LCSC Campus Facilities Master Plan
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INTRODUCTION

Title: The full title of this plan is “Lewis-Clark State College Campus Facilities Master Plan: (FY2010-2014).” The abbreviated title is “LCSC CFMP (FY10), or simply “CFMP” in references throughout the plan, below.

Authority/Office of Primary Responsibility: The CFMP was developed in 2005 in response to one of the initiatives within LCSC’s integrated strategic planning, programming, budgeting, and assessment process; namely, Presidential Program Guidance initiative “PG-06-30: Campus Facilities Master Plan.” The CFMP is one component of LCSC’s “family of plans” which supports the LCSC Strategic Plan. The CFMP is approved by the President of LCSC for use in facilities planning. The office of primary responsibility for the content, review, and periodic 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, phone (208) 792-2240.

Release/Handling Instructions: This plan and the accompanying attachments contain no confidential or restricted information. The plan is accessible to LCSC employees and content of the plan may be released to members of the general public upon request.

Review and Revision of the Strategic Financial Plan: This plan is reviewed and revised on an annual basis to present information current as of the beginning of each fiscal year (i.e., as of July 1st of each year). Notwithstanding this annual review cycle, suggestions for improvements to the plan, or any other element of LCSC’s facilities management processes, are encouraged at any time, and, upon approval, will be implemented immediately via a change notice.

Purpose: The purpose of the Campus Facilities Master Plan is to:
1. Document the current physical layout (building inventory, maps) of LCSC facilities, including an assessment of significant repairs/upgrades needed for each facility.
2. Summarize recent and ongoing major construction projects at LCSC.
3. Outline future facility proposals to address projected enrollment growth and program needs that are identified in the LCSC strategic planning process.
4. Provide a prioritized list of facilities projects submitted by LCSC to the Permanent Building Fund Advisory Council (PBFAC) and Legislature covering the strategic planning timeframe.
5. Address the planning and coordination process used by college units for relocations, remodeling, and new construction requests.
6. Provide an overview of LCSC facilities and infrastructure issues to support planning by LCSC senior administrators and functional area managers.

ENVIRONMENTAL SCAN (CONTEXT FOR PLANNING)

Overview: Since its founding in 1893, Lewis-Clark State College has grown from an isolated facility built in empty fields on Normal Hill to serve a few dozen students at the turn of the 19th Century, to a sprawling complex covering over 46 acres in Lewiston, with teaching facilities in Coeur d’Alene and other outreach centers in Northern Idaho. LCSC’s facilities now serve over 4,000 degree-seeking students each year and thousands of other customers pursuing non-credit programs. Renowned for its picturesque campus and comfortable family atmosphere, the college seeks to preserve these aesthetic qualities as it modernizes and expands its facilities to meet the
challenges and opportunities associated with the growing demand for its programs in the 21st Century.

**Situational Assessment:** A scan of the strategic environment reveals a number of key factors and assumptions that influence LCSC’s campus facilities planning effort.

1. **Projected Enrollment Growth:** The LCSC Strategic Plan envisions that student headcount will continue to grow through the current five-year strategic planning window (FY10-14) at an estimated rate of 3% per year at both the Lewiston campus and in the Coeur d’Alene area. It is estimated that the current infrastructure on the Normal Hill campus can comfortably sustain approximately 5,000 students without major new facility construction (assuming building renovations and parking expansion continue at a steady rate and that older buildings are upgraded and made more efficient). The college assumes that headcount in Coeur d’Alene will reach 1,000 or more in the next 15 years if recent growth rates continue.

2. **Operations Tempo:** While the physical capacity of facilities on the Lewiston campus is sufficient to absorb projected growth in enrollment, it will be necessary to spread use of the existing facilities throughout the day, evening hours, and weekends to accommodate increased demand for instructional programs. Therefore, even without the addition of major new buildings over the next five year planning window, the operational support for LCSC facilities will increase in terms of utilities usage, wear-and-tear, and custodial and maintenance manning.

3. **Normal Hill Priorities:** Major investment in new instructional and support space in Lewiston (in terms of classrooms, laboratories, research space, employee offices, library floor space, etc.) will have a lower strategic priority in LCSC’s infrastructure planning for the next five years than investment in upgrades and renovation of those existing facilities which require major maintenance to sustain their useful service lives. The most likely candidates for acquisition of new space are increased dormitory capacity (as the number of residential students at LCSC continues to grow, and as older units have begun to reach the limits of their useable life), and additional parking lots, as increased student enrollment and employee parking needs create pressure on the surrounding neighborhoods.

4. **Coeur d’Alene Priorities:** The strategic situation for LCSC’s facilities in Coeur d’Alene (CdA) is different than the infrastructure situation for Lewiston, described above. In CdA, existing facilities are relatively new and in good condition, but already filled to capacity. Anticipated growth rates in CdA will necessitate a strategy of expanding available classroom and office spaces through new construction, leasing, and, hopefully, collaborative projects with LCSC’s higher education partners, including North Idaho College (NIC) and the University of Idaho (UI).

