

Lewis-Clark State College

“Connecting Learning to Life”

Campus Facilities Master Plan (CFMP)

FY2016-2022



[Aerial Photo circa 1942]

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INTRODUCTION

Title: The full title of this plan is “[Lewis-Clark State College Campus Facilities Master Plan: \(FY2016-2022\)](#).” The abbreviated title is “[LCSC CFMP \(FY16\)](#),” or simply “CFMP” in references throughout the plan, below.

Authority/Office of Primary Responsibility: The first iteration of LCSC’s CFMP was developed in 2005 in response to an initiative in LCSC’s integrated strategic planning, programming, budgeting, and assessment process; namely, Presidential Program Guidance initiative “***PG-30: Campus Facilities Master Plan.***” The CFMP is a component of LCSC’s family of plans which directly supports the LCSC Strategic Plan and the State Board of Education Strategic Plan. The CFMP provides information to College stakeholders about facility planning factors and supports informed decision-making related to facilities planning by the President of the College. 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, phone (208) 792-2240.

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

Review and Revision of the Campus Facilities Master Plan: This plan is reviewed on an annual basis and revised, as necessary, to present information current as of the beginning of each fiscal year (i.e., as of July 1st of each year) with a six year look ahead period beyond the current fiscal year. Notwithstanding this annual review cycle, suggestions for improvements to the plan, or any other element of LCