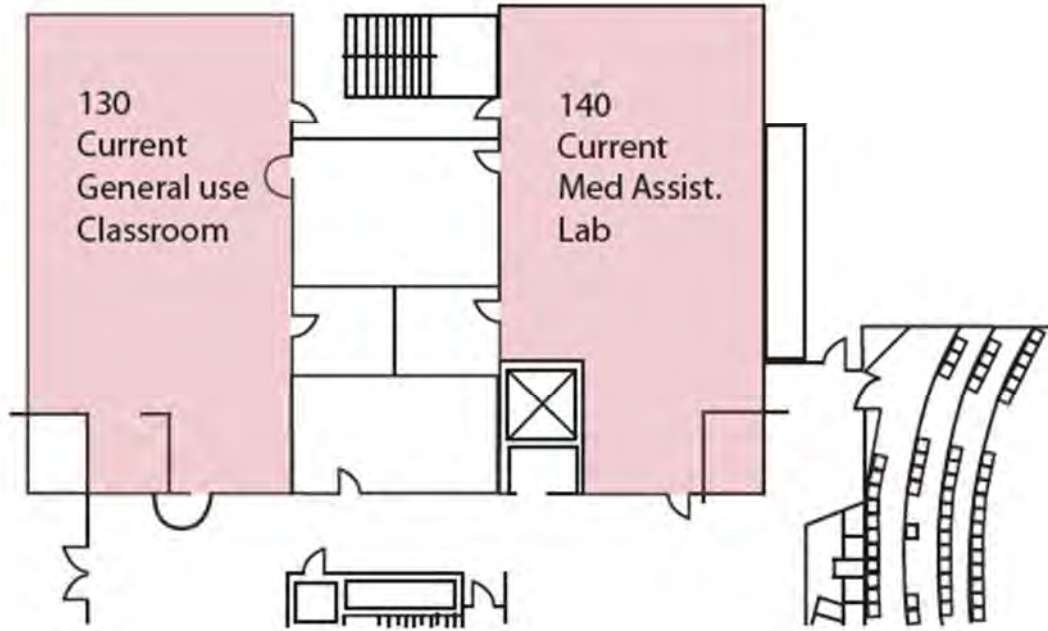
Continue to support and enhance modified face-to-face instruction

- Configurable furniture and updated technology will enable the most effective instruction and student participation. Students will expect to be able to join classes remotely.
- IT will need to continue to monitor the behind-the-scenes infrastructure to assure delivery via whatever modality is required.
- Outfit teaching spaces to accommodate split-campus programs (e.g., those transmitted routinely between Lewiston and the Coeur d'Alene Center). Consider building a super classroom in CDA, or maximizing use of DeArmond Building super classrooms.

Create larger classrooms and labs

- Many programs would benefit from larger classroom and lab spaces. To some extent, class caps are associated with the size of classrooms available rather than the true instructional capacity. For example, nursing, Psychology 101, and many of the science lectures would benefit from a larger space. Many classes that are now capped at 20-24 could be increased to 32-40 cap sizes, if sufficiently sized rooms were available.
- Evaluate available spaces on campus where rooms could be combined to create larger classrooms and labs. For example, MLH 130 and 140.
- Consider creating larger, multiuse classrooms to enable several programs to use the same space (i.e., equipment for one program is set up on one side of the room, with equipment for another on the other side). For example, MLH 130 and 140.

MLH First Floor Plan

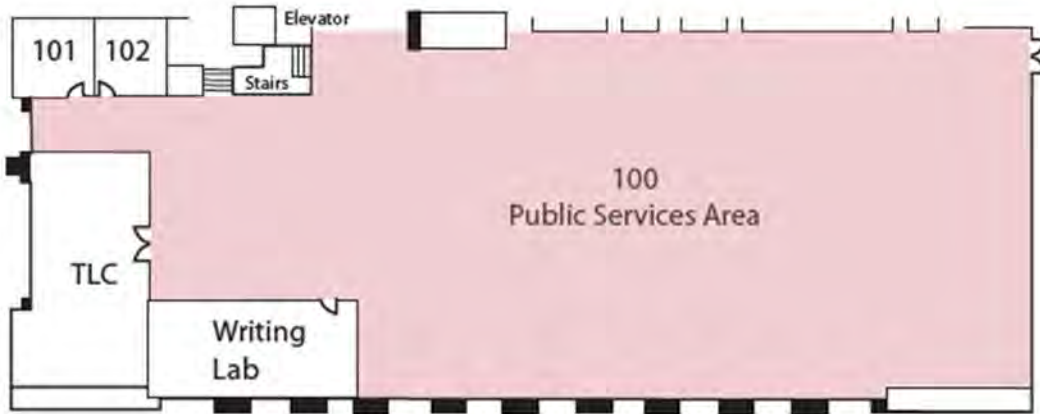


Utilize existing spaces in a more efficient manner

- Classrooms in the Schweitzer Career & Technical Education Center (STC) are largely available in the afternoons. These classrooms could potentially be used for dual credit classes (students will already be next door at the high school), freshman block scheduling, night classes for adult learners, or teacher education, which operates with a cohort model.
- Utilize MTB, STC, and other facilities for Workforce Training programming and relinquish the North Lewiston leased space.
- Identify ways to more fully utilize the Music Building main room as a classroom or for other purposes.

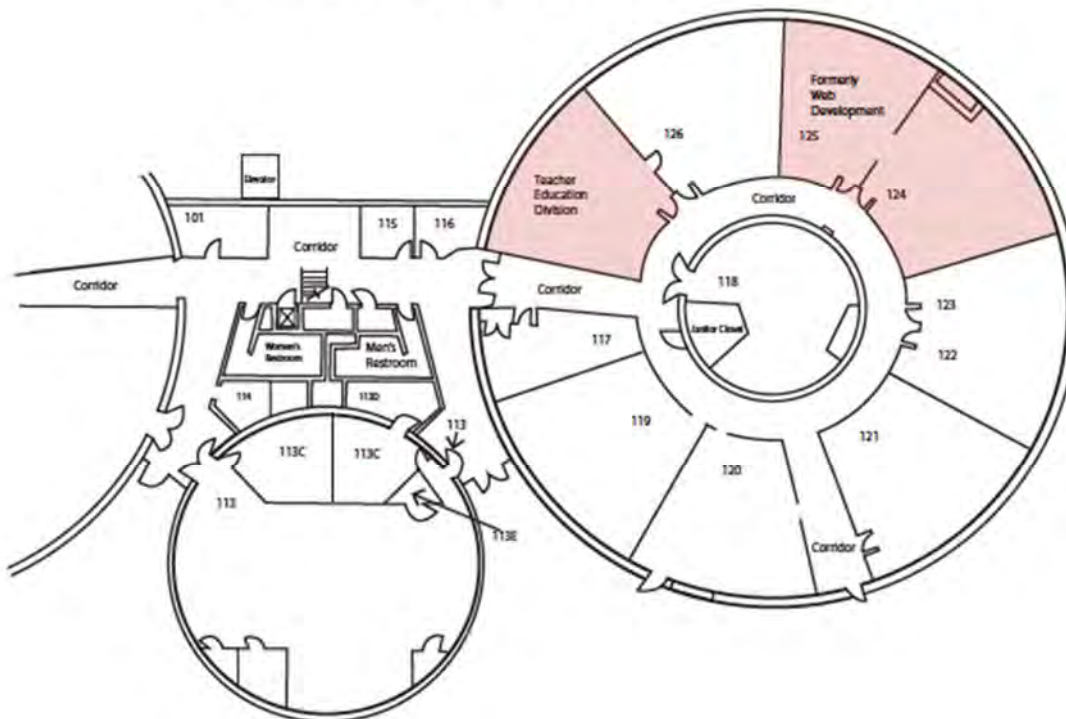
Identify ways to more fully utilize the main floor of the Library to better meet student needs for study and group workspaces.

Main Floor Library



Identifies ways to repurpose vacated Web Design & Development space in the Sam Glenn Complex.

Sam Glenn First Floor (basement)



New instructional facilities to increase and enhance instruction

- The Living/Learning Center and General-Purpose Facility would be a new facility with a combined use for instructional and residential purposes. A multiuse facility will allow LC State to increase its residential student population and provide additional multipurpose classroom space to support instructional programs.
- A CTE/Workforce Training Center facility would complete the full vision for Career & Technical Education programs. This Phase II facility, complementary to the Schweitzer Career & Technical Education Center, would include labs and classrooms to support increased capacities, facility and equipment upgrades for technical and industrial programs as well as non-credit, workforce training students.

Funding Recommendations & Project Phases

Funding opportunities are Idaho Division of Public Works, internal reallocation, grants, student fees, Career & Technical Education, and institutional allocation.

Ongoing

- Review and upgrade of all campus classrooms; replace existing furnishings with configurable items to enhance instructional options. Priority spaces within the next seven (7) years include ADM 201, ADM 203, ACW 133, ACW 135, MLH 130, EXP 20, MLH 220, MLH 240, SAC 244, and TJH 008.

Phase I: Immediate Priorities (0-5 years)

- Update HVAC and fire alarm systems in Wittman Complex and Mechanical Technical Building and fire sprinkler system in Wittman Complex.
- Address safety issues and refresh the Sam Glenn Complex.
- Update the HVAC, electrical, alarm, and sprinkler systems, and other infrastructure within Meriwether Lewis Hall.
- Finish the first floor of Clearwater Hall.
- Repurpose the Mechanical Technical Building.
- Expansion of Simulation Lab (SAC 148; scheduled for completion in fall 2021).
- Super classrooms – those currently in process and paid for with COVID-19 related funds.
- Identify one to two spaces within the next seven (7) years that can be converted to larger classrooms (MLH 140 once Medical Assistant program moves to MTB).
- Identify ways to repurpose vacated Web Design & Development space in Sam Glenn, as well as the hospitality space.

Phase II: Mid-Range Priorities (5+ years)

- Renovation of the Music Building.
- Reconsider use of Library 1st floor and how it can be repurposed to better serve students seeking study and group meeting spaces.
- Identify ways to more fully utilize the Music Building main room as a classroom or for other purposes.
- Development of a Living/Learning Center and General-Purpose Facility.
- Development of a CTE/Workforce Training Center facility.

IV. Non-Instructional/Mixed Building Use

Background

LC State's buildings with a mixed instructional/non-instructional and non-instructional use are the Administration Building (ADM), Clearwater Hall (ABE/ISBDC), Reid Centennial Hall (RCH), Center for Arts & History (CAH), Student Union Building/Center for Student Leadership (SUB/CSL), Williams Conference Center (WCC), Physical Plant, Pi'amkinwaas, Expedition Hall (EXP), Spalding Hall (SPH), College Advancement, President's Residence, Harbor Center (leased), and an office at CSI Twin Falls. Various facility and infrastructure changes occurred after the last campus master plan. In 2020, the CAH exterior brickwork was revitalized, and the windows replaced. The clock tower in RCH is scheduled for repairs in 2021 along with minor upgrades for carpet, paint, and ADA counters. The College

Advancement office was relocated from a residential home to a newly acquired commercial office space in June 2020. A conference/seminar room was developed within the Administration Building in 2020. The WCC received a face lift with new mobile walls and paint in 2017-2018. Additionally, the SUB flooring and carpeting was replaced in phases from 2015-2019. Spalding Hall's renovation was completed in the fall 2018 and included upgrades to office spaces, an update to energy efficient windows and doors, improved lighting and flooring, HVAC and electrical improvements, and development of small/seminar rooms for instructional use. A new Physical Plant storage area was completed in 2016. Lastly, a substantial renovation to Expedition Hall 2nd floor was completed in 2015.

Projected Needs

The primary areas of focus are updating facilities and infrastructure, planning for enrollment and event growth, and researching or planning for efficiency and effectiveness for HVAC systems. Addressing these needs will optimize instructional and non-instructional environments and assist in diversification of revenue (ex: enhancing event space and relocating operations for greater visibility) of which aligns with LC State's strategic plan. The focus areas are as follows:

Update mixed instructional and non-instructional spaces

- The Administration building is currently under review for a plan to upgrade the HVAC system along with a new project request for replacement of the HVAC system, windows, and a staircase restoration of which is on the 6-year ID Division of Public Works capital construction request. These enhancements will assist in restoring a facility that is one of the oldest buildings on campus and which has not had significant upgrades since 1970, with the exception of the Silverthorne Theatre. Additionally, the Administration Building is a primary facility for visitors from the community (presentations and meetings), including dignitaries. A low cost, high impact look at branding and visitor appeal is needed to refresh the spaces (ex: refreshed paint, signage, and furnishings in common areas, etc.).
- Reid Centennial Hall needs safety and system upgrades such as plumbing, electrical, and HVAC. The basement walls need to be re-plastered. Bathrooms throughout the building need updates and the main floor needs an ADA accessible bathroom.

Assist in revenue generation and diversification

- The Williams Conference Center needs upgrades to audio/video and production equipment to host large events. A centralized broadcasting production booth is a key component of this upgrade. The plan is to install a control room and permanent audio/video equipment into each individual conference area. In complement to this plan, the Bookstore will potentially be relocated to the SUB/CSL and the existing bookstore space will be converted into additional conference room space and house the broadcasting production booth in a small subsection. The relocation of the Bookstore to the SUB/CSL will allow for greater visibility and foot traffic for the Bookstore and indirectly, increase revenue.

Areas of interest for enrollment growth

- Recreation facility – campus amenities are a factor in deciding which college to attend. A space for non-athletes to work out and recreate is a desire of current and past student bodies. The student body requested and supported an increase to student facility fees in FY 2020 to support this initiative. A new or existing facility to house a fitness/workout center and recreational activities (basketball, etc.) is desired. Existing facilities central to other recreation sites such as the outdoor basketball courts and outdoor recreation storage area should be considered.
- SUB – LC State needs to plan for 100+ more dining spaces to accommodate enrollment and residence life housing growth targets.

Campus infrastructure needs

- Central Heat Plant - A long-term project is needed to research future HVAC system needs and necessary updates. The 2021 deferred maintenance study recommended major upgrades to the boiler system and/or a master planning effort. There are currently six buildings that utilize steam from the heat plant: Reid Centennial Hall, Administration Building, Expedition Hall, Student Union Building/Center for Student Leadership, Meriwether Lewis Hall, and Talkington Hall. A review and determination of what is in LC State's best interest from an efficiency and effectiveness

standpoint is needed. This initial review has started through multiple explorations such as an Administration Building public works project, a JCI infrastructure review, and the deferred maintenance project. Points of consideration are central maintenance versus decentralized maintenance costs and the differentially skilled labor needed to maintain a central or decentralized system.

- Electrical, HVAC, and fire system upgrades for College Advancement.

Funding Recommendations & Project Phases

Funding options include auxiliary funds, student fees, ID Division of Public Works, internal allocations, and grants.

Phase I: Immediate Priorities (0-5 years)

- WCC broadcasting production booth and bookstore relocation
- Administration Building – low-cost aesthetic refresh
- Administration Building renovation – HVAC system, windows, and staircase restoration
- Plumbing, electrical, HVAC, and additional remodeling for Reid Centennial Hall
- Exploration and master plan for campus HVAC system (central versus decentralized)

Phase III: Long Range Priorities (over 10 years)

- Recreation facility
- SUB dining expansion
- Electrical, HVAC and fire system upgrades for College Advancement

V. Recreation and Athletics

Background

Lewis-Clark State College's buildings with an athletic use are the Activity Center, Auxiliary Gym, Tennis Center, and the Batting Cages along with outdoor sports fields. Currently, the athletics department supports 12 intercollegiate sports programs on campus, including men's and women's basketball, golf, tennis, track and field, and cross country, women's volleyball, and baseball. The Activity Center, which was built in 2005, houses all the athletic offices, training facilities, locker rooms and the main gym. The main gym is used for volleyball and basketball competitions, as well as other student-athlete, instructional, and community uses. This facility, during normal operations, has a capacity of 3,500 people. The Activity Center is scheduled for a new roof in 2021 and the upper roof was replaced in 2020. An outdoor multiuse field was completed in 2018.