5. **Funding Pressures:** Attainment of the above strategic objectives will be complicated by the current fiscal environment in Idaho, where new construction is becoming increasingly difficult to “sell” to a revenue-strapped Legislature, which increasingly looks to private funding, partnership ventures, and/or bonding to support needed construction. LCSC’s budget requests for the Lewiston campus will stress stewardship and protection of the State’s existing investment in capital infrastructure. Meanwhile, the continuing population growth and tax base increase in the Northern Panhandle make new capital construction projects more feasible in the Coeur d’Alene area, where facilities are nearing full capacity.
6. **Student Fees:** With the passage of legislation in 2005 to permit tuition (vice “student fees”) in most of Idaho’s colleges and universities, it is now legal for LCSC to use student fees to help offset the direct costs of instruction—this (at least in theory) relieves some of the pressure on appropriated funds needed for facilities and facility operations, and should allow the college to more easily target available dollars to its highest strategic priorities, whether related to instructional costs or infrastructure needs. While the flexibility to target revenues at the highest needs for the college is a welcome policy change, this positive change has been offset by the impact of dramatically increased enrollment, coupled with lagging support from the Legislature to provide funds to meet the needs generated by that growth.

7. **Budget Picture (FY2009-2011):** A steady trend of increased State funding for LCSC was disrupted when, starting in FY2009, Idaho lawmakers took steps to balance the budget during the continuing economic recession. The Governor imposed a 4% and then an additional 3% holdback in FY09. Subsequently, a 10% reduction in LCSC’s General Fund baseline was made by the Legislature in FY2010, the effects of which were offset partially by Federal stimulus dollars ($800K) and a 7% increase in student tuition. On September 25, 2009, the Governor mandated a 6% holdback for college and university funding for the ongoing year (FY10), amounting to over $800,000 in reductions for LCSC. It is likely that cuts of approximately this magnitude will be carried into the FY11 budget by the Legislature. Simultaneously, the State Division of Public Works (DPW) has begun to identify projects which could be delayed in order to meet its share of the statewide budget reductions. This has directly impacted at least one of LCSC’s previously-approved Alteration and Repair (A&R) projects for FY10 [this will be discussed in more detail in a following section of this plan dealing with major construction projects.] LCSC’s administration assesses that the college will, through prudent planning and budgeting, be able to weather the latest round of cuts without draconian cuts to essential programs; however, the austere budget environment will make it imperative to husband facilities dollars so that essential projects and facilities operations can be supported, while minimizing expenditures on needs which can be deferred.

8. **City of Lewiston Issues:** In 2004, the City formed a Normal Hill Task Force (comprised of local citizens, LCSC, St. Joseph Regional Medical Center, and the Lewiston School District) to develop recommendations on the future development of the Normal Hill area. This initiative has made halting progress, and encountered some controversy over possible future uses of the area, and there are no clear recommendations in place, yet. Nevertheless, the effort has helped to highlight sensitivities by some community members with respect to particular blocks of homes that should be avoided as the governmental and medical facilities grow (located primarily to the north and west of LCSC), and some neighborhood blocks have adopted “residential” parking restrictions which have increased the pressure on LCSC’s limited parking facilities. This has been one of the drivers behind LCSC’s recent parking expansion projects. Also, the City recently imposed a storm water utility fee on all households and organizations within City limits, including LCSC and other tax-exempt governmental entities. LCSC continues to work with the City to address runoff and storm water needs, while the legality of the City’s storm water fee is under review. Improving communication and coordination with the many City departments which often become involved in LCSC facilities projects remains a high priority for the college.

9. **Coeur d’Alene (CdA) “Education Corridor”:** LCSC facilities planning in CdA operates in a different strategic environment vis-à-vis the Normal Hill situation. LCSC operates as a partner to North Idaho College (NIC) and the University of Idaho (UI) in CdA. Current programs are concentrated in a converted restaurant—“Harbor Center”—which is rented by
LCSC Campus Facilities Master Plan

UI and sub-leased to LCSC. With approximately 400 students in LCSC’s CdA programs, the college also rents classroom space in a mall (Harbor Plaza) near Harbor Center. All three schools have been essentially land-locked in very expensive residential property. The City of Coeur d’Alene and the three higher education institutions are now engaged in a planning effort to explore the possibility of expanding facilities adjacent to the NIC campus along the Spokane River, using land from a former saw mill, to create an “Education Corridor” which would enhance the higher education presence and economic development of Idaho’s northern panhandle region. [More information on this collaborative effort will be provided in the subsequent section which deals which outlines LCSC’s future capital construction projects.]