Activity Center West, also built in 2005, houses an auxiliary gym and fitness center, used by athletics, students, and staff. Intramural sports and faculty offices are housed in this facility, as are classrooms and a large kinesiology lab. The classrooms, lab and office areas were renovated in FY2020.

The Tennis Center is used for physical education classes, intramural sports, campus recreation, intercollegiate sports competitions and by the community. The center houses four full size courts and was expanded in 2015 with the addition of bathrooms, office space and a waiting area. This project was funded by private donations.

Harris Field is a competition sized field used by the baseball team to house intercollegiate competitions. In 2018, a project was completed to upgrade metal bleachers to seat-back chairs and to upgrade the facade around the field. The fence was upgraded in 2020 to a safer and longer lasting poly-fiber material.

Currently, the Multiuse field is not used by a sports program but is used by classes, intramurals and the LC State campus for various activities. Initially the plan was to use the field as a soccer field, but it is not an adequate size and experiences drainage issues.

The men and women's cross country teams currently use the course at the Lewiston Community Park, off Warner Ave. LC State does not have a facility or space on campus for these teams to utilize. Likewise, the track and field program currently uses Vollmer Bowl, owned and operated by the Lewiston

Independent School District. An MOU was signed between LC State and the school district in July 2021 outlining shared use expectations in response to a shared-cost track refinishing project.

Projected Needs

The recreation and athletics program plan's focus is on expansion and enhancements to facilities. This expansion is largely driven by Title IX obligations. The following are the proposed athletics projects:

Track and Field – Possible acquisition plans

- Vollmer Bowl – Shared use agreement/MOU for track upgrades (summer 2021), with potential for future facility acquisition from the Lewiston Independent School District. LC State track and field teams currently use this space, along with the school district and various community programs. LC State does not have a track and field facility on campus.
- Fenton Gym – Potential plan to acquire from the City of Lewiston to serve as locker rooms for track and field teams, and as an auxiliary space for physical education activity classes, intramurals, club sports and athletic needs.

Baseball Projects

- Baseball club house – While not a near-term priority, consider developing a clubhouse located behind right field to house coaches' offices and locker rooms. This would provide a convenient location for baseball athletes to use as a locker room, instead of accessing the locker room inside the Activity Center (therefore reducing maintenance and cleaning in the AC). The club house would also serve the needs of other athletics programs.

Training Room expansion

- Consider a plan to expand the training room footprint and/or to create training room space if Fenton Gym is acquired, to accommodate increased rosters, and to accommodate social distancing needs (if still required). Note: this expansion will most likely need to be addressed through an Idaho Division of Public Works project.

Funding Recommendations & Project Phases

The funding opportunities for these projects are donations, fundraising initiatives, Idaho Division of Public Works, and local accounts.

Ongoing

- Gym floor refinishing.
 - Every year, the floors must be refinished.
 - Every eight years, the floors must be fully sanded and repainted.

Phase I: Immediate Priorities (0-5 years)

- Acquire Fenton Gym.
- Training room expansion.

Phase II: Mid-Range Priorities (5+ years)

- Baseball club house.

Phase III: Long Range Priorities (over 10 years)

- Acquire Vollmer Bowl.

VI. Landscaping, Outdoor Spaces, & Outdoor Lighting

Background

The college's beautiful, park-like grounds are a highlight of the Lewiston campus. The purpose of these areas is to provide for engagement opportunities, informational displays, and to beautify the campus. Formal outdoor features were developed, such as the main Fountain, Centennial Mall, amphitheater, and the Historical Tree Grove. Some informal spaces have been added, such as a volleyball court, hammock camps, and a basketball court in the 11th Avenue parking lot. The Administration/Library lawn is used for student, employee, and community activities and is occasionally used as a practice field. Two of the

corners of the campus footprint feature brick signage, which are landscaped and often used for photo ops.

The Arboretum Committee partners with the Physical Plant to maintain and grow the urban forest on the campus, while promoting sustainability, security and accessibility. Creation of the LC State Arboretum Committee was approved by the President's Council in 2008, and then had its inaugural meeting in 2010. While responsibility for campus trees is assigned to the Physical Plant, the Arboretum Committee assists by providing guidance for future planning, input for a comprehensive campus tree plan, education of the campus community about the benefits of trees, and a community connection related to campus and community trees.

In 2019 the Arboretum received the designation as a Tree Campus USA with the Arbor Day Foundation. In 2020, the program changed names to Tree Campus Higher Education, and LC State Arboretum again received that designation. Also, in 2019, LC State became a Level 1 accredited arboretum with ArbNet and is on the Morton Register of Arboreta-Accredited. LC State is the only four-year institution in Idaho to have both of these designations.

The LC State Arboretum Committee and Physical Plant staff maintain an inventory of trees on the campus and other grounds owned by the college. The purpose of the inventory is to keep track of the diversity and health of trees that are currently part of the campus. The inventory aids in the maintenance of trees on campus and helps inform decisions about future species for planting. The inventory also provides students with the opportunity to learn real-world applications of GIS technology through the collection and upkeep of data, data analysis, and report writing. As of spring 2020 semester, 1,437 trees had been inventoried on campus.

In 2018, after several aging street trees north of Sacajawea Hall had to be removed, a project known as the Presidents' Row was installed. As part of Lewis-Clark State College's 125th anniversary celebration, the college planted a row of new trees along 7th Avenue to honor past, current, and future presidents of the college. This was the legacy project for that year by the Associated Students of LC State, which is comprised of elected student officers who represent the student body. The first tree, in honor of LC State's first President George Knepper, was planted on 7th Avenue just east of the entrance to the 4th Street parking lot. There were 13 trees planted between the entrance to the parking lot and the 5th Street entrance to campus. The final two president trees were planted on the east side of the 5th Street entrance to campus near the bus stop location. Those two trees were planted during a special ceremony on Arbor Day, April 27, 2018. The public was invited to attend the ceremony. Then in 2019, there was an addition to Presidents' Row with a tree planting ceremony to honor Lewis-Clark State College's current president near the intersection of 7th Avenue and 5th Street on the LC State campus. With help from the college's Foundation office, Arboretum Committee, Physical Plant office, and the Associated Students of LC State, Presidents' Row now consists of 16 trees with the addition of the Purple Robe Black Locust tree planted to honor President Cynthia Pemberton.

Another ongoing project is the update to the sloped banks at the Student Union Building/Center for Student Leadership. In 2018, the previously planted wildflowers were removed. Sculptural metal logos were added to the banks, and Vinca minor were planted on the slopes. The project needs further revisions to reach its full potential and best use of the space, but the current changes have added aesthetics to the space.

Projected Needs

The focus of this section's projected needs is to strengthen campus identity, preserve existing spaces, leverage program adjacencies, promote sustainability, develop and maintain spaces, and accessibility. The following describe these priorities:

Strengthen Identity

- Maintain beautiful, comfortable, and navigable active open spaces that reflect LC State identity and pride.
 - Develop a campus identity with standards for light fixtures, signage, plant selection, and outdoor furniture.
 - Unify the campus using materials, plant selection and space design.
- Assure enhancements are historically respectful, presently relevant and forward-thinking.

- Enhance visibility of the campus arboretum resources; Continue the Tree Campus Higher Education designation with the National Arbor Day Foundation; Continue the designation as a Registered Arboretum with ArbNet.

Preservation and Enhancement of Existing Spaces

- Main fountain/quad area.
- Add an information plaque to tell the story of the Centennial Mall.
- Historical Tree Grove (between the SUB and Talkington Hall)
 - Develop space into a more student-friendly area with additions such as fire pits, by thinning out trees to allow for more space, and developing other outdoor features students may like such as an outdoor BBQ and dining area.
- Commit to retaining green spaces and multiuse indoor/outdoor spaces. If an open space is used for another purpose, replacing the space with equivalent open space should be prioritized as resources and campus needs permit. A driver of this need is to maintain open space for residence hall and student programming activities.
- Beautify campus entrances to create focal points for entrance to the campus and for photography.

Leverage Program Adjacencies

- Foster educational environments by incorporating living laboratories that serve as functional landscapes for use by faculty, staff, and students, as well as the community.
- Cultivate landscapes for learning, research, and recreation in proximity to buildings with related programs.
 - Plant species significant to nursing practices near the nursing building.
 - Plant species significant to the region, such as to logging industry, the Nez Perce Tribe, agriculture, etc.
 - Have outdoor learning spaces and outdoor laboratories near the buildings where those classes are located.
 - Have student residence focused spaces near residence halls and the SUB/Center for Student Leadership.

Promote Sustainability

- Promote sustainable landscapes (irrigation, plant selection, etc.).
- Consider multi-seasonal use and aesthetics in any campus landscape design. Select plants with multi-seasonal interest.
- Plant selection: Plants for the campus landscape should be selected to enhance the beauty of the campus as well as support a sustainable landscape. Low maintenance plants are preferred. Plant selection should expand diversity and educational exploration, plus select species that best fit the microclimate and use of a space.
- Maintain the health of the Arboretum by regular review of trees that need removed due to end of life, disease, damage, and potential hazards.

Development of Spaces

- Develop the Library lawn to address current needs such as a walkway, entrance sign focal point, and to remove aging trees while maintaining an open middle space for activities.
- Assess the desire for development of land at the Schweitzer Career & Technical Education Center for student and employee use.
- As landscaping develops, consider safety and visibility (parking lots, next to buildings, etc.).
- Consider non-slip surface types as new walkways and entryways are built.

Security and Accessibility

- Maintain plantings to the standards for security:
 - Traditionally shrubs and ground cover should be maintained to a maximum height of 3 feet. For tall shrubs and trees, the canopy should not descend any lower than 6-8 feet.
 - Overgrowth can obscure vision and create spaces for vandals or thieves to hide. Eliminate dark spots and keep campus looking pristine by keeping up on landscape maintenance.

- Follow guidelines from the Crime Prevention Through Environmental Design Association (CPTED).

Outdoor Lighting

- As new exterior lighting is installed or current lighting is replaced, LC State will consider locations appropriate for a Wi-Fi component. For example, Wi-Fi in outdoor congregation areas. The inclusion of Wi-Fi on exterior lighting is a component that comes pre-wired into lighting; therefore, a cost savings can be realized in comparison to purchasing components separately.

Funding Recommendations & Project Phases

Funding opportunities include internal reallocation of resources, institutional resources, Arboretum funds, and grants.

Ongoing

- Apply annually (in December) to maintain a Tree Campus Higher Education standing with the National Arbor Day Foundation. The most recent application can be found online: [2020 Application for Tree Campus Higher Education](#).
- Maintain the college's status as a registered Arboretum with ArbNet.
- Continue to evaluate and remove aging trees.
 - See the attached document ([Appendix A](#)) for the most recent evaluation and plan for removal.
- Communication and marketing of landscape vision – It is key for campus to promote the health and benefits of the Arboretum.
 - Walks with resident experts – Provide informative tours of campus that are led by the landscape foreman.
 - Tree tours – There is a [self-guided tree tour](#). In 2019, the Arboretum Committee hosted a Professional Development Training on the Arboretum and took staff on a tour of the Arboretum.
 - Tree identification tags – Throughout campus, many of the trees have species identification tags. These have been an ongoing project for the campus for over 10 years. Courses on campus, such as botany, use the tree tags when learning about plant identification. An update to the tree tag is planned for 2021/2022.
- Evaluate the inclusion of Wi-Fi for new and replacement exterior lighting.

Phase I: Immediate Priorities (0-5 years):

- Implement the guidelines laid out in [The Plan](#) section of this document.
- Library lawn transformation, plan creation. See Appendix B.
- Former historical tree grove/space between Talkington and SUB – plan development. See Appendix C.
- SUB banks/shading, courtyard development. See Appendix D.
- Concentrate on removing aging and hazardous trees. See Appendix A.
- Beautification of campus entrances. See Appendix E.
- Install informational plaque at the Centennial Mall.
- Assess interest in a developed outdoor space at the Schweitzer Career & Technical Education Center for student and employee use. Possible options could include a partnership with the City of Lewiston to begin planting a new tree grove.

Phase II: Mid-Range Priorities (5+ years)

- Library lawn redevelopment (put the plan into action). See Appendix B.
- Develop the Talkington/SUB space (put the plan into action). See Appendix C.
- Address the health and future of “Sycamore row.”

Phase III: Long Range Priorities (over 10 years)

- Develop spaces that follow the expansion of campus and meet the goals outlined in the “The Plan” section of this document.

APPENDIX A

See Tree Removal document on Arboretum Committee website: www.lcsc.edu/administrative-services/arboretum-committee.



APPENDIX B

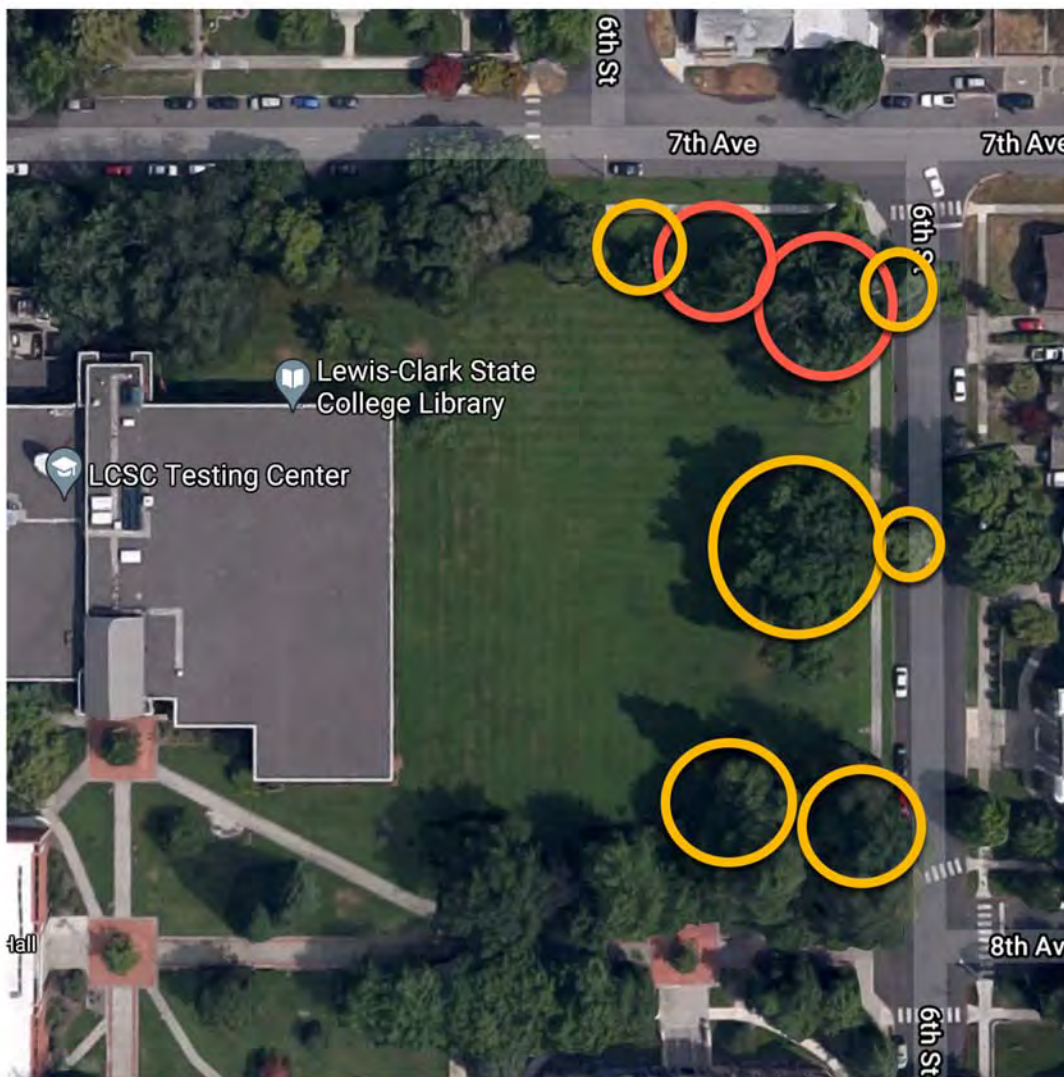
Transformation of Library Lawn

CURRENT VIEW OF LIBRARY LAWN:

In March 2020, two dying Elm trees were removed from near the northeast entry to campus. Based on current evaluation of trees, several other large trees need removed. These trees are indicated in the plan below.

Proposed Plan View of Library Lawn:

- Red circles indicate trees removed in 2020
- Yellow circles indicate trees proposed for removal

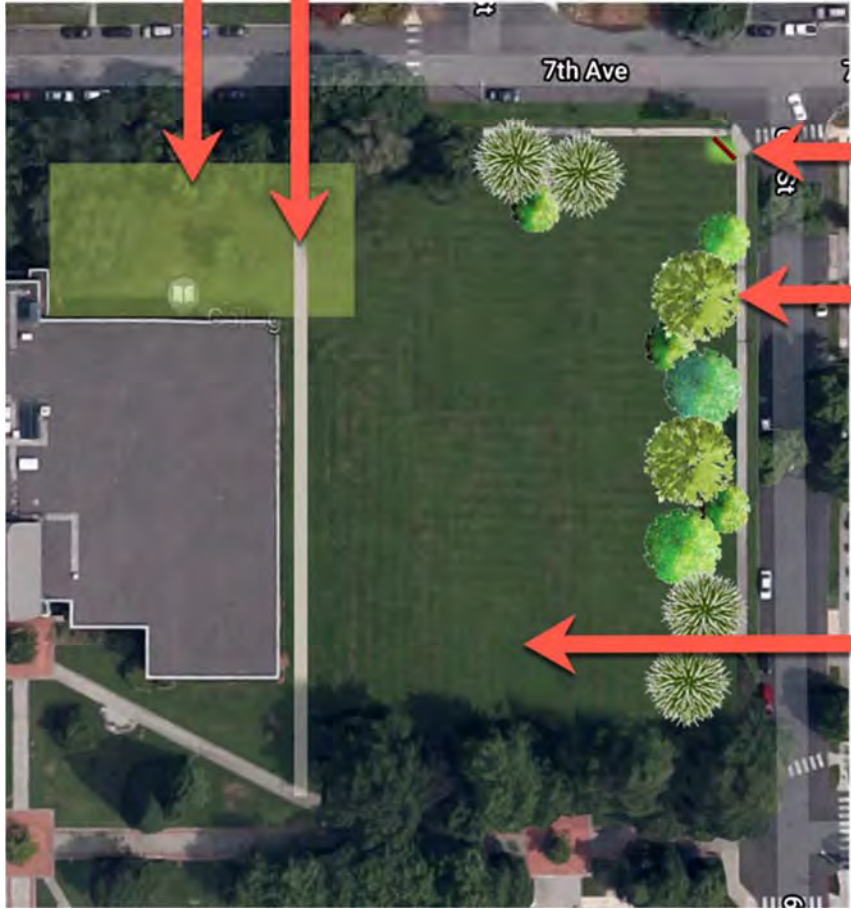


After removal of trees, the proposed plan calls for planting of only the perimeter of the lawn. Tree species will include selections that are significant to the regions (such as to the lumber industry, native Idaho trees, and trees significant to the Nez Perce Tribe). The entry sign will be enhanced with low plantings, so

as not to impede the view into the lawn. The space north of the library is reserved for the proposed future Alumni Garden. A new sidewalk with pedestrian lighting is proposed along the east side of the library to connect 7th Ave, the future Alumni Garden, and the heart of campus. The large lawn space is maintained.

Space is reserved for the future Alumni Garden Project.

Proposed sidewalk with lighting to connect Alumni Garden and the sidewalk along 7th Ave to the heart of campus



Entry sign remains, and is enhanced with low plantings and lighting. View into the lawn area is maintained

After removal of Elms and Maples, the perimeter of the lawn will be planted with tree species that are significant to the region.

The lawn area is maintained.

APPENDIX C

The area south of Talkingington Hall, north of the SUB, and east of KinderCollege, currently has three concrete circles that have interpretive signs on the perimeter.

The LC State Arboretum Committee proposes the removal/relocation of the Urban Forest signs. The reason for this is the signs need repair, the rocks they are sitting in are cracking, and the information on the signs should better reflect the current Arboretum on campus. Additionally, the signs are not well trafficked, and the space should be used for student-oriented activities.

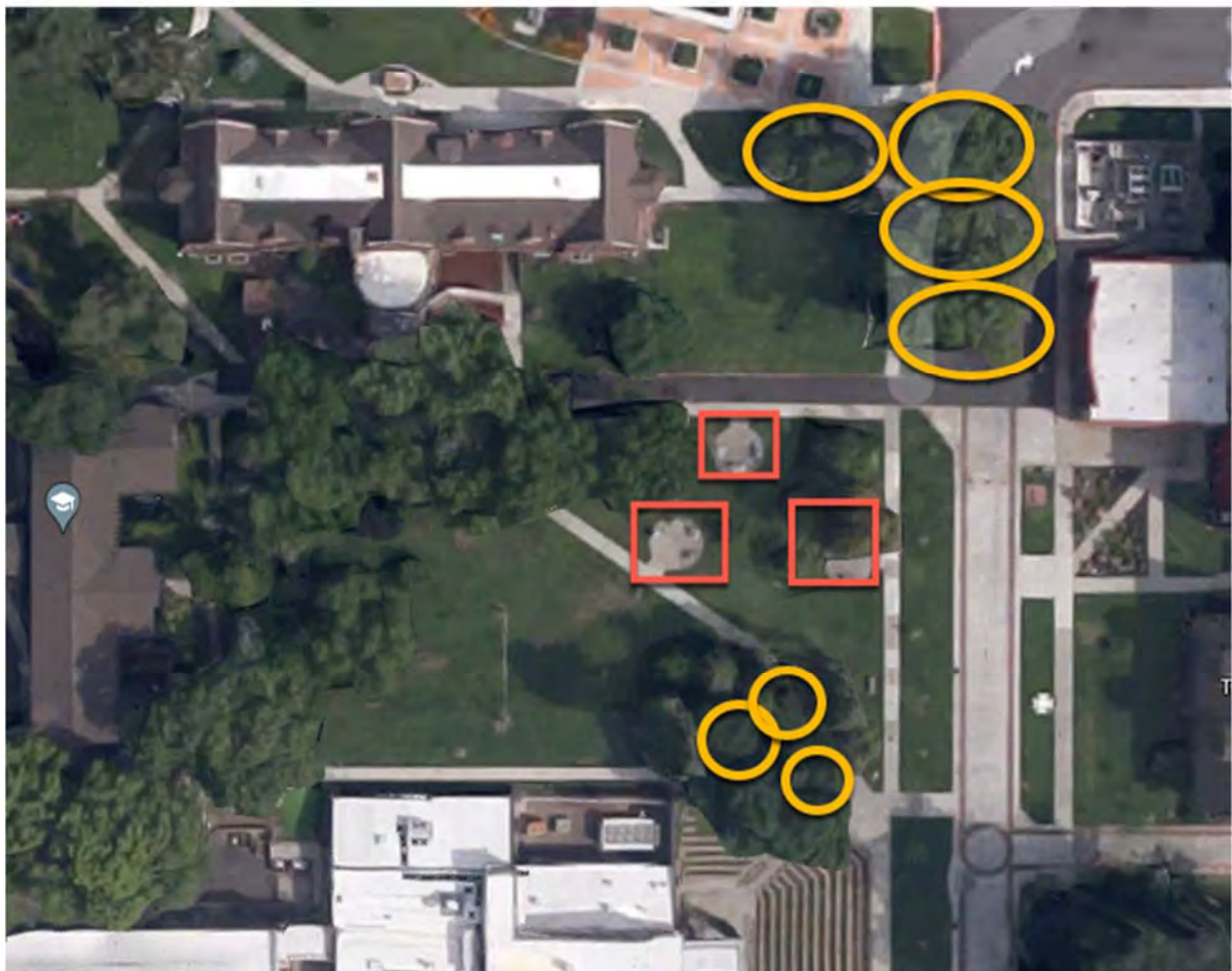
This location was once part of the “Historical Tree Grove” that did not reach its full plan, and with the designation of the campus as an Accredited Arboretum and a Tree Campus, an update to the space is appropriate. Two options for redesign are proposed, with Option 1 being a more quiet and private space, while Option 2 creates a more active space. Determination of what design should be implemented should include input from faculty, staff, and students.



Yellow Circle indicates trees proposed for removal



Red box indicates location of the “rock circles” proposed for removal



Images of existing signs:



Option 1 for Redesign

Dr. Rhett Diessner and Dr. Rachelle Genthos conducted research on the stress relieving ability of micro-green spaces on students. The professors are looking for a location on campus to install quiet, private green spaces where students can relax and recharge in nature. One proposal is to take the space created by the removal of the rock circles and install student green spaces.

Current:



Conceptual design:

Once the rocks, signs, and concrete are removed, the space can be updated to a serene seating area:



Option 2 for Redesign

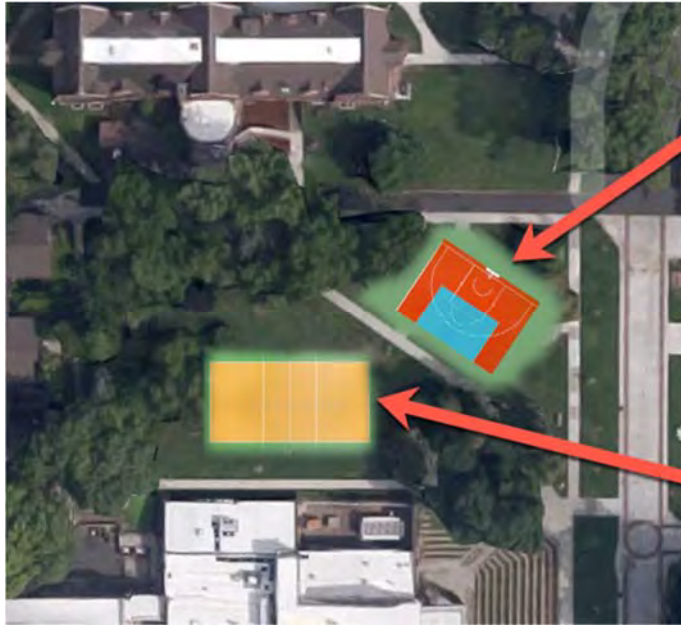
The space left after the removal of the rock circles could also be transformed into an active recreation space. In this option, a half-court basketball area is added, and the existing volleyball court is converted to a sand volleyball space.

Current:



Conceptual design:





Add a half-court basketball pad

Convert existing volleyball area into a sand volleyball pit

APPENDIX D

Just outside the south entrance to the Student Union Building/Center for Student Leadership (SUB/CSL), is a courtyard bordered by vegetated slopes. The area has proven to be difficult to maintain vegetation due to the steep slope and heat from the concrete and building. About four years ago, the slopes were replanted with a monoculture of *Vinca minor*, and decorative signage was added. Today, that vegetation has filled in and stabilized the bank, but the space is still underutilized due to intense sun and lack of seating/programming.

Image of current space looking west:



Image of current space looking east:



To enhance the space and make it more usable and desirable to faculty, staff, and students, a design plan needs to be created that considers:

- Addition of shade – sun sails, umbrellas at tables, trees, and/or permanent structures.
- Addition of seating – in addition to fixed tables, look at options for moveable seating or different seating arrangements.
- Lighting – for security and usability.
- Vegetation – besides the monoculture of Vinca minor, additions of shrubs and small trees on the banks add interest and potential shade.
- Connections to the building – the main dining area for the college looks out onto this space, if the two could be physically connected via large doorways it makes the space more inviting.
- Programming – the potential to transform part of the sloped banks into amphitheater type seating creates the opportunity for outdoor classroom use.

APPENDIX E

The northeast and northwest corners of campus currently have existing brick signs denoting the entrances to the college. A proposed beautification project for campus is to update the signs and enhance them with vegetation and lighting. Various design options are possible for the beautification. As to not impede the views into campus, a plan with lower plantings and no structure is proposed.

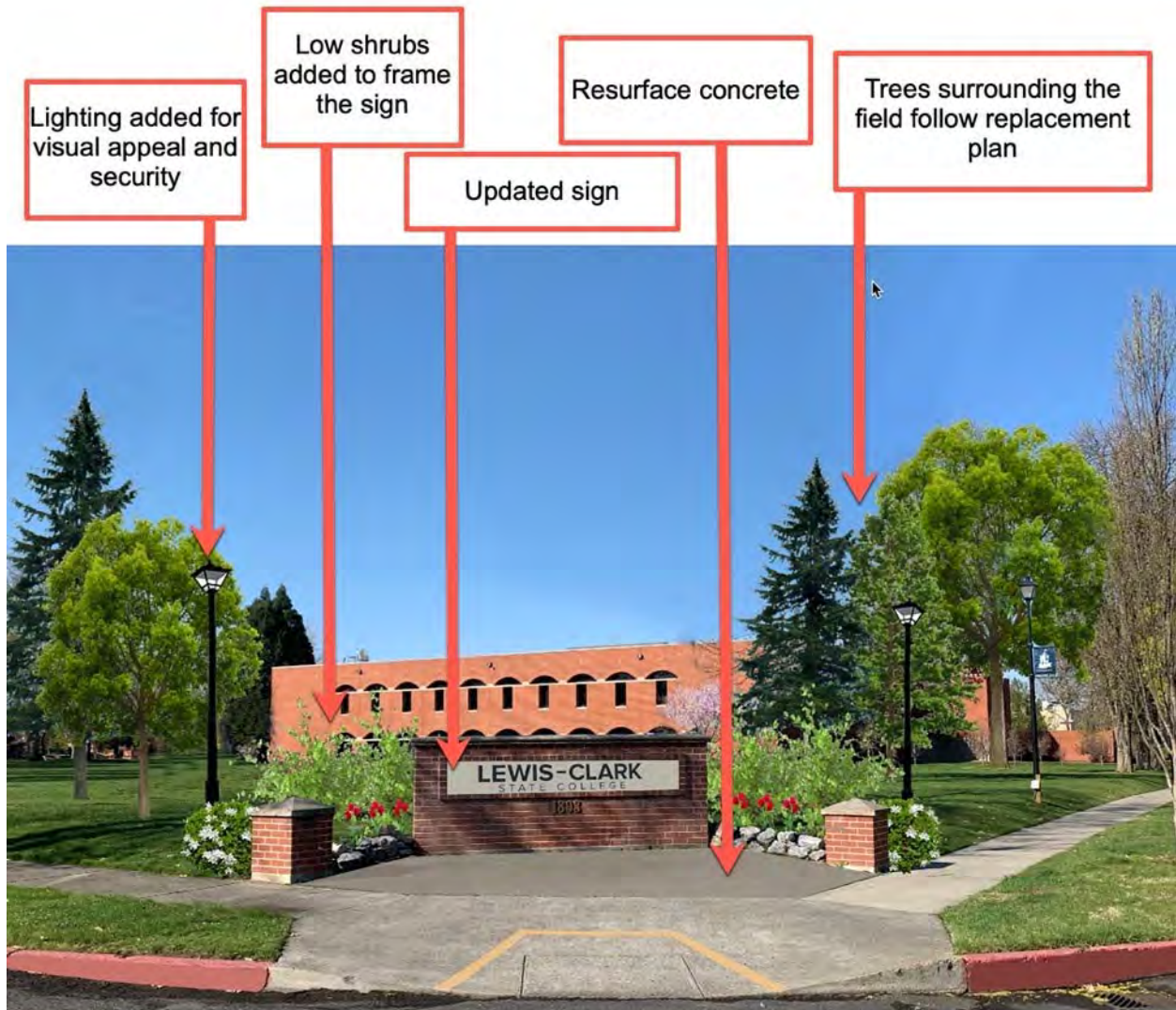
Current:



Conceptual design:



Annotated conceptual design:



VII. Student Housing and Rentals

Background

The college currently offers student housing in residence halls and rental properties, with 459 beds available. There are 327 beds in the four college-owned residence halls, 88 beds in College Place (college-managed residence hall), and 44 beds available in the various rental properties. The rental properties cater to different student body constituencies, with two living and learning communities for education majors, a non-traditional student housing option at York house, and an upper-class housing option at Parrish House. The goal is to have 600 beds available by 2030, adding approximately 16 beds per year, to accommodate expected growth.