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LCSC FACILITIES PLANNING GUIDELINES

1. **Architectural Guidelines (Lewiston Campus):** As LCSC’s Lewiston campus grows and as facilities and grounds are upgraded to meet the demands of the College’s mission, architectural planning should take into account the need to preserve the esthetic appeal and stylistic coherence of the Normal Hill complex.

   a. **Building Designs.** Architectural designs should complement the scale and exterior motifs of the signature buildings on campus. Exteriors should be compatible with, and fall within the stylistic boundaries defined by the heritage structures on campus (as exemplified by Reid Centennial Hall and the Administration Building) and, in terms of modern styles (e.g., the Library and Activity Center). 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.

   b. **Landscaping Guidelines.** Open spaces should be designed to emphasize grass areas, with deciduous trees (elms, maples, dogwoods) planned for perimeters to complement the ambience of the Normal Hill area. Any prominent sculptures should not dilute the impact of the Corps of Discovery fountain located adjacent to Reid Centennial Hall.

   c. **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.

   d. **Campus “Gateways” and Perimeter.** As the footprint of the Lewiston 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. Buildings, 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

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have walk-on access to most sections of the campus and to the neighboring community.

e. **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 esthetics of the College will be avoided.

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

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**BUILDINGS OVERVIEW**

Eighteen major buildings are located on the 46 acre main Lewiston Idaho Campus, which houses all of the academic and academic support functions of the College. Thirty-five other structures are also maintained—these include storage, maintenance, and special-use facilities; and residential units.

**Major buildings are:**

Activity Center East/West  Administration Building
Clark Hall  Fine Arts Building
International Programs Office  Library
Mechanical Technical Building  Meriwether Lewis Hall
Music Building  Physical Plant
Reid Centennial Hall  Sacajawea Hall
Sam Glenn Complex  Spalding Hall
Student Union Building  Tennis Center
Talkington Hall  Wittman Complex

**Other Structures include:**

Homes purchased for eventual demolition to make room for college expansion
Maintenance and warehouse areas operated by the Physical Plant Department
Moser Observatory  Art Building
Harris Field structures  President’s Home
Parrish House  North Lewiston Training Center & Skid Pad
The York House  Pi’amkinwaas American Indian Center

**Regional LCSC facilities outside of Lewiston include:**

Coeur d’Alene facilities (Harbor Center, Harbor Plaza)
Outreach Centers (Grangeville, Orofino)
## Building Information

<table>
<thead>
<tr>
<th>Building</th>
<th>Year Built</th>
<th>Heat</th>
<th>A/C</th>
<th>Fire-Sprinklers</th>
<th>Fire Alarms</th>
<th>Major Renov.</th>
<th>Classrooms Number/Capacity</th>
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<tr>
<td>ACTIVITY CENTER ADMINISTRATION</td>
<td>2006</td>
<td>LOCAL BOILER</td>
<td>CENTRAL A/C</td>
<td>YES</td>
<td>YES</td>
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<td>WINDOW + ROOF</td>
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<td>1994</td>
<td>0</td>
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<td>1962</td>
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<td>CHILLER</td>
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<td>1990</td>
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<td>MECHANICAL TECHNICAL BLDG</td>
<td>1969</td>
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<td>CHILLER</td>
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<td>YES</td>
<td>1984</td>
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<td>MERIWETHER LEWIS HALL</td>
<td>1970</td>
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<td>YES</td>
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<td>1949</td>
<td>INDIV RM FURN</td>
<td>CENTRAL</td>
<td>NO</td>
<td>LOCAL</td>
<td>1997</td>
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<td>1895</td>
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<td>YES</td>
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<td>SACAJAWEA HALL</td>
<td>2009</td>
<td>LOCAL BOILERS</td>
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<td>YES</td>
<td>N/A</td>
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<td>SAM GLENN COMPLEX</td>
<td>1971</td>
<td>GAS FUR +BOILER</td>
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<td>SPALDING HALL</td>
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<td>WITTMAN COMPLEX</td>
<td>1985</td>
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<td>PAINT BOOTH</td>
<td>YES</td>
<td>1998</td>
<td>11/200</td>
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| Total Classroom Capacity | 109/3770  |
|                         | (34.6 AVG)|

### Other Buildings and Construction Dates:

- Physical Plant Complex 1920
- Tennis Center 1976
ACTIVITY CENTER:

Built in phases the Activity Center was partially occupied in 2005 and finished in 2006. It is a three story, masonry structure that includes classrooms, offices for Kinesiology and Athletics, a fitness center, intramurals and two gymnasiums. The building has a multi level, modern single ply roof, hot water boiler heat, and a central air conditioning/chiller system. As a new building, there is no deferred maintenance.

The condition of this building is excellent. The Activity Center is 106,000 square feet and has a replacement value of $15,115,618.
ADMINISTRATION BUILDING:

Built in 1921, the Administration Building is a two story, masonry structure currently housing administrative offices including the President, Provost, and Vice President for Finance and Administration, with six classrooms including the Silverthorne Theater. The building was re-roofed in 2009, the windows and exterior were refurbished in 1994, and the interior finish is well-maintained. All classrooms need technological and physical upgrades.

Funding for a major renovation of the Administration (Phase I: Silverthorne Theater) is requested for FY 2011.

The condition of this building is satisfactory. However, because the structure is 80 years old, the state facilities inventory identifies its status as “Remodeling A”; needed modifications are less than 25% of current value. The Administrative Building is 26,280 square feet and has a replacement value of $4,881,824.
CLARK HALL:

During the time Clark Hall was being constructed by the CCC, Lewiston Normal School was closed by the Legislature. Completed in 1951 the building remained empty until the College reopened in 1956; it was then occupied as the Men's Dormitory. It remains a dormitory today.