Projects and initiatives have been completed to upgrade and increase student housing. The living and learning communities were added in 2020, College Place was built and Clearwater Hall was purchased in 2006. LC State began managing College Place again in 2013 (College Place owners had managed the building previously, then asked LC State to manage again in 2013). Talkington Hall and Clark Hall showers were upgraded in 2018 and roof upgrades were made to Clark Hall, Clearwater Hall and Parrish House in the last nine years. Electronic door access was added to all rooms and exterior doors at Clark Hall, all suite and exterior doors at Clearwater Hall, and to the front doors of Talkington Hall and Parrish House.

Projected Needs

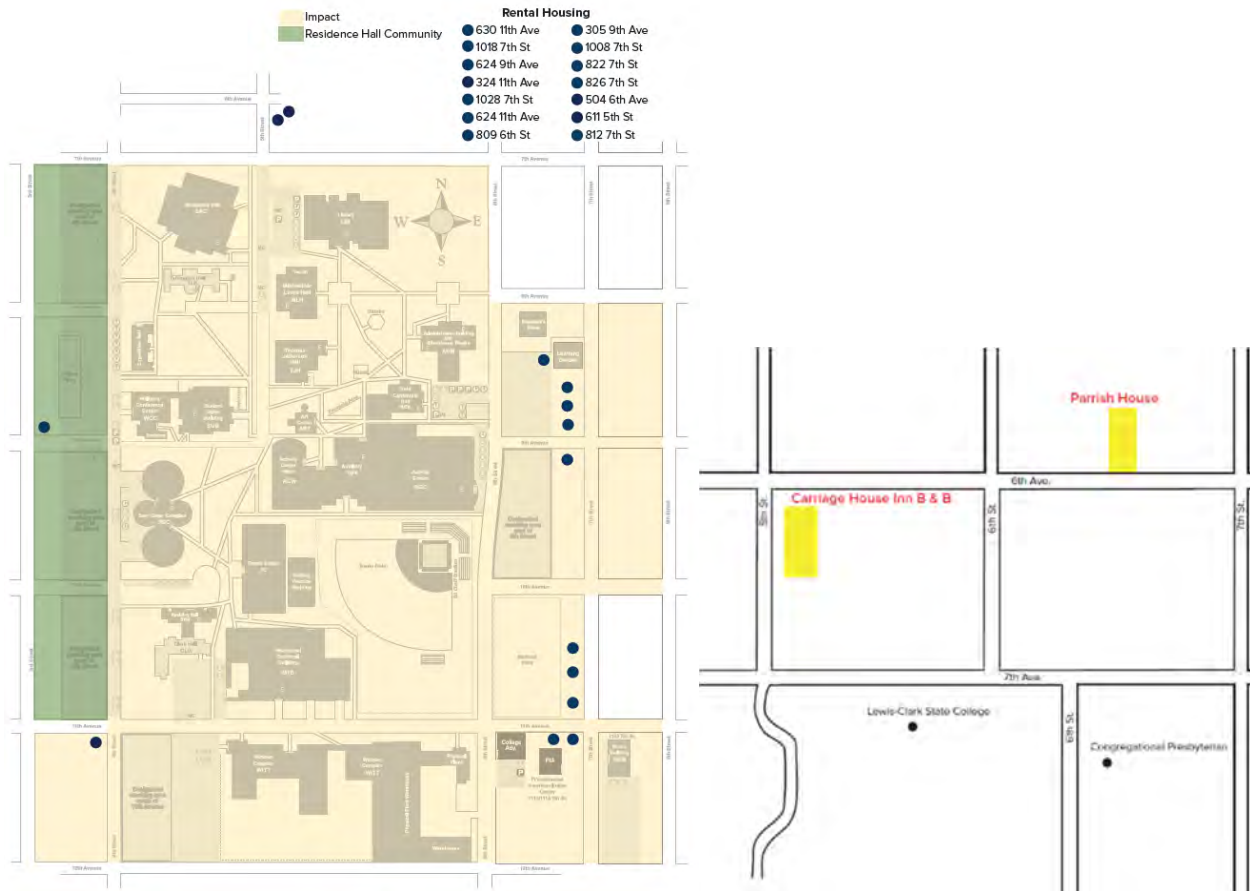
Student housing is in need of renovations and to continue expanding housing options in a strategic and impactful way to assist in LC State's enrollment growth. When building renovation projects are considered, the college needs to ensure there are beds available for displaced students during the project. Parrish House (acquired in the early 1990s), Clark Hall (built in 1955), and Talkington Hall (built in the 1930s) will require renovation. The following are needed projects:

Complete strategic renovations

- Talkington Hall is need of major renovations – plumbing, electrical, bathrooms, and the addition of central HVAC.
 - Need to identify alternative space to house students during renovation. This decision will impact the project timeline.
- Parrish House will need to be renovated within the next five years with new windows, a kitchen remodel, and a plumbing update.
 - Need to identify alternative space to house students during renovation and/or complete project during a low enrollment year.
- Clark Hall needs plumbing and bathroom upgrades.

Expand traditional housing options.

- Expand residence halls and rentals on the west side of campus and one block west.
- Continue to purchase properties on the east side of campus expanding towards 8th street, to be used as rental houses or other non-instructional spaces. Potential to expand at least two blocks south of 9th Ave.
- Consider rental properties that fall outside of the campus footprint. These properties could be sold to allow for funding of other Residence Hall properties. Timeline to sell those properties is before February when house occupancy is determined for the next academic year.



Expand alternative housing options

- Add convenient housing options for adult learners.
- Increase managed properties, such as existing apartment complexes located close to campus.

Considerations

- Expanding to add a 100-125 bed facility will enable the renovation of other aging buildings by providing space for displaced students, as well as increasing campus capacity. Students that live on campus have a higher rate of continued enrollment and graduation, thus expansion and renovation will support college retention goals.
- As LC State expands, it must plan for additional infrastructure to support students, such as dining, food service, and outlets for entertainment.

Funding Recommendations & Project Phases

Funding opportunities may include Idaho Division of Public Works, institutional and departmental resources.

Ongoing

- Purchase available houses within campus impact areas (need 40 bed spaces to meet current demand pre-COVID).
- Plan Parrish House renovation project.

Phase I: Immediate Priorities (0-5 years)

- Enter into agreement to manage additional properties.

Phase II: Mid-Range Priorities (5+ years)

- Complete Talkington Hall renovation.

- Complete Clark Hall renovation.

Phase III: Long Range Priorities (over 10 years)

- Build additional Residence Hall (estimated 100-125 beds).

VIII. Pedestrian, Bicycle and Vehicular Circulation

Background

Lewis-Clark State College's pedestrian, bicycle and vehicular circulation has predominantly evolved in response to buildings as they have been developed. This development, however, was not a part of any construction standard or policy. Strides have been made in the area of accessibility on campus pathways, controlling entrance into the interior of campus, and supporting bike use.

Over the years, ADA access has been added to all the campus pathways (except one, which will be addressed by a 2021 Idaho Division of Public Works project). Pedestrian pathways should be thoughtfully considered during building development and future projects. Pathways would benefit from a construction standard, mainly an 8-foot wide requirement. Decorative elements should be carefully considered in light of durability, longevity, and ability to replicate in the future.

Vehicle access has been loosely controlled by the installation of bollards; however, they are easily removed and there has been no policy for permission to access campus by vehicle. That control is being addressed with an Idaho Division of Public Works project focused on campus access. One of the project objectives is to install traffic arms that require a SALTO credential to enter campus. This will be controlled by Public Safety in conjunction with Physical Plant.

Bicycle traffic would be characterized as very low. It does not appear to be a major service demand by patrons. There are bicycle racks throughout campus that do have some use and the walkways are currently managing the low demand. Bicycle patrons are courteous, and it does not appear to be a major impact activity. Setting a sidewalk width standard for future projects would help us to continue accommodating the needs for both pedestrians and cyclists.

Currently, there is no defined entryway to campus for students or guests. Typically, new students enter by Reid Centennial Hall and guests are directed to destination buildings.

Projected Needs

Campus would benefit from construction and design standards as future pedestrian, bicycle and vehicular circulation upgrades are considered. The addition of pedestrian walkways and the design and implementation of a formalized entryway would increase accessibility to campus. Additionally, designating an entryway to campus would create a sense of arrival and welcome for visiting new students and guests. Ideas regarding construction standards, walkways, and a campus entryway are detailed below.

Establish standards

- Establish a construction standard that considers main elements of pedestrian, bicycle, and traffic thoroughfares. For example, width (8 feet wide) and decorative elements of pathways and additional bicycle parking (along with bicycle signage and branding considerations). Bicycle parking is a requirement of all new facilities.

Define walkways and an entrance

- Develop a walkway along the east side of the Library, from 7th Ave to the quad. This is a natural pathway that is already in use and could benefit from development. Include consideration of main campus entrance location and concept while reviewing this new pathway.
- Designate and develop a main campus entrance. The decision will impact potential growth of the campus footprint and defined pathways to campus (principal and secondary routes). A few options are listed below and visuals are listed in appendix A:

- Administration Building – vehicular traffic will flow into a potential turn-around near the Administration Building parking lot, with short-term parking options available. Pedestrian and bike parking will continue into the heart of campus.
- 5th Street parking lot – develop the parking lot by the Library and Public Safety to construct a campus entrance.
- 9th Ave. – add entryway between Reid Centennial Hall and the Activity Center and continue expanding toward 8th Street.
- 7th Ave. – develop off 7th Ave. and incorporate the Library lawn.
 - Current concept would run across Library lawn toward front of the Administration Building.
- If the City of Lewiston were to vacate 6th street from the President’s House to Physical Plant, LC State could take over ownership and provide for additional opportunities for a campus entrance location.
- Aspects of the different examples may be incorporated into a final design.

Funding Recommendations & Project Phases

Funding options may include Idaho Division of Public Works projects, add-ons to building development, and institutional resources.

Ongoing

- Campus Access project.

Phase I: Immediate Priorities (0-5 years)

- Consider a walkway along the east side of the Library, from 7th Ave to the quad (see appendix B).
- Develop pathway standards for campus including bicycle parking.
- Review and determine a main campus entrance (see appendix A).

Phase II: Mid-Range Priorities (5+ years)

- Main campus entrance – project (timeline is contingent on which option is selected, 9th Ave. option may be 10+).
- Decision on City of Lewiston vacating 6th Street and LC State development.

APPENDIX A: CAMPUS ENTRANCE EXAMPLES





APPENDIX B: WALKWAY ALONG EAST SIDE OF THE LIBRARY



IX. Parking and Roadways

Background

Prior to the college's centennial celebration in 1993, roadways existed which enabled ingress and egress of traffic onto campus. These roadways extended west of the Library and passed through campus in front of the Administration Building and extended from 9th Avenue down to 4th Avenue. A large parking lot existed between Reid Centennial Hall and the baseball field at this time. When the Activity Center was constructed, LC State limited roadways into campus and constructed parking lots on the east and west ends of campus. Feedback from the neighborhoods immediately adjacent to campus factored into the creation of the parking lots. Currently, there are still portions of neighborhoods next to campus that require residential permits to park on the street.

There are currently 1,181 parking spaces available on the main Lewiston campus, and an additional 148 spaces at the Schweitzer Career & Technical Education Center (STC). In 2021, the annual parking fee was increased from \$10 to \$75. The department of Public Safety is responsible for parking lot striping and signage maintenance; parking fees provide funds to maintain safe parking lots for all of campus.

Recent projects of note

- Security camera upgrades.
 - Security cameras were added to various parking lots throughout campus as part of the Wi-Fi access upgrades. Cameras have been installed in the following lots: 11th Ave., Clark Hall, Library, Harris Field, adjacent to the President's Residence, Workforce Training, Schweitzer Career & Technical Education Center, and the Administration Building.
 - A camera expansion plan is currently being developed and will consider camera needs for new construction.
- Resurfacing of 11th Ave. and Library parking lots was completed in summer 2020.
- Campus Access point project in process.
 - Guard arms will be installed to enhance physical restriction of unauthorized access onto campus. The current access control measure (bollards) can be removed by anyone. The guard arms will be operated with Salto access, and will be placed at the Activity Center ramp, by the Tennis Center/Spalding Hall lot, and by Public Safety in the Library parking lot.

Projected Needs

Parking has a need for expansion and optimization to account for growth, events, new technology, economic considerations and safety. The following are initiatives for consideration.

Install electric vehicle (EV) charging stations

- LC State needs to plan for an increase in electronic vehicle use; currently there are no EV charging stations. Washington state is in the process of passing a bill (Clean Cars 2030) which will phase out the sale of gasoline operated vehicles. Note: the closest EV charging station in the area is at the Clearwater Casino. Grant opportunities may be available and Avista has employees to coach through acquiring EVs.
- To expand funding opportunities, LC State will explore how to encourage Idaho state incentives for charging stations like incentives offered in Washington.

Plan for 6th Street

- LC State needs to determine whether to request the vacating of a portion of 6th street where LC owns the property on both sides. If request to vacate is made, consider whether the college should convert the space to parking or adjust the landscaping. Additionally, vacating could allow for an opportunity to expand athletics facilities indoors and outdoors.
- If LC State pursues vacating, the portion adjacent to college properties could transition to expanded parking and/or a pedestrian roadway.
- If 6th street is to remain a roadway, traffic calming measures and better defined pedestrian access to campus needs to be installed for safety.

As LC State works toward enrollment and revenue diversification objectives (e.g., increasing events), the associated parking needs of this growth should be considered. LC State needs to complete a traffic flow and parking master plan design to determine and address these future needs. Engagement in this process should consider the following:

- Approximate ratio of 1.8-2 students per parking space is needed.
- The number of students who live on campus and have a vehicle.
- Working with the city to eliminate the residential parking permits on streets adjacent to space owned by LC (e.g., west side of 7th street) to allow for expanded parking.
- Remote event parking solutions such as shuttling people from the Schweitzer Career & Technical Education Center parking lot to the main campus as an option. LC State owned vans could assist with transportation.
- The diversion of traffic away from adjacent neighborhoods during large events.
- Establishing MOUs between LC State and A&B Foods, City of Lewiston, and others such as Fenton Gym and Vollmer Bowl with intention to shuttle guests. Parking lot standards and maintenance.

Establish a standard for parking lots to include at least one ingress and one egress point

- For new lots, these standards should be considered when planning. For existing lots that do not have two ingress/egress points, include adding an additional ingress/egress point when the lot is resurfaced (e.g., Sam Glenn Complex 4th Street and 9th Ave.).

Lot resurfacing – ongoing

Establish differential parking categories

- Consider adding designated residence hall parking spaces, electric vehicle spaces, and metered spaces.
- Develop a standard for short-term, metered, and long-term spaces in parking lots. For example: one meter per 25 spaces.
- Metered parking spaces will be convenient for students participating in remote instruction/distance learning who occasionally come to campus.
- Explore college-controlled parking solution at Clearwater Hall. Currently using public parking.

Parking lot camera expansion

- A camera expansion plan to more adequately cover parking areas will be created in 2022.

Note: Parking enforcement and roadway considerations will need to include the STC building and easements to it.

Funding Recommendations & Project Phases

Funding options include grants, ID Division of Public Works opportunities (such as parking lot resurfacing, guard arm and meter projects), internal reallocation and institutional resources.

Ongoing

- Lot resurfacing.

Phase I: Immediate Priorities (0-5 years)

- Camera expansion planning.
- Metered parking space planning.
- Differential parking.
- Install EV parking spaces.
- Plan for 6th Street.

Phase II: Mid-Range Priorities (5+ years)

- College-controlled parking solution for Clearwater Hall residents.

Phase III: Long Range Priorities (over 10 years)

- Contract for campus traffic flow and parking master plan design.

X. Utility Infrastructure

Background

Campus utility infrastructure may include systems such as information technology, HVAC, electrical, and other infrastructure areas on the LC State campus. The state of physical plant and information technology infrastructure along with changes that have occurred since the last campus master plan are detailed in the following.

In reviewing infrastructure, it is noted that the campus has grown organically without a strategic or utility-use plan which has resulted in multiple systems on campus that are not optimized and infrastructure without planned redundancy. As an example, LC State has a central heat plant and non-centralized HVAC systems. There are multiple types of HVAC systems that require a broad knowledgebase for serviceability and maintenance. There are steam driver radiators from the central plant and individual forced air systems; there are high-tech mini splits and residential-style furnaces in some building. An unintended consequence is that the college has taken load off the central plant, which stresses the equipment.

Recent changes and projects affecting physical plant infrastructure:

- The Spalding Hall renovation project in 2017 was able to accommodate a better placement of utilities. However, this project also introduced new HVAC technology, requiring more highly educated technicians to maintain. The Spalding HVAC took load off the central plant, which further decentralized campus. This is a broader strategic discussion (centralizing vs. decentralizing campus) that needs to occur as it impacts overall campus infrastructure decisions.
- The Schweitzer Career & Technical Education Center was designed and built with relatively simple HVAC systems for long-term maintenance and durability. The property is not adjacent to campus proper thereby requiring a stand-alone system.

The current state of Information Technology infrastructure includes:

- One data center and a single connection/single provider to the internet.
- The campus infrastructure is a Star Topology, meaning a single line goes from one location to each building, there is no redundant line to assist in an outage.
- Telephony is a mixture of analog, digital, and VoIP.
- Small presence in the Cloud Computing Environment.
- Completed project to install wireless access and video surveillance in additional parking lots to enhance student access to wireless on campus.
- In the last year, VPN was enhanced to provide more capacity for employees working at home.
- Additional devices and equipment (mostly laptops, headsets and webcams) were added to campus inventory to support remote work.
 - Need to understand future expected remote work and plan accordingly to support.

Projected Needs

Review of systems and infrastructure and proper planning are the primary needs in this area. Information Technology needs to review systems and determine the best path forward for redundancy in operations and the future of data storage, and potential cloud-based migration. The campus needs to review the HVAC systems and determine the most prudent path forward regarding a centralized and decentralized system, while also considering necessary expertise and maintenance. Additionally, aesthetics of infrastructure should be considered to maintain a beautiful campus environment. Like IT, the electrical infrastructure needs a redundancy option. The following further details these needs.

LC State needs to plan for infrastructure upgrades and modifications and future growth in technology requirements to meet redundancy and business continuity and disaster recovery criteria. Opportunities to consider are:

Review data center needs

- Analyze cloud opportunities. In the near-term, there is a need to create an online presence to provide redundancy for on-site services.
- Review risk of a single point of failure.

- Review the necessity for a data center versus data closet considering the cloud opportunities analysis.

Network infrastructure topology

- Research mesh wireless networking and 5G networking to provide redundant pathways to each building.
- Upgrade campus network backbone to 10 Gbps connections between each building and the center to accommodate additional traffic and be able to support the backhaul necessary for mesh networking.

Telephony

- Create a comprehensive digital voice environment.
 - Do a cost analysis for extending existing VoIP telephony system versus locally hosted systems.
 - Upgrade or migrate to fully converged identified solution.

Internet service

- Currently a single point of failure risk. Explore additional connectivity through a separate ISP to create redundancy for business continuity in the event of prolonged failure of primary ISP.

Cloud Environment

- Encourage Cloud SaaS when feasible.
- Benefits – SaaS can reduce operational cost, increase information and system security, and eliminate single points of failure caused by self-hosted systems.

Analysis and decision needed on centralized, decentralized, or mixed utility infrastructure

- Initiatives are underway to provide data and recommendations to inform this decision and additional considerations are being developed utilizing the Deferred Maintenance Study and a campus overview of energy and utility distribution.
- Additional reviews need to occur to better inform this decision such as a staff review of the current HVAC systems and pros and cons regarding a central plant vs a non-centralized system, exploration of funding options and contracting methods and a review of industry trends and the impact of environmental laws and future conditions.
- In reviewing an optimal route forward, LC State needs to determine the long-term total cost of ownership of the system(s) such as maintenance and utility costs. An optimal system should allow us to minimize these costs. Person power and expertise will need to be factored into this decision as it will be realized as a utility cost (e.g., higher maintenance cost is required for more sophisticated systems).

Building upgrades required due to aging

- Modernize the existing equipment that the serves the following buildings: Administration Building, Talkington Hall, Reid Centennial Hall, Meriwether Lewis Hall, and Sam Glenn Complex. Modernization may involve comprehensive HVAC system changes, and removal and replacement of plumbing/electrical systems. If a central plant is no longer supported, these buildings will need stand-alone systems for heat and cooling.

Explore the addition of a redundant electrical source to campus

- Currently, if electrical service goes down, the entire campus is compromised.
- In phase 1, LC State will work with Avista to research options on switching feeders and laterals within feeders when power goes out on campus to re-route power as quickly as possible to the affected areas.
- In phase 2, LC State will need to add a new service leg and a switch leg, to enable a backup electrical service.
- In phase 3, LC State will move the three-phase protection device from the current location to the “true” (near bookstore) entry point into campus.

Proper planning for utility yards is necessary to increase the aesthetics of campus

- Utility yards (trash enclosures, chillers, other utility spaces at entryways) across campus are in plain sight. For example, chillers could have been placed on roofs, which would leave the

architectural features open and visible. By planning the proper utility placement LC State can avoid students and guests having to walk past mechanical rooms and utility areas when on campus.

Recommendations & Project Phases

Funding options include grants, Idaho Division of Public Works opportunities, internal reallocation and institutional resources.

Ongoing

- IT infrastructure study to be completed in FY 2022.
- Use Deferred Maintenance Study data for ongoing planning.
- Review energy and utility distribution study and incorporate enhancements as appropriate.
- Physical Plant staff review of HVAC systems.
- Pre-planning utility yards.

Phase I: Immediate Priorities (0-5 years)

- Work with Avista to research options for switching feeders and laterals within feeders when power goes out on campus to re-route power as quickly as possible to the affected areas.
- Upgrade campus network backbone to 10 Gbps connections between each building.
- Cloud presence for data centers.
- Explore a secondary internet service provider.
- Mesh/5G networking to provide redundancy to existing physical network.
- Explore adding a redundant electrical source.

Phase II: Mid-Range Priorities (5+ years)

- Transition the local Data Center to a data closet – accomplish by transitioning services to the cloud.
- Telephony conversion.
- Building upgrades required by aging.

Phase III: Long Range Priorities (over 10 years)

- Move from wired networking to wireless networking.
- Infrastructure renewal (centralized or decentralized).

XI. Sustainability and Resource Management

Background

Lewis-Clark State College has made small strides with regard to sustainability and resource management. Primary initiatives include upgrading lighting to LED and assisting with water usage. The following buildings are almost entirely LED for lighting and most benefited from Avista rebates: Meriwether Lewis Hall, Library, Mechanical Technical Building, Physical Plant, Activity Center, Activity Center West, Spalding Hall, Student Union Building/Center for Student Leadership, Williams Conference Center, Expedition Hall, Tennis Center, Wittman Complex, Schweitzer Career & Technical Education Center, Center for Arts & History, and Sam Glenn Complex; Clearwater Hall is in progress and Sacajawea Hall will be completed with a FY2022 lighting project. The LC State owned exterior lighting in parking lots and exterior to buildings was also upgraded to LED, and there are a few remaining exterior lights not upgraded of which are owned by Avista.

With regard to water usage, the irrigation timers/controllers were upgraded to account for weather and temperature and city water meters were upgraded by the city to electronically monitored meters for faster detection of water leaks. Schweitzer Career & Technical Education Center landscaping is comprised of regional natural grasses and low impact landscaping for efficiency in maintenance and water conservation. LC State is slowly transitioning parking islands from grass to low impact landscapes (reduces water costs, maintenance, and labor). Regarding resource management, LC State is cognizant of the need to be efficient with resources such as personnel and expertise necessary in relation to facilities. As systems are replaced or upgraded, standardization is a goal to allow for better training and greater experience with systems for the maintenance staff.

Projected Needs

LC State will continue with several sustainability/resource conservation initiatives such as installation of LED lighting and water conservation. LC would like to implement several new initiatives such as interior and exterior water conservation and baseline electrical usage analysis (pre-post projects). The following are objectives for this area:

Lighting efficiencies

A continuation of building and exterior lighting upgrades is necessary to increase efficiency. The next areas of consideration are:

- Internal LED lighting – residence halls (Clark and Talkington), Administration Building, Reid Centennial Hall, complete Activity Center (est. 30% remaining), Thomas Jefferson Hall, Music building, Pi'amkinwaas, and Adult Learning Center/Idaho Small Business Development Center.
- Exterior LED lighting – remaining areas are at the center of campus, bulbs will be replaced with LED as they go out.

Water efficiencies

- There are areas of opportunity in water usage. Water meters can be consolidated to reduce costs, but not usage. LC State is charged per water meter and can reduce costs if meters are combined. A review of consolidation opportunities is warranted.
- As interior water faucets need replaced (dripping, etc.), a touchless auto shutoff faucet can be installed to conserve water. Additionally, other touchless fixtures such as dryers can be utilized to reduce water usage (such as if users leave water running while getting a towel to turn off faucet).
- LC State should explore a capture of storm water to use for irrigation. The cost/benefit of this system should be reviewed and then LC State should determine whether to pursue a project. Future considerations as buildings are built is a grey water capture and reuse to assist in irrigation needs.

Electrical efficiencies

- Internal metering for electricity usage is an opportunity area to monitor savings and return on investment as buildings receive upgraded LED lighting and other facility efficiency enhancements (windows, HVAC, etc.). The focus will be on temporary/mobile meters to monitor before and after major efficiency projects, creating baseline data and then periodic updates of the data. To further upgrade electricity usage and conservation, longer-term consideration should be given to the use of solar power on new and existing facilities.

Funding Recommendations & Project Phases

The funding opportunities for these projects are donations, Idaho Division of Public Works, rebate incentives, internal reallocations, and local accounts.

Ongoing

- LED lighting upgrades as rebates and funding is available. Goal is to address at least one building per year.
- Water faucet replacement with touchless as fixtures need replaced.

Phase I: Immediate Priorities (0-5 years)

- Mobile/temporary internal electricity metering with a focus on non-LED buildings for a before and after comparison – install meters at these buildings as an initial priority.
 - Idaho Division of Public Works projects – Meriwether Lewis Hall, Sam Glenn Complex, Wittman Complex, and Mechanical Technical Building.
 - LED projects – residence halls (Clark Hall and Talkington Hall), Administration Building, Reid Centennial Hall, Activity Center, and Thomas Jefferson Hall.

Phase II: Mid-Range Priorities (5+ years)

- Explore storm water and grey water reuse for irrigation.

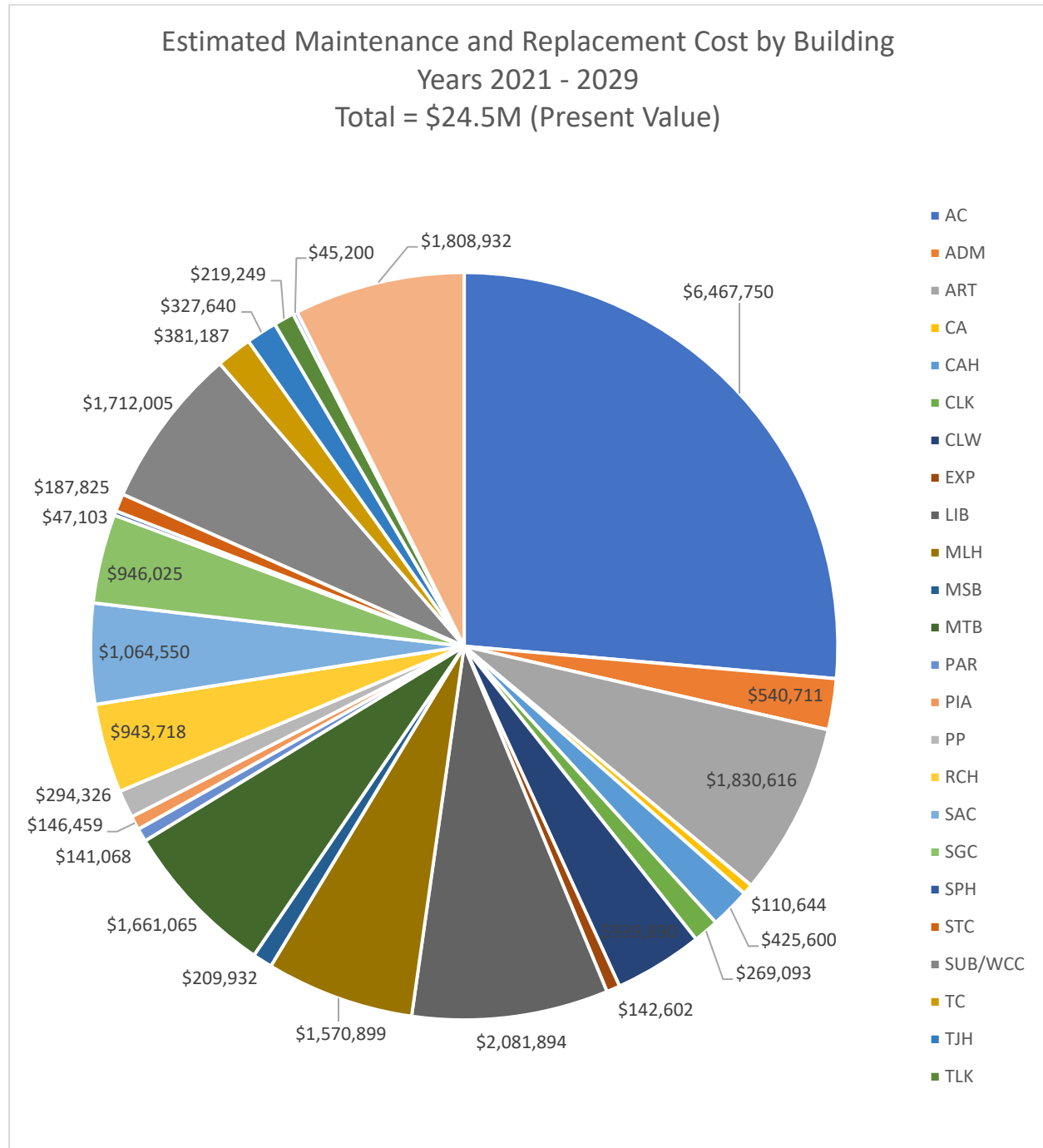
Phase III: Long Range Priorities (over 10 years)

- Water meter consolidation review and a cost benefit analysis.
- Explore solar power as an option on new or existing facilities.