The building is made of poured-in-place structural concrete. The walls and ceilings are un-insulated; there is no central air conditioning system. As a result, Clark Hall is cold in the winter and hot in the summer. The concrete post structure divides the building into 16 foot square increments making it difficult to reconfigure.

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 condition of this building is safe but only marginally acceptable for residential living. Clark Hall is 23,545 square feet and has a replacement value of $3,066,887.
FINE ARTS BUILDING:

Known as the Old Science Building, and the Old Music Building, the Fine Arts Building was built in 1909. In 2004 an elevator and restroom addition was added making the entire building accessible and blending into the historic architecture. The building was re-roofed in 2008.

The condition of the old portion of the building is safe but it is only marginally acceptable for classroom occupancy. A PBFAC request, when funded, will gut the building and modernize all of the classrooms, currently eight. The Fine Arts Building is 11,011 square feet and has a replacement value of $2,007,814.
INTERNATIONAL PROGRAMS OFFICE:

The International Programs Office facility is a single 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. Originally moved to the Campus from Farragut Naval Base in 1948 to be the Campus Health Center, the building is now houses the Institute of Intensive English and the KinderCollege Daycare program as well as International Programs.

Each level of the building has grade access that makes it accessible for handicapped persons. Extensive remodel is not justifiable; functions housed in the IPO should be relocated to a modern building as funds are available. The building is 8,216 square feet and has a replacement value of $1,208,039.
LIBRARY:

Built in 1990, the Library houses the College library functions and Information Technology Media Services' (ITMS) activities.

The two story part of this masonry building is the Library proper and includes large stack areas along with administration space, a classroom and two computer room lounges with an interactive center. ITMS operates a television studio and a classroom equipped for distance education along with media distribution and graphic production activities.

As one of the newest and most modern structures on Campus, the Library is in excellent condition. It was designed to allow expansion to the East by the use of removable wall sections at current window locations. The state facilities inventory identifies its status as “Satisfactory--Suitable for continued use with normal maintenance.” The Library is 53,073 square feet and has a replacement value of $10,071,017.
MECHANICAL TECHNICAL BUILDING and the WITTMAN COMPLEX:

Completed in 1969 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. As part of the 1986 rebuilding process, the Wittman Complex was built across 11th Avenue to the South. It is a single level facility fitted with large lab areas for training in auto-body repair, the repair of industrial and agriculture equipment, and HVAC; a 25 seat general use interactive classroom is in satisfactory condition. In 2008, the College entered into a partnership with Lane Community College in western Oregon to start a dental hygiene program. A classroom laboratory and x-ray area was constructed and the first class began in the fall semester of the 2008-09 school year.

Auto mechanics, electronics, welding, and drafting programs are the primary occupants of the original, reconstructed building. Both are accessible by handicapped persons and have modern roofing installed. A new chiller was installed in Mechanical Technical in the winter of 2009. The Mechanical Technical Building is 59,143 square feet and has a replacement value of $5,882,998. The Wittman Complex is 30,865 square feet and has a replacement value of $7,163,704.
**MERIWETHER LEWIS HALL:**

Meriwether Lewis Hall is a three story masonry building; all floors are served by an elevator. Built in four phases, the first was constructed on the site of Old Lewis Hall in 1970 and was to be about 1/6 of the building area today. Other phases, built in 1977 and 1981, increased the total size, added an elevator to serve all floors, included the theater classroom room 100, and provided for the Nursing program.

MLH now houses offices, classrooms and laboratories for Natural Sciences. In addition, two large general purpose classrooms are equipped for distance education programs. There are a total of nine classrooms, and all could use updates to equipment and amenities. Following the completion of the new Nursing/Health Sciences Building (Sacajawea Hall) in 2009, there is a need to reconfigure the laboratory and other spaces in MLH to make the best use of the facility.

Recent improvements to MLH include new single ply roofing and new floor covering on the stairways. The condition of this building is satisfactory. The elevator does not meet current ADA code and a request for PBFAC support has been made to repair or replace the elevator. During design for a code compliant it was discovered that the fire alarm system needed upgrading as part of the project. A new chiller was installed in winter 2009. Meriwether Lewis Hall is 38,860 square feet and has a replacement value of $6,560,882.
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 orchestra programs; these rooms are in need of physical and technological improvements. Offices and practice rooms make up the rest of the building's current use.

This building no longer lies within the college’s growth or impact zones adopted by the City of Lewiston in December 2008. Any future development of this property will 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 $541,477.
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 pool, custodial supplies warehouse, and general shops storage.

The Physical Plant building is 8,708 square feet with a replacement value of 278,110.00. Central Stores warehouse is 5,527 square feet with a value of $446,799.
REID CENTENNIAL HALL:

This is the oldest building on Campus; it houses the Student Services functions and three classrooms. It is a two story masonry building with a full basement; it was constructed in 1895 as the first college classroom and administration building.