Campus Master Plan – Deferred Maintenance

I. Background

This section contains information from a deferred maintenance study conducted in 2021. The needs identified in this study are detailed in the proceeding sections and will be a focus for Idaho Division of Public Works alteration and repair requests. For background, LC State had not engaged a company to perform a deferred maintenance study prior to 2021. The 2021 study has identified over \$24.5 million in short term facility maintenance needs. The following chart details these needs and the respective locations:



II. Deferred Maintenance Study

LC State contracted McKinstry to complete a deferred maintenance study in spring 2021 in order to establish a baseline of the current conditions of the facilities and deferred maintenance needs. The following Executive Summary is from the McKinstry 2021 Facility Condition Assessment completed in April 2021 and provides an overview of the assessment results.

Overview

McKinstry conducted an onsite facility assessment of the LCSC campus to help establish a data-driven understanding of the current condition of building systems. The assessment reviewed the physical condition of the equipment list, supplied by LCSC, and scored the assets on a variety of criteria. Each asset was provided with an estimated years life remaining, condition score, impact on the classrooms score, estimated energy/water impact score, and the estimated replacement/renewal costs. An equipment data sheet, including a 30-Year Outlook Plan, is attached as an appendix for LCSC to help navigate their capital investments over the next thirty years.

McKinstry's Eric Caldwell and Mark Hood walked the buildings to visually assess the mechanical, plumbing, electrical, and architectural components listed in the original scope of work. Observations were generated during multiple site visits conducted the first week of February 2021 with a follow up mid-March 2021. Justice Stocks, an LCSC representative, was present and provided McKinstry with access to mechanical spaces and was interviewed for knowledge that was useful when compiling all information for final report.

NOTE: This information was gathered by visual inspection only. No tools or destructive testing was used for any equipment or system analysis.

SCOPE OF WORK

- Systems to include: heating, ventilation, air conditioning, roofing, electrical, fire/life safety/plumbing, vertical transportation
- Review existing construction as-builts and maps.
- Interview staff to understand what improvements have been made in the past three years, what improvements are planned, and known problems.
- Inventory all major facility equipment including quantity, size, asset tag number, manufacturer, model, and serial.
- Identify deficient conditions in terms of deferred maintenance and facility condition.
- Provide a reasonable cost analysis for above mentioned efforts.
- Provide cost tables and digital photographs to document the deficient conditions at each site.

Scoring

Building systems were given scores across three main categories, Asset Condition, Classroom Impact, and Energy/Water Savings to help prioritize their replacements.

The scoring criteria are as follows:

ASSET CONDITION	
1	Excellent Condition – Approximately 80%+ Remaining Life
2	Good Condition – Approximately 60-80% Remaining Life
3	Fair Condition – Approximately 30-60% Remaining Life
4	Poor Condition – Approximately 10-30% Remaining Life
5	Unsatisfactory Condition – Approximately 0-10% Remaining Life

CLASSROOM IMPACT	
1	Little or No Impact on Occupants
2	Mild Impact to Few Occupants
3	Moderate Impact to Some Occupants
4	High Impact to Some and/or many Occupants
5	Space May Be Unusable

ENERGY/WATER SAVINGS	
1	Little or No Impact on Energy/Water Savings
2	Mild Impact to Few Energy/Water Savings
3	Moderate Impact to Energy/Water Savings
4	Mid to High Impact to Energy/Water Savings
5	High Impact to Energy/Water Savings

All assets were also given the evaluation **based on their** condition and age:

LIFE REMAINING	Estimated number of years remaining until equipment/system requires replacement, calculated by combining asset condition with expected life and installation date.
LIFE EXPECTANCY	Standard Industry Life Expectancy of Equipment or System.
ESTIMATED REPLACEMENT COST	The estimated cost to replace the equipment.

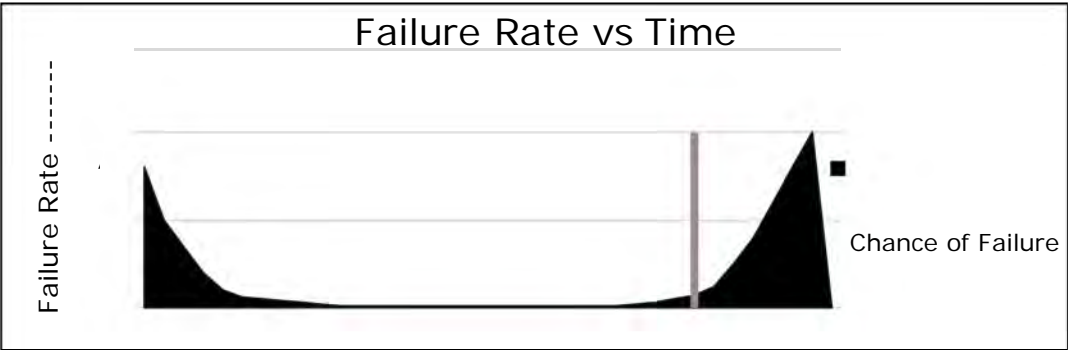
The team applied scoring and replacement costs to 1,829 pieces of equipment and system components combined. The overall campus score was 2.82 which puts the overall state of the building in **fair** condition.

Capital Planning

The **net present value of replacing equipment** reviewed in this study is **\$76,803,695** over the **next 30 years**, assuming a 3% discount rate and a 3% inflation rate. This equates to approximately \$2,560,123 per year that should be allocated for capital improvement projects plus an additional 3-4% inflation per year. These costs are estimates for what it will take to replace the existing assets with like-for-like systems when they reach their end-of-life. It does not consider potential technology upgrades, changes in demand at the facilities, or alternative sources of funding such as capital levies, bonds, or financing.

The estimated average remaining life of equipment and systems is approximately nine (9) years. This doesn't necessarily mean that the equipment will fail at that time, but the probability of failure increases each year past the expected life date. Planned replacements always cost less than unplanned emergency replacements.

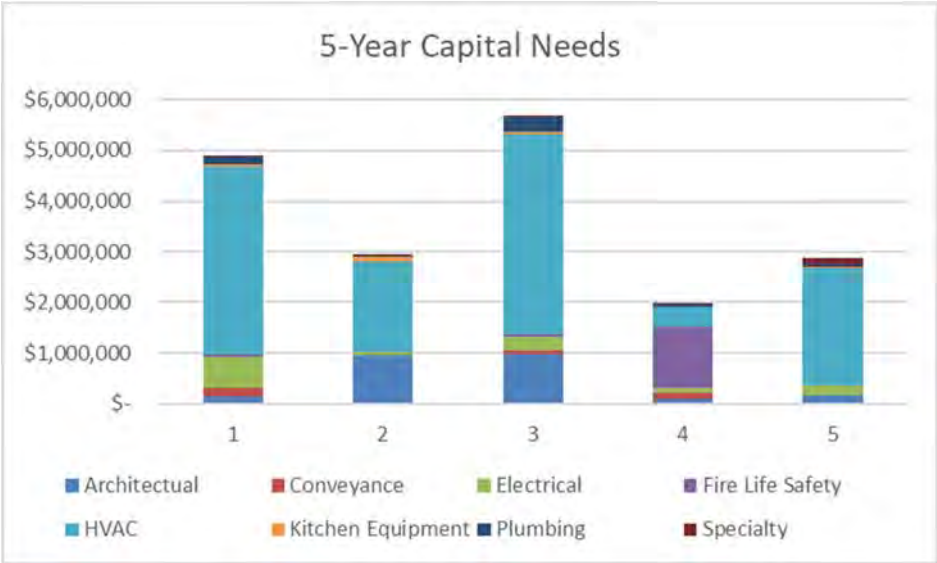
The term "expected useful life" is relevant because as equipment approaches or passes its expected useful life, the probability of failure dramatically increases. The bathtub curve (shown below) is a widely used analogy that reliability engineers use to demonstrate equipment failure rates over time.



REPLACEMENT NEEDS FOR THE LCSC OVER THE NEXT FIVE (5) YEARS

The tables below show the dollar values broken out by system that need to be addressed over the next five years.

Equipment Type	5-Year Estimated Budget
HVAC	\$12,184,150
Plumbing	\$247,700
Electrical	\$1,261,700
Fire Life Safety	\$1,307,602
Architectural	\$2,378,990
Other	\$826,500
Total	\$18,206,642



INDIVIDUAL BUILDING SCORES

The overall scores of each building are based on a comprehensive look at all the scoring criteria for each asset and system within the building. The Building Scores provided in the chart below are an average of five different criteria, all with equal weighting. Those criteria include:

- Asset Condition
- Classroom Impact
- Energy/Water Savings
- Observed Remaining Life
- Estimated Cost Remaining

The prioritization and weighting of each of these assets and systems can be adjusted using the Tableau Visualization Tool provided to LCSC.

ACADEMIC					
LCSC Facility	Bldg. Score	FCI Score	LCSC Facility	Bldg. Score	FCI Score
Administration Building	2.72	0.03	N. Lewiston Training Ctr.	2.76	0.08
Activity Center	2.85	0.06	Physical Plant Building	2.79	0.19
Central Stores Warehouse	2.74	0.10	Physical Plant Storage Bldg	2.12	0.08
Center for Arts & History	2.62	0.07	Pi'amkinwaas	2.81	0.05
College Advancement	2.76	0.11	Reid Centennial Hall	3.14	0.06
Expedition Hall	2.80	0.05	Sacajawea Hall	2.73	0.01
Heating Plant / Art Ctr.	3.17	0.52	Sam Glenn Complex	2.97	0.04
Library	2.96	0.03	Spalding Hall	2.12	0.01
Meriwether Lewis Hall	3.14	0.04	Thomas Jefferson Hall	2.68	0.01
Music Building	3.07	0.24			
PROFESSIONAL					
LCSC Facility	Bldg. Score	FCI Score	LCSC Facility	Bldg. Score	FCI Score
Mechanical Technical Building	3.18	0.06	Wittman Complex (Industrial Agricultural Building)	3.22	0.10
Schweitzer Career & Technical Education Center	1.97	0.02			
RESIDENTIAL					
LCSC Facility	Bldg. Score	FCI Score	LCSC Facility	Bldg. Score	FCI Score
Clark Hall	2.89	0.06	Parrish House	2.96	0.11
Clearwater Hall	2.58	0.02	Talkington Hall	2.84	0.05
OTHER FACILITIES					
LCSC Facility	Bldg. Score	FCI Score	LCSC Facility	Bldg. Score	FCI Score
Student Union Bldg. / WCC	2.89	0.06	Tennis Center	3.00	0.10

Review of Building Scores

A review of these scores shows concerns with: Heating Plant/Art Center, Meriwether Lewis Hall, Music Building, Reid Centennial Hall, Mechanical Technical Building and the Wittman Complex. All facilities are academic/technical facilities, where system failures can lead to classrooms closures. Many of these facilities are also running off systems that are original to their buildings construction. The average age of the assets within these buildings is roughly around the mid-1980s.

FCI SCORE

The Facility Condition Index (FCI) Score is representation of the Maintenance, Repair, and Replacement Deficiencies of a facility divided by the Replacement Value of a new facility. The score allows capital planning based on a benchmark to compare the relative condition of a facility to what a new facility would cost. Standard practice in the facilities industry have set ratings of:

Good: **Under .05** Fair: **Between .05 to .10** Poor: **Over .10**

**Items not included in FCI detail: Floor/Stair Construction, Roof Construction, Domestic and Hydronic Water Piping, Plumbing Fixtures, Sewer Piping, Interior Walls, Interior Doors, Flooring, Ceilings, Institutional Equipment, Fixed Equipment and Furnishings. If any of these items are in fair to poor condition it will increase the FCI Score further for the facility.*

STAFFING

The table below references staffing models. The current staffing for the operations and maintenance department consists of 10 total Full Time Employees (FTEs). McKinstry was only able to make recommendations based on the Preventative Maintenance (PM) needs for the equipment inventoried during the FCA. This is a baseline recommendation for the college based on PM guidelines, there are still many more assets within the colleges portfolio that do not require PMs but still fail and require repairs or replacements (radiant heaters, terminal units etc.) McKinstry recommends a minimum of 5 FTEs to provide PMs and repairs for their MEP equipment. The final column is recommendations based off the International Facility Management Association (IFMA) Operations and Maintenance Benchmarks. These benchmarks have a wide variety of sector and facility specifications that differentiate industries from their peers based on its use-type, size, and location. McKinstry has taken these specifications and applied as much relevant information about LCSC to match the correct staffing benchmarks for the college.

	LCSC Current Staffing	McKinstry Baseline MEP Recommendation	IFMA Staffing Benchmark
HVAC	2	3	3.5
Plumber	1	1	1.92
Electrician	1	1	2.04
Controls and Low Voltage	0	N/A	3.7
Stationary Engineer	0	N/A	3.5
Carpenter	1	N/A	2
Generalist	3	N/A	3.15
Locksmith	1	N/A	0.82
Painter	1	N/A	1.74
Total Maintenance	10	5 (MEP ONLY)	22.37

DEFERRED MAINTENANCE – ALL BUILDINGS

Electrical Infrared Testing

- In conversations with LCSC staff, it was mentioned that infrared testing is not being completed for any electrical components. Infrared testing is an inspection process that utilizes infrared/thermography cameras to perform testing for hot spots within electrical equipment. This testing can help to determine if the electrical equipment is near a potential failure point so that repairs can be made to reduce potential costly emergency repairs in the event of a failure.
 - *Recommendation—Perform infrared testing on all electrical equipment (electrical panels, switchboards, and transformers) at least once every 5 years and on equipment that is over 30 years of age (297 items found district-wide) once every-other year.*
 - *In addition, all breakers campus should be exercised once a year to ensure proper function.*

Abandoned Equipment

- Many of the older buildings on campus have old equipment that is no longer in service just abandoned in place. Having old equipment left in place tends to clutter mechanical rooms and can become safety hazards for tripping or low height clearances. It is recommended that if any renovations or retrofits are completed to older buildings that all equipment that is being rendered out of service be removed and disposed of correctly.

General Condition of Electric Panels, Transformers, and Switchgear

- There are approximately 20% electrical components that have far exceeded expected useful life.

Fire Sprinkler Coverage

- It was noted that over half of the buildings do not have fire sprinkler coverage. This pricing was not included in the facility condition assessment but should be considered as buildings are upgraded for the safety of the students and faculty. Buildings without fire suppression systems include:
 - Administration Building
 - College Advancement
 - Central Stores Warehouse
 - Expedition Hall
 - Music Building
 - North Lewiston Training Center
 - Parrish House
 - Physical Plant Building
 - Physical Plant Storage Building
 - Pi'amkinwaas
 - Reid Hall
 - Talkington Hall
 - Tennis Center
 - Williams Conference Center
 - Wittman Complex (portions of)

Sidewalks

- Multiple sections of sidewalk have minor damage due to spalling. This is typically attributed to the use of ice melt over time. This condition will only continue to get worse due to frequent freezing and thawing during the winter months.