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. Until 1990 this was the College Library.

When the “new” Library was built, 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 this time elevator accessibility was added.

The three classrooms in RCH need to be technologically and physically updated. 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. Reid Centennial Hall is 28,083 square feet and has a replacement value of $4,664,651.
SACAJAWEA HALL:

The Nursing Health Science building was completed in the Summer of 2009 and sits on approximately 1.9 acres on the northwest corner of the main campus. This building has become a focal point for the campus. The 60,000 square foot, two-story building includes laboratories, classrooms, two tiered lecture halls and faculty offices. The building is completely handicapped accessible. The building features cast-in-place concrete, 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 $16,000,000.00
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. The second floor does not have an operable fire alarm system. Professional-Technical Programs continue to be the major occupants, but other functions now housed in SGC are Student Health and the Information Technology Department.

The building is handicapped accessible. The 18 classrooms are in satisfactory condition; new carpet is needed throughout. A new chiller was installed in winter 2009. The Sam Glenn Complex is 60,962 square feet and has a replacement value of $5,895,128.
SPALDING HALL:

This three story building with a partial basement was constructed in 1924. It was originally used as a Civilian Conservation Corps officer’s residence; it was named for Henry H. Spalding, missionary with the Nez Perce Tribe. Spalding Hall became a married student dormitory in the late 1920’s and continued in that use until 1950 when it was closed. Reopened in 1966, Spalding was remodeled into offices. In 1975 a fire damaged the basement; during the repair that was completed in 1977, the entire building was refurbished.

In 1994, construction of an elevator made the building handicapped accessible. Other projects the same year added accessible restrooms, new modern roofing and new windows. In 1996 the masonry was cleaned and re-grouted; the terrazzo accent areas were refinished or repainted.

Spalding Hall shares a large room with Clark Hall that was a dinning hall at one time. That room is currently considered part of Spalding Hall and is divided into a classroom and the Dean’s office; dorm rooms on the second floor over this area are converted into faculty offices; the balance of the building consists of faculty offices. The condition of this building is cramped and old. Because the structure is 75 years old, the State facilities inventory identifies its status as “Remodeling A”; needed modifications are less than 25% of current value. Spalding Hall is 20,063 square feet and has a replacement value of $3,577,170.
STUDENT UNION BUILDING:

In 1999, the Student Union Building 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 mostly two story masonry structure was built in 1974 at the site of the old outdoor tennis courts.

The Williams Conference Center has movable walls which, when closed, makes the center very flexible with several possible room configurations which will accommodate various uses. The movable walls are showing signs of wear and tear and should be replaced or repaired. The HVAC system is old and is not as flexible as the room. A new multi-zone HVAC system should be installed.

A unique aspect of the Student Union Building is the new kitchen and serving area. Much larger than the previous facility, 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/conference area, this building is home for food service and dining, student government, club offices, the Pathfinder, Jitterz coffee house, student lounge, a computer room, and the Amphitheater. The 1999 remodel was funded entirely by student fees and all areas are accessible. The State facilities inventory identifies The Student Union Building’s status as “Satisfactory--Suitable for continued use with normal maintenance”. The Student Union Building is 49,326 square feet and has a replacement value of $7,778,610.
TALKINGTON HALL:

Talkington Hall was built in 1930 as a girl's dormitory. The building is used for temporary office space and overflow student housing. 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 identified in preparation for the 2011 Major Capital Improvement Project funding requests: HVAC installation, asbestos abatement, electrical and lighting upgrades, plumbing, doors, fire alarm and sprinkler systems and an elevator to make the building accessible.

Talkington Hall is accessible to handicapped persons only on the first floor. The condition of this building is old; all systems and the interior appearance need to be improved. Talkington Hall is 21,866 square feet and has a replacement value of $2,806,110.
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. On the west side of the center there is a small wooden 424 square foot office and restroom building. This office is the main entrance of the center and is not handicapped accessible. The tennis center ceiling had a sprayed on acoustical insulation material applied to it but over time, the insulation has begun to fall from the rafter onto the courts.

The tennis center is 24,964 square feet with a replacement value of $1,065,543.
**Building Uses:** Instructional space (for academic and professional-technical/vocational) programs is concentrated in the core of the campus. Residential spaces are located near the edges of campus. Parking is clustered on the west, east, and south boundaries of campus.
Parking Areas: A project to extend parking north and south on 4th Street on west side of campus is currently underway.
**Water and Sewer Infrastructure:** Basic water and sewer systems supporting the college are provided by the City of Lewiston. The City follows a Strategic Plan that includes a Capital Improvements Plan and is updated with the adoption of annual budgets. Within the Capital Improvements Plan, future requirements and anticipated infrastructure in the vicinity of LCSC have been identified.

**Water:** Improvements to the water lines around the College are planned and include the replacement of 6” lines to 8” lines in the area. The primary purpose of this line replacement is to improve the fire flows in the vicinity. The upgrade is scheduled sometime after 2009. Upgrades to 8” lines or larger would be needed to support commercial development, additional institutional development, or higher density residential development. The existing water lines in the area are shown in the attached map.
Sewer: Upgrading sewer lines in Normal Hill has been a City priority for years. An extensive amount of work was done in 1990, mostly adjacent and south of the LCSC campus. Maintenance calls are still high in this area according to Public Works staff. They believe that tree roots were present in the service lateral lines. Prior to the work being completed. These laterals, owned by and the responsibility of the property receiving service should have been replaced. A second issue with the 1997 project was quality control at the juncture of new mains and old laterals. Connections have been found that do not meet city specifications. Eleventh Avenue has a 6” sewer line, whereas most of all other east west lines are 8”. This line can not accept additional flows. If additional development is proposed that is dependent on this line, it will need to be upgraded. It is expected that this upgrade will be at the developer’s expense. Sewer and storm water handling needs are being addressed in a summer 2009 project by LCSC, in coordination with the City. The map below depicts sewer lines in the area.
Off-campus properties (including rental units):

<table>
<thead>
<tr>
<th>Map Key #</th>
<th>Address</th>
<th>Bdrms</th>
<th>Type</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
<td>804 7th Street</td>
<td>1</td>
<td>apartment</td>
<td>Farley Apartments</td>
</tr>
<tr>
<td>23</td>
<td>802 7th Street</td>
<td>1</td>
<td>apartment</td>
<td>Farley Apartments</td>
</tr>
<tr>
<td>23</td>
<td>806 7th Street</td>
<td>1</td>
<td>apartment</td>
<td>Farley Apartments</td>
</tr>
<tr>
<td>23</td>
<td>808 7th Street</td>
<td>1</td>
<td>apartment</td>
<td>Farley Apartments</td>
</tr>
<tr>
<td>23</td>
<td>618 8th Avenue</td>
<td>2</td>
<td>apartment</td>
<td>Farley Apartments</td>
</tr>
<tr>
<td>23</td>
<td>620 8th Avenue</td>
<td>2</td>
<td>apartment</td>
<td>Farley Apartments</td>
</tr>
<tr>
<td>13</td>
<td>1015 6th Street</td>
<td>3</td>
<td>house</td>
<td>Purple House - Across from BB Field</td>
</tr>
<tr>
<td>10</td>
<td>809 6th Street - A</td>
<td>1</td>
<td>apartment</td>
<td>Advancement Ofc Building</td>
</tr>
<tr>
<td>10</td>
<td>809 6th Street - B</td>
<td>1</td>
<td>apartment</td>
<td>Advancement Ofc Building</td>
</tr>
<tr>
<td>10</td>
<td>809 6th Street - D Bsmt</td>
<td>1</td>
<td>apartment</td>
<td>Advancement Ofc Building</td>
</tr>
<tr>
<td>55</td>
<td>624 11th Avenue</td>
<td>5</td>
<td>house</td>
<td>Brown House East of Physical Plant</td>
</tr>
<tr>
<td>15</td>
<td>1027 6th Street - #1</td>
<td>1</td>
<td>apartment</td>
<td>Bauer Apts</td>
</tr>
<tr>
<td>15</td>
<td>1027 6th Street - #2</td>
<td>1</td>
<td>apartment</td>
<td>Bauer Apts</td>
</tr>
<tr>
<td>15</td>
<td>1027 6th Street - #3</td>
<td>1</td>
<td>apartment</td>
<td>Bauer Apts</td>
</tr>
<tr>
<td>15</td>
<td>1027 6th Street - #4</td>
<td>1</td>
<td>apartment</td>
<td>Bauer Apts</td>
</tr>
<tr>
<td>11</td>
<td>1007 6th Street</td>
<td>2</td>
<td>house</td>
<td>Dk. Brown House across from BB field</td>
</tr>
<tr>
<td>12</td>
<td>1011 6th Street</td>
<td>4</td>
<td>house</td>
<td>Tan House across from BB field</td>
</tr>
</tbody>
</table>

The overhead photo on the next page indicates the locations of the above rental units. During the last three years, LCSC acquired the residential properties strategically located along the west perimeter of campus, and these lots are now being converted to parking areas—expected completion date of the final phase of the 4th St. parking project is November 2009.


**FY2010 FACILITIES BUDGET**

Facilities operations for the ongoing fiscal year are being funded by $2.743M in the LCSC General Education appropriated budget. This figure represents 11.3% of the of LCSC’s ongoing Gen Ed budget of $24.315M. The table below outlines the budgeted breakout of anticipated spending for various Physical Plant operations. The assigned manpower of 30.5 Full Time Equivalent positions does not include the individuals employed by the department who are Irregular Help, contractors, Department of Correction “Red Shirt” laborers, etc.