Earthquake Valves

- No earthquake valves were noted while on site. For the buildings with gas valves install, should be considered for safety. A quick look up of Idaho susceptibility to earthquakes revealed Idaho is ranked 5th in the nation for earthquake risk.

Exterior Brick

- Multiple buildings need brick repair by filling voids and gaps in brick and mortar to avoid damage due to water and pest intrusion.

Facility Overview and Building Descriptions

Twenty-three major buildings are located on Lewiston's Normal Hill campus, on Cecil Andrus Way, and other locations in Lewiston, Idaho. Most of the academic programming and academic support functions of the college occur on the Normal Hill campus and the Cecil Andrus Way campus houses select Career & Technical Education programs in the Schweitzer Career & Technical Education Center. Twenty-three structures are also maintained – these include storage, maintenance, special-use facilities, and residential units. Additional information regarding the buildings is listed in the Facility Inventory section of the campus master plan.

Major Buildings

Activity Center	Physical Plant
Administration Building	Reid Centennial Hall
Center for Arts and History	Sacajawea Hall
Clark Hall	Sam Glenn Complex
Clearwater Hall	Schweitzer Career & Technical Education Center
Expedition Hall	Spalding Hall
Library	Student Union Building/Center for Student Leadership/Williams Conference Center
Mechanical Technical Building	Talkington Hall
Meriwether Lewis Hall	Tennis Center
Music Building	Thomas Jefferson Hall
North Lewiston Training Center	Wittman Complex
Parrish House	

Other Structures

12 properties purchased for rental units or future expansion
Athletic Field Complex
College Advancement
Harris Field Facilities
Heating Plant/Art Center
International Living & Learning Center (formerly the “York House”)
Maintenance and warehouse areas operated by the Physical Plant Department
Pi’amkinwaas American Indian Center
President’s Residence
Skid Shop/Building (at WFT)
Storage Shed - Athletics
Tote and Float Pole Building

LC State Regional Outreach Center facilities

Coeur d’Alene facilities (Harbor Center, Molstead Library and joint DeArmond Building)
Grangeville Adult Learning Center
Orofino Adult Learning Center
Moscow Adult Learning Center
Recruiting Office in Boise



ACTIVITY CENTER:

Built in phases, the Activity Center was partially occupied in 2005 and finished (west wing) in 2006. It is a three-story, masonry structure that includes classrooms, offices for the Physical, Life, Movement & Sport Science Division, Athletics, a fitness center, and two gymnasiums. The multilevel building has a modern single ply roof, hot water boiler heat, and a central air conditioning/chiller system. A self-funded project expanded and remodeled the Fitness Center area in 2015. A new roof was installed in 2019. Movement & Sport Sciences offices were expanded with the assistance of Idaho Division of Public Works Project 19-153.

The condition of the building is excellent. The Activity Center has a useable area of 106,000 square feet and has a replacement value of \$19,550,077.96.



ADMINISTRATION BUILDING:

Built in 1921, the Administration Building is a two-story, masonry structure with a full basement, currently containing administrative offices including the President, Provost, and Vice President for Finance and Administration, Controller's Office, Grants Office, Human Resource Services, Purchasing, and Institutional Planning, Research, and Effectiveness; multiple classrooms; and the Silverthorne Theatre. The building was re-roofed in 2009, and the windows and exterior were last refurbished in 1994. All classrooms, offices, and multiuse areas need technological and physical upgrades.

A number of in-house repairs/upgrades to the Silverthorne Theatre (plumbing, curtains and stage rigging, performance electronics, acoustical treatments) were accomplished between FY2009 and FY2011. A major renovation of the Silverthorne Theatre/Auditorium, the basement green room, workshops, and external access ways was completed in 2015 (a project which earned the City of Lewiston Historical Commission's annual "Orchid Award" for historical preservation and renovation). Idaho Division of Public Works 15-152 Conference Room project was completed in 2019 in ADM 206, formally a classroom.

The Administrative Building is 26,280 square feet and has a replacement value of \$9,765,821.78.



CENTER FOR ARTS & HISTORY:

The Lewis-Clark State College Center for Arts & History is located in the heart of historic downtown Lewiston, Idaho, and is listed on the National Register of Historic Places. The building is the largest art gallery in northern Idaho and home to the permanent exhibit of Lewiston's Chinese Beuk Aie Temple.

The 12,000 square foot building was completed in 1884 when it was known as Vollmer's Great Bargain Store. It was custom built, beginning in 1883, for Idaho's first millionaire, J.P. Vollmer.

The First National Bank of Lewiston, which Vollmer started, occupied the building from 1904-1946, when it was sold to First Security Bank, which continued its operations in the building until 1989. In March 1991 First Security Bank of Idaho donated the building to the Lewis-Clark State College Foundation for use as "a center for arts and culture." Since its opening in October 1991, the Center has welcomed more than 75,000 visitors from all 50 states and 38 foreign countries. Ownership of the Center was transferred from the LCSC Foundation to the college in October 2010.

On March 5, 2009, the building suffered a fire that closed it for nearly two years. The Center nevertheless continued operations in a temporary space until its grand reopening in September of 2011. The building currently houses the offices for the staff of the Center for Arts & History.

The building was re-roofed in 2013. An Idaho Division of Public Works (DPW) Project to upgrade the HVAC system to the Center was completed, and DPW Project 19-150 was completed Summer 2020 to repair external masonry and windows on the facility.

The Center for Arts and History is 12,000 square feet and has a replacement value of \$2,587,855.78.



CLARK HALL:

Construction of Clark Hall began in 1951 under the Civilian Conservation Corps (CCC). The building was completed shortly after the Lewiston Normal School (as the college was then known) was closed by the Legislature that same year. When the college was re-opened in 1956, Clark Hall was occupied as a men's dormitory. It remains a residence hall today.

The building is made of poured-in-place structural concrete. The concrete post structure divides the building into 16-foot square increments, which is likely to pose challenges to any future reconfiguration of the building for other than residence hall or office use. The walls and ceilings are un-insulated; there is no central air conditioning system. Windows, carpets, and window-mounted air conditioner units were installed in 2009.

In 1999 the second floor of DK wing was joined to the second floor of Spalding Hall and eight rooms were annexed in Spalding Hall as faculty offices. Following this remodel, Clark Hall has an 80-bed dormitory capacity.

The building was re-roofed in 2013. The condition of this building is safe but marginally acceptable for residential living.

Clark Hall has 23,545 square feet and has a replacement value of \$5,321,775.63.



CLEARWATER HALL:

Clearwater Hall, located on Main Street in downtown Lewiston, consists of new construction (east side of facility) which is integrally joined on the west side to a renovated former office building which had been destroyed in a fire in 1994 (the “Adams Building” built shortly after the turn of the 19th century by descendants of John Adams and John Quincy Adams). Construction of the modernized facility was accomplished by a private developer for use as a college residence hall. Upon completion of the project in 2006, the college leased the housing facility from College Town Development Idaho LLC. In April of 2009, LCSC purchased the property for use as a college-owned and managed residence hall.

The four-story unit contains 117 living units arranged in suites with two to four bedrooms, each sharing a bathroom, living room, and cooking area. A major upgrade of the unfinished west end of the first floor was completed in 2012, including the creation of the space now used by the Adult Learning Center. A build-out to the center section of the first floor houses the Small Business Development Center.

The facility area is 34,396 square feet, with a replacement value of \$7,959,424.00.



EXPEDITION HALL

Expedition Hall is a two-story building with a daylight basement. It has wood framed interior walls with brick veneer; the wood truss roof system is fitted with a new asphalt shingle roof. The building was donated by Walla Walla Community College in Walla Walla, Wash. The structure was cut into two halves and transported to the campus in Lewiston in 1948.

The building contains the KinderCollege Daycare program, Social Work faculty and staff along with elements of the Early Childhood Development program. Each level of the building has grade access that makes it accessible for handicapped persons. Idaho Division of Public Works Project 15-151 provided for new doors, windows, major electrical and HVAC renovation.

The building is 8,216 square feet and has a replacement value of \$1,829,620.83.



LIBRARY:

Built in 1990, the Library houses the college library functions –Testing Center, Spanish Lab/Writing Center, and Communications & Marketing.

The two-story part of this masonry building is the Library proper and includes large stack areas along with administration space, classrooms, computer lounges, and interactive centers, including the Writing and Spanish Labs. The building also contains a television studio and a classroom equipped for distance education along with media distribution and graphic production activities.

As one of the newer structures on campus, the Library is in good overall condition. It was designed to allow expansion to the east by the use of removable wall sections at current window locations.

Upgrades to the facility (requested as part of PBFAC FY2014) were completed, including removal of the obsolete fire suppression system in the Library server room, replacement of the building’s external chiller unit, and renovation of the large Telecommunications Center Classroom (TCC). A new Teaching and Learning Center was established in the area formerly occupied by the “Library Commons” computer lab, and became fully operational in 2015. Idaho Division of Public Works Project 18-151 to replace HVAC controls was completed in 2019.

The Library 53,073 square feet in area and has a replacement value of \$13,025,545.33.



MECHANICAL TECHNICAL BUILDING

Constructed in 1969, the Mechanical-Technical Building (MTB) was built on the site of the original Industrial Arts Building. The Mechanical Technical Building was built using Economic Development funds earmarked for vocational training programs. It is a two-story masonry building with all but approximately 20% being on the ground level. The building was completely destroyed by fire in 1984.

The Collision, Diesel and Welding programs are the primary occupants of the original, reconstructed building. Both are accessible by handicapped persons and had modern roofing installed in 2011. A new chiller was installed in Mechanical Technical in the winter of 2009. The main transformer for the facility’s power supply was replaced in 2015.

The Mechanical Technical Building is 59,143 square feet and has a replacement value of \$18,714,975.01.



MERIWETHER LEWIS HALL:

Meriwether Lewis Hall is a three-story masonry building with a full basement. Built in four phases, the first facility was constructed on the site of Old Lewis Hall in 1970 and was approximately one sixth the size of the current building. Other phases, completed in 1977 and 1981, increased the total size, added an elevator to serve all floors, included a theater-style classroom room, and provided facilities for the Nursing program.

MLH now houses offices, classrooms and laboratories for Physical, Life, Movement & Sport Science. Two large general-purpose classrooms are equipped for distance education programs. Following the completion of the new Nursing/Health Sciences Building (Sacajawea Hall) in 2009, a major ID Division of Public Works (DPW) project was completed which reconfigured the 1960s-vintage laboratory spaces and offices in the MLH to bring them up to modern standards. Public Safety offices are located at the northwest corner of the first floor.

A series of upgrades has brought the MLH elevator into compliance with ADA code, and the fire alarm system for the building was upgraded as part of the elevator project. A new chiller was installed in 2009. A new roof was installed in 2019 with the assistance of DPW Project 18-152.

Meriwether Lewis Hall is 38,860 square feet and has a replacement value of \$ 12,296,703.40.



MUSIC BUILDING:

The “new” Music Building was originally a church located near campus and later a local Boy Scouts of America headquarters. It was built in 1949. In 1994 LCSC purchased the building and converted the two large rooms into music classrooms to accommodate dance and music programs; these rooms need physical and technological improvements. Offices and practice rooms make up the rest of the buildings current use.

The facility is displaced from – but lies within easy walking distance of – the main campus. Future development of this property would be subject to a rezoning or conditional use permitting process. This single-story brick structure is accessible to handicapped persons; it was given a new roof in 2008.

The Music Building is 5,527 square feet and has a replacement value of \$852,639.98.



NORTH LEWISTON TRAINING CENTER:

The North Lewiston Training Center building was donated to the Foundation by DeAtley Corporation in November 1999 and acquired by Lewis-Clark State College in March 2010. Before it was moved to its current location, the complex of portable units was located on Snake River Avenue, where it served as the main office for DeAtley Corporation.

The facility is comprised of six modular units, totaling 4,900 square feet, under a single roof. It houses LC State's Workforce Training programs which include Allied Health, computer classes, apprentice classes, and technical and industrial classes. In the fall of 2012 the leaky roof was replaced with a new roof at a cost of \$66,447. Climate control of the facility is provided by six externally mounted heat pump units, five of which were replaced in 2013.

The NLTC is 4,900 square feet and has a replacement value of \$465,744.92.



PARRISH HOUSE:

The Parrish House residence facility, located two blocks north of the main campus, was built in 1956 as a private apartment complex and was acquired by the college in 1993 (for \$130,000) for use as student housing. The 8,500 square foot facility has 19 bedrooms, three single bathrooms (sink, toilet, shower), a powder room (sink and toilet only), and four full bathrooms. The facility also contains a laundry area, a living-dining-kitchen area, a large utility room, and a mail room. The unit is served by a gas boiler. Roofing repairs and carpeting upgrades were completed in the summer of 2012.

While still safe, the aging unit does not meet the standards expected of a contemporary residence facility, and planning is underway to determine the long-term disposition of the facility.

Parrish House is 8,500 square feet and has a replacement value of \$1,397,162.33.



PHYSICAL PLANT/CENTRAL STORES WAREHOUSE:

The Physical Plant building was built in 1920 and was used as a fire station until the college acquired it. In 1970 the Central Stores warehouse was built south of the plant building forming a secure complex that houses the physical plant shops and offices, motor vehicles, custodial supplies warehouse, and general shops storage.

LC State's Permanent Building Fund request for an expansion of storage space was approved in the FY2014 planning cycle, and the new storage facility, located within the Physical Plant parking and loading area, was completed January 2016.

The Physical Plant building is 8,708 square feet with a replacement value of \$577,876.17. Central Stores warehouse is 5,120 square feet with a value of \$423,546.14.



PRESIDENT’S RESIDENCE:

Built in 1905, the President’s Residence is a two-story Queen Anne Victorian home built for J.O. Bender, a Lewiston attorney, for the cost of \$7,200. James Nave, the preeminent architect at the time, designed the house along with many other renowned Lewiston buildings. The multi-gabled roof of this elegant home has Queen Anne styling, cedar clapboard siding, a wrap-around porch, turned port balustrade, and boxed cornices with ornate brackets. After its completion, the Tribune reported the “outside architecture is of the most pleasing character and the residence will be one of the most attractive on Normal Hill.” There were three previous owners before Lewis-Clark State College purchased the house in 1925 to serve as the president’s residence. The house was extensively renovated in 1978 under the direction of LC State President Dr. Lee Vickers and his wife Deanna, who preserved the original character of the house’s interior and exterior. It was renovated again in 1991 and reroofed in 1997 for \$44,696. It is the oldest president’s house within the Idaho higher education system.

The facility is in good general condition. A new HVAC system was retrofitted to the facility as part of a delegated Idaho Division of Public Works (DPW) FY2015 project. The wooden decking (and under supports) for the house have reached the end of their useful service life. DPW Project 19-158, initially intended to upgrade the kitchen, was used to repair the siding and porch in summer 2020. The President’s Residence is 4,200 square feet and has a replacement value of \$603,599.47.

Note: Historical information drawn from LC State archives, historian Steve Branting and *Educating the West*, written by Keith Peterson.



REID CENTENNIAL HALL:

This is the oldest building on campus, constructed in 1895 as the first college classroom and administration building. The two-story masonry building with a full basement houses Student Affairs functions and three classrooms.

In 1905, a large addition was built to the east, nearly doubling the floor area. In 1917, a fire gutted the building and completely destroyed the east wing. When rebuilt in 1918, all that was salvaged was the tower and the front and rear exterior walls. The east wing was not rebuilt nor was the spire. In 1993, in preparation for the college Centennial celebration, a replica of the old spire was put in place atop the clock tower. In 2018, as part of the college's 125th anniversary celebration, a flag was added to the top, per the tower's original design. Until 1990 the facility served as the college Library.