<table>
<thead>
<tr>
<th>Function</th>
<th>FTE</th>
<th>FY2010 Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant Administration</td>
<td>2</td>
<td>$149,860</td>
</tr>
<tr>
<td>Custodial</td>
<td>12.5</td>
<td>469,416</td>
</tr>
<tr>
<td>Recycling</td>
<td>0.5</td>
<td>18,849</td>
</tr>
<tr>
<td>Fire &amp; Property Insurance</td>
<td>0</td>
<td>83,900</td>
</tr>
<tr>
<td>Maint. &amp; Repair (General)</td>
<td>11.5</td>
<td>750,182</td>
</tr>
<tr>
<td>Maint. &amp; Repair (Painting)</td>
<td>1</td>
<td>74,105</td>
</tr>
<tr>
<td>Maint. &amp; Repair (Pest Control)</td>
<td>0</td>
<td>6,175</td>
</tr>
<tr>
<td>Maint. &amp; Repair (Projects)</td>
<td>0</td>
<td>130,720</td>
</tr>
<tr>
<td>Campus Upkeep</td>
<td>3</td>
<td>138,562</td>
</tr>
<tr>
<td>Central Heating</td>
<td>0</td>
<td>6,400</td>
</tr>
<tr>
<td>Utilities</td>
<td>0</td>
<td>888,000</td>
</tr>
<tr>
<td>Vehicles</td>
<td>0</td>
<td>27,174</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>30.5</td>
<td><strong>$2,743,343</strong></td>
</tr>
</tbody>
</table>

[The above figures do not reflect the dollars received for projects funded by the State Permanent Building Fund. The scope of ongoing and planned PBF projects is covered in a subsequent section of this plan.]

LCSC’s administration has determined that, despite budget cuts, it is a strategic priority to sustain support for the college’s facilities. The FY2010 budget reductions for Physical Plant operations were less that those for many other functions. The Physical Plant FY2009 budget was $2,833,955 and its relative share of the college’s General Education budget was 11.4% (i.e., despite budget cuts, the share allocated toward “facilities” was reduced by only one tenth of one percent. Meanwhile, personnel levels have been held nearly constant—manning has been reduced by only 1 FTE (from a total of 31.5 FTE) compared to FY2009.

**FY2011 BUDGET ISSUES**

**Occupancy Costs:** A key strategic objective within LCSC’s FY2011 budget request to the Legislature is plea for occupancy costs for the Nursing/Health Sciences Building, “Sacajawea Hall,” which began full-scale operations at the beginning of FY2010. Due to the State’s budget pressures, no colleges or universities received any occupancy cost funding for FY2010. LCSC is resubmitting a request for occupancy (to pay custodial costs, utilities, maintenance, and general building support) for a total of $488,200. Within the occupancy formula is a request for 2.31 FTE for custodial support (without which, facilities would be 3.31 FTE below FY2009 levels).
CURRENT DPW/PBF PROJECTS

Below is a listing of the active Division of Public Works (DPW) projects dealing with State Permanent Building Fund (PBF) or agency dollars. The first two digits of the project number indicate the fiscal year in which the projects were approved and funded. LCSC currently has active projects underway from FY2008, FY2009, and FY2010.

<table>
<thead>
<tr>
<th>Project #</th>
<th>Work Included</th>
<th>Dollars Allocated</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>#08-150</td>
<td>Chillers (MTB, SGC, MLH)</td>
<td>$373K</td>
<td>Also includes SGC boiler, DDC</td>
</tr>
<tr>
<td>#08-151</td>
<td>Campus Walkway Phase III</td>
<td>$149K</td>
<td>Project mgt delegated to LCSC</td>
</tr>
<tr>
<td>#08-152</td>
<td>Re-roof of MTB complex</td>
<td>$443K</td>
<td></td>
</tr>
<tr>
<td>#08-159</td>
<td>Optic Fiber to CAH</td>
<td>$95K</td>
<td>Project mgt delegated to LCSC</td>
</tr>
<tr>
<td>#08-160</td>
<td>New Nursing/Health Sciences Bldg</td>
<td>$16,000M</td>
<td>Final punch list items being worked</td>
</tr>
<tr>
<td>#08-162</td>
<td>New Harris Field Lights</td>
<td>$439K</td>
<td>LCSC-funded (donations)</td>
</tr>
<tr>
<td>#09-024</td>
<td>Asbestos Removal, 5 houses</td>
<td>$48K</td>
<td></td>
</tr>
<tr>
<td>#09-150</td>
<td>4th St. Parking Phase II + Storm Water</td>
<td>$1.181M</td>
<td>Estimated completion—Nov 2009</td>
</tr>
<tr>
<td>#10-150</td>
<td>Re-roof of Administration Bldg</td>
<td>$149K</td>
<td>Estimated completion—Oct 2009</td>
</tr>
<tr>
<td>#10-152</td>
<td>HVAC upgrades WCC, FA, SGC, SPH</td>
<td>$375K</td>
<td></td>
</tr>
<tr>
<td>#10-153</td>
<td>Repair elevators in 10 buildings</td>
<td>$250K</td>
<td></td>
</tr>
<tr>
<td>#10-154</td>
<td>Repave SGC parking lot</td>
<td>$30K</td>
<td>Idaho Transportation Dept grant</td>
</tr>
</tbody>
</table>

A previously-approved project, #10-151, an ADA project to install an elevator in Talkington Hall (for $260K), has been put on “hold” by DPW in anticipation of Governor budget holdbacks for FY2010.

LCSC PBF REQUESTS FOR FY2011

Below is an outline of LCSC’s annual Permanent Building Fund (PBF) request for FY2011. In what is anticipated to be another austere budget year, LCSC is requesting funding for projects in only two major categories: “Major Capital Improvement Projects” (new facilities or major renovation of existing facilities) and “Alteration and Repair Projects.” Within each category, projects are listed in the order of their strategic priority.

**Major Capital Improvement Projects:**

1. Upgrade Talkington Hall—Phase One (upgrade HVAC, electrical/lighting system, flooring, plumbing; windows, doors, safety features) $ 1,000,000
2. Upgrade Administration Building—Phase One (Silverthorne auditorium plumbing, balcony, basement rooms—including $400K in Agency funds) $ 1,100,000

**Total** $ 2,100,000
**LCSC Campus Facilities Master Plan**

### Alteration and Repair Projects:

<table>
<thead>
<tr>
<th></th>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Build-out Clearwater Hall first floor (currently vacant) (provide office, classroom, and general purpose space for LCSC programs in downtown Lewiston)</td>
<td>$360,000</td>
</tr>
<tr>
<td>2</td>
<td>Convert Meriwether Lewis Hall science labs to classrooms (retrofit obsolete lab and storage areas to usable space, bring fire systems up to code)</td>
<td>$240,000</td>
</tr>
<tr>
<td>3</td>
<td>Replace Diesel Technology lab doors (replacement of 8 industrial garage doors)</td>
<td>$150,000</td>
</tr>
<tr>
<td>4</td>
<td>Replace windows and doors in International Programs Bldg (converted World War II Navy surplus building)</td>
<td>$180,000</td>
</tr>
<tr>
<td>5</td>
<td>Pave parking lot for Industrial-Agriculture Bldg (surface is currently gravel)</td>
<td>$220,000</td>
</tr>
<tr>
<td>6</td>
<td>Expand Auto Mechanic Transmission Lab and Classroom (accommodate growth in Automotive Technology Programs)</td>
<td>$850,000</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>$2,000,000</strong></td>
</tr>
</tbody>
</table>

LCSC is not submitting requests for PBF funds for the following categories of DPW projects:

- Asbestos Abatement Projects
- Building Demolition Projects
- ADA Alteration and Repair Projects
- Underground Storage Tank Projects.

The college will continue to press for reinstatement of two projects deferred in FY2009 and FY2010 due to State budget shortfalls:

- #09-152: Replace elevator in MLH (ADA compliant system)--$250K
- #10-151: Install elevator (ADA) in Talkington Hall--$260K

**LCSC PBF SIX-YEAR CAPITAL PROJECTS FORECAST:** The table on the next page summarizes the college’s major capital project requests for the next fiscal year (FY2011) as shown above, and summarizes plans for the out-years of the strategic planning window for the next six years. [Note: this table does not list Alteration and Repair Projects, or the other four DPW categories of projects.]
LCSC Campus Facilities Master Plan

LCSC CAPITAL BUDGET REQUEST
SIX-YEAR PLAN FY2010-FY2015
(Major Capital Improvements)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Upgrade Talkington Hall Ph1</td>
<td>$1,000,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upgrade Admin Bldg Phase1</td>
<td>$1,100,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Joint Facility in CdA</td>
<td>$7,500,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reconfigure FA/OSB</td>
<td>$2,150,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upgrade Admin Bldg Phase2</td>
<td></td>
<td>$3,800,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upgrade Spalding Hall</td>
<td></td>
<td>$2,750,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upgrade Talkington Hall Ph2</td>
<td></td>
<td></td>
<td></td>
<td>$1,800,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upgrade SGC Bldg</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,500,000</td>
<td></td>
</tr>
<tr>
<td>Replace IPO Bldg</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,500,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$2,100,000</td>
<td>$9,650,000</td>
<td>$3,800,000</td>
<td>$2,750,000</td>
<td>$1,800,000</td>
<td>$3,000,000</td>
</tr>
</tbody>
</table>

OTHER FACILITIES PLANNING OBJECTIVES

Listed below are some of the other key facilities planning actions or issues which will be addressed during the remainder of FY2010, which were not covered in earlier sections:

- Pursue transfer of downtown Center for Arts and History (CAH) and North Lewiston Training Center (NLTC) from the LCSC Foundation to LCSC. The college is currently working with insurance underwriters, State risk managers, and local contractors to repair damages from a fire in CAH which occurred in March 2009.

- Explore purchase of College Place student residence facility from private developers.

- Review options for the future disposition of Physical Plant’s motor pool operations.

- Continue divestment of dilapidated off-campus rental units which can be sold, or converted in to parking space or other uses to support college operations.

- Analyze possible sale or trade of LCSC properties on Warner Ave., to acquire and develop properties adjacent to Normal Hill campus.

- Continue projects to highlight history and heritage of LCSC facilities.

- Continue project to establish “LCSC Arboretum” to classify and placard trees and other flora on campus.

- Continue efforts to upgrade older facilities to make them more ADA accessible.