When the "new" Library was built in 1990, library functions moved from RCH, and it was deemed to be structurally unsuitable to resist earthquakes if remodeled. However, because of its historic nature, the building was remodeled, and the project cost was expanded and included extensive work to stabilize it. At that time, elevator accessibility was also added.

The condition of this building is satisfactory. Due to the age of the structure, the state facilities inventory identifies its status as "Remodeling A," needing modifications that are less than 25% of the current value. A new external chiller system for the facility was installed through an FY2014 PBF-funded project.

Reid Centennial Hall is 28,083 square feet and has a replacement value of \$8,886,472.49.



SACAJAWEA HALL:

The Nursing & Health Sciences building was completed in the summer of 2009 and sits on approximately 1.9 acres on the northwest corner of campus. This building has become one of the focal points for the campus. The 60,000 square foot, two-story building includes laboratories, classrooms, two large lecture halls, and faculty offices, and is completely handicapped accessible. The building features cast-in-place concrete and structural steel infrastructure with steel joist, metal decks and steel framing. The exterior is a combination of brick and concrete plaster stucco over gypsum board sheeting.

The first floor of this building houses nursing labs, simulation rooms, practice hospital rooms, classrooms and faculty offices. The second floor houses science labs, preparation spaces, chemical storage areas, and faculty offices.

The building construction cost was \$16,000,000 and the current replacement value of the facility is \$20,693,910.59.



SAM GLENN COMPLEX:

This building is a two-level, daylight basement, masonry structure comprised of four circular elements. It was built in 1971 using Economic Development funds earmarked for vocational training programs. Initially the basement level was not finished. Following several major expansion phases, the entire building is now finished. Career & Technical Education programs continue to be major tenants of the facility, and other functions now located in SGC include Student Health Services and the Information Technology Department.

A new chiller was installed in 2009. The classrooms are in satisfactory condition; new carpet was provided for several classrooms in the summers of 2012 and 2013. Self-help projects have been used to upgrade some of the office and classroom spaces, and there were also major upgrades of classroom furniture in 2012. The roof of the facility was replaced as part of an FY2014 PBF project. Idaho Division of Public Works Project 18-150 to upgrade the HVAC system was completed in the summer of 2020.

The Sam Glenn Complex is 60,962 square feet and has a replacement value of \$18,570,078.55.



SCHWEITZER CARREER & TECHNICAL EDUCATION CENTER:

The Schweitzer Career & Technical Education Center is LC State’s newest building and construction was completed in 2020. The facility houses seven of the Technical & Industrial programs. The main building is a three-story steel-built structure with two attached prefabricated metal buildings. The facility has 22 classrooms/labs, a 16-bay auto shop with two separate dynameter labs, one outdoor classroom for HVAC, a community conference room, a learning resource center, four student breakout areas and a lunch area. There are two parking areas and the sustainable landscaping is comprised of regional prairie grasses and local stone for minimal water usage, care and maintenance.

The Schweitzer Career & Technical Education Center is 86,169 square feet and has a replacement value of \$19,561,600.



SPALDING HALL:

This three-story masonry building, with basement, was constructed in 1924. The building is named after pioneer educator Eliza Hart Spalding, who, with her husband, Henry, established the famous mission school at Lapwai for the Nez Perce people. Spalding Hall was originally a spacious dormitory designed for young women. Its “sleeping porches” could accommodate 72 female students who slept in groups of four and enjoyed all the modern amenities of the time, including hot and cold running water, wardrobes, and study halls. In 1930, Spalding Hall became the official men’s residence at the college, and later in the same decade the building served as the district headquarters for the Lewiston Civilian Conservation Corps (CCC). Still later, Spalding Hall provided residences for married students until the building closed in 1950. Reopened in 1966, Spalding was remodeled into offices. In 1975 a fire damaged the basement. The entire building was refurbished in 1977.

In 1994, construction of an elevator made the building handicapped accessible. Other projects the same year added accessible restrooms, new roofing and new windows. In 1996, the masonry was cleaned and re-grouted; the terrazzo accent areas were refinished or repainted. The facility was re-roofed in 2015. With the assistance of Idaho Division of Public Works Project 16-151, the building was refurbished to include upgraded classrooms, conference, office spaces, including energy efficient windows and doors, improved lighting, flooring repairs, re-carpeting, HVAC and electrical improvements at the cost of \$3,156,102. The project was complete the summer of 2018 and earned the City of Lewiston Historical Commission’s 2018 annual “Orchid Award” for historical preservation and renovation.

Spalding Hall is 20,063 square feet and has a replacement value of \$6,254,833.



STUDENT UNION BUILDING/CENTER FOR STUDENT LEADERSHIP:

The original two-story masonry structure was built in 1974 on the site of outdoor tennis courts. In 1999, the Student Union Building/Center for Student Leadership was completely remodeled. At that time the college Bookstore and the Williams Conference Center, which are attached to the SUB, were also improved. As a result, this complex is modern and attractive.

The Williams Conference Center has movable walls which make the center flexible with several possible room configurations which will accommodate various uses. The movable walls were showing signs of wear and tear and were replaced with new ones in 2018 with the assistance of Idaho Division of Public Works (DPW) Project #17-153. Upgrades to the HVAC system for the WCC were carried out in an FY2010 DPW project.

A unique aspect of the Student Union Building is the kitchen and serving area. This area is designed to prepare and serve food for 600 customers per hour; including dish washing and seating. A concessions contract to provide all food service needs of the college is currently held by Sodexo Corporation.

In addition to the bookstore (Follett Higher Education Group) and conference area, this building is home for food services and dining, the student radio station, student government, club offices, the Pathfinder, Jitterz coffee house, student lounge, a computer room, and an amphitheater. The 1999 remodel was funded entirely by student fees and all areas are handicapped accessible. A new roof was installed on the SUB (and adjoining Bookstore and Williams Conference Center area) in 2015.

The Student Union Building is 49,326 square feet and has a replacement value of \$15,377,854.



TALKINGTON HALL:

Talkington Hall was built in 1930 as a women's dormitory. This three-story masonry building is named for Dr. Henry L. Talkington who was Chairman of Social Sciences from 1899 to 1939.

The old kitchen and the third-floor lounge were converted to student-use rooms in recent years. Gutters were installed in 1996, the building was re-roofed in 2008, and in the summer of 2009 new windows were installed and floors were improved.

Several priority upgrades were completed in 2012, including installation of an ADA-accessible elevator, asbestos abatement, electrical and lighting upgrades, fire alarm and sprinkler improvements, and ADA door modifications. Self-help efforts have been undertaken to refurbish wooden floors and replace worn carpets.

Talkington Hall is 21,866 square feet and has a replacement value of \$4,869,239.



TENNIS CENTER:

The Tennis Center was built in 1976. It is a metal building that houses four indoor tennis courts. It is used as a recreational center, physical educational center, interscholastic tennis facility and classroom. A renovation of the entrance, restrooms, office, and team areas was completed in 2015 with funding provided from private donors and the Lewis-Clark State College Foundation. On the west side of the center there is an office and restroom. This office is the main entrance of the center and is handicapped accessible. The interior ceiling (which was covered with a sprayed acoustical treatment) was re-covered in 2011.

The tennis center is 24,964 square feet with a replacement value of \$1,657,936.



THOMAS JEFFERSON HALL

This facility has changed names over the years as its uses evolved. Built in 1910, the facility hosted the college's domestic sciences/home economics programs. As missions shifted in later years, the facility served in a wide variety of functions as the Science Building, Music Building, and Fine Arts Building, hosting various programs, offices, and classrooms. Following the renovation of the facility in 2012-2013, the structure became home to the Business & Computer Science Division and was renamed "Thomas Jefferson Hall" in light of that president's contributions to the opening of the West (including the Louisiana Purchase and the commissioning of the Lewis and Clark expedition which is commemorated in several other LC State facility names). Historically and architecturally speaking, the building is one of the most interesting edifices on campus. Kirtland K. Cutter, one of the most influential architects in the northwest at the turn of the century, designed the original building. The original structure cost \$25,000.

In 2004, an elevator and restroom addition were added making the entire building handicapped accessible and blending into the historic architecture. The building was re-roofed in 2008, and a total renovation of the main portion of the building was completed in March 2013 at a cost of over \$1.9M. The college received the City of Lewiston's 2014 "Orchid Award" for historic preservation and renovation for this project.

The building contains 11,011 square feet and has a replacement value of \$3,294,268. CBIZ appraised the building at \$3,149,800 in December 2016.



WITTMAN COMPLEX

As part of the 1986 rebuilding process, the Wittman Complex, also known as the Industrial Agricultural Building, was erected on the south side of 11th Avenue, opposite the Mechanical Technical Building. The Wittman Complex is a single level facility fitted with large lab areas for training in auto-body repair, and the repair of industrial and agriculture equipment. A 25-seat general use interactive classroom is in satisfactory condition. In 1996, a classroom, laboratory, and storage facility were added to the complex to address critically-needed storage space for the then School of Technology's training aides and to provide classroom and laboratory space for the Major Appliance Service Technician Program.

The Wittman Complex is 26,512 square feet and has a replacement value of \$8,265,370.

Appendix

a. Appendix A: Major Building Information Summary

Building	Year Built	Heat	A/C	Fire-Sprinklers	Fire Alarms	Major Renov.	Replacement Cost
Activity Center	2006	Local Boiler	Central	Yes	Yes	n/a	\$19,550,077.96
Administration Bldg.	1921	Central Boilers	Window + Central	No	Yes	1970	\$9,765,821.78
Center for Arts & History	1883	Local Boiler	Central	Yes	Yes	2010	\$2,587,855.78
Clark Hall	1951	Central Boilers	Window	Yes	Yes	1994	\$5,321,775.63
Clearwater Hall	2006	External + Central	Window + Central	Yes	Yes	2012	\$7,959,424.00
Expedition Hall	1948	Central Boilers	Window	No	Yes	2015	\$1,829,620.83
Library	1990	Central Boiler	Chiller	Yes	Yes	1990	\$13,025,545.33
Mechanical Technical Bldg.	1969	Local Boilers	Chiller (new 2009)	Yes	Yes	1984	\$18,714,975.01
Meriwether Lewis Hall	1970	Central Boilers	Chiller (new 2009)	Yes	Yes	2012	\$12,296,703.40
Music Bldg.	1949	Local Boiler	Central (x3)	No	Local	1997	\$852,639.98
North Lewiston Training Center	1980	External Heat Pump	6 external units	No	No	N/A	\$465,744.92
Parrish House	1956	Local Boiler	Central	No	Yes	2012	\$1,397,162.33
Physical Plant complex	1920	Local Boiler	Central	No	No		\$577,876.17
Reid Centennial Hall	1895	Central Boilers	Chiller	No	Yes	1992	\$8,886,472.49
Sacajawea Hall	2009	Local Boilers	Chiller	Yes	Yes	N/A	\$20,693,910.59
Sam Glenn Complex	1971	Gas Furn. + Boiler	Chiller (new 2009)	Basement only	Yes	1996	\$18,570,078.55
Schweitzer Career & Technical Education Center	2020	Gas Boiler	Air Cooled Chillers	Yes	Yes	n/a	\$19,561,600.00
Spalding Hall	1924	Local Boiler	Window	No	Yes	2018	\$6,348,655.71
Student Union Bldg./Center for Student Leadership	1974	Central Boilers	Chiller	Yes	Yes	1999	\$15,608,522.69
Talkington Hall	1930	Central Boilers	None	No	Yes	2011	\$4,942,278.44
Tennis Center	1976	Gas Co-Rayvac	None	No		2015	\$1,682,805.95
Thomas Jefferson Hall	1909	Hydronic	Central	Yes	Yes	2012	\$3,343,682.07
Wittman Complex	1985	Gas Furnace	Central	In building and paint booth	Yes	1998	\$8,389,351.53

b. Appendix B: Major Initiatives (six-year plan) as submitted to Div. of Public Works in FY2023

Lewis-Clark State College's six-year plan, submitted to the Idaho Division of Public Works annually, includes renovations and plans for facilities and buildings. The focus of the six-year plan is primarily renovations associated with existing facilities to ensure LC State is a good steward of Idaho's state properties and resources. Conceptual ideas for potential new facilities include a Living and Learning Center to expand resident student housing in conjunction with student support services, tutoring, and teaching and learning instructional spaces, and completion of phase 2 of the Career & Technical Education Center concept to house LC State Technical & Industrial programs together and increase capacity, allowing program expansion as well as increased synergies associated with Workforce Training. The list below is in order of priority as presented in the Division of Public Works request for FY2023. Note these are subject to change as the educational environment evolves.

1. The first priority is to address infrastructure and safety needs associated with the Wittman Complex and Mechanical Technical Building. These include updates to the HVAC and fire alarm systems in both buildings. Additionally, the Wittman Complex needs a fire sprinkler system update.
2. The Sam Glenn Complex, which serves as the education hub for LC State Business Technology & Service programs, needs remodeling to address safety issues and refresh a building that has not had a major revitalization since 1996. The request includes replacing the failing ceiling tile structure, installing new carpeting and addressing other minor repairs and necessary related painting.
3. Meriwether Lewis Hall needs safety updates to the HVAC, electrical, alarm, and sprinkler systems. Plumbing and flooring upgrades are also essential.
4. Talkington Hall needs safety updates such as HVAC, plumbing, electrical, and full bathroom remodels.
5. The Administration Building updates include HVAC, stairwell restoration, and window upgrades for energy efficiency.
6. Reid Centennial Hall needs safety and system upgrades such as plumbing, electrical and HVAC. The basement walls need to be re-plastered. Bathrooms throughout the building need updates and the main floor needs an ADA accessible bathroom.
7. The Central Heat Plant is reaching end-of-life and needs to be replaced with an energy efficient system. The 2021 deferred maintenance study indicates this facility needs major upgrades to the boiler system and/or a master planning effort is recommended. There are six buildings that currently utilize steam from the heating plant: Reid Centennial Hall, Administration Building, Expedition Hall, Student Union Building/Center for Student Leadership, Meriwether Lewis Hall, and Talkington Hall. A review and determination of what is in LC State's best interest from an efficiency and effectiveness standpoint is needed.
8. The Living/Learning Center & General-Purpose Facility would be a new facility with a combined use for residential and instructional purposes. A multiuse facility will allow LC to increase its residential student population and provide additional multipurpose classroom space to support instructional programs.
9. The CTE/Workforce Training Center represents the full vision of the original plan. This phase 2 CTE facility would include labs and classrooms to support increased capacities, facility and equipment upgrades for technical and industrial programs as well as non-credit, workforce training students.
10. The Music Building needs to be renovated, including possible repurposing of space usage. Renovation needs include updates to the HVAC, fire, and alarm systems and replacement of flooring. A review of the electrical and plumbing systems should take place for evaluation of suitability (possible end-of-life conditions).

PROJECT DESCRIPTION/ LOCATION	FY 2023 \$	FY 2024 \$	FY 2025 \$	FY 2026 \$	FY 2027 \$	FY 2028 \$
Wittman Complex/MTB System Updates	\$3,763,200					
Sam Glenn Complex Remodel	2,352,000					
Meriwether Lewis Hall Remodel	17,640,000					
Talkington Hall Remodel		\$14,112,000				
Administration Building Updates		4,468,800				
Reid Centennial Hall Remodel		14,112,000				
Central Heat Plant			\$35,280,000			
Living/Learning Center & Student Support Instructional Facility				\$29,400,000		
CTE/WFT					\$29,400,000	
Music Building Repurposing						\$17,640,000
TOTAL	\$23,755,200	\$32,692,800	\$35,280,000	\$29,400,000	\$29,400,000	\$17,640,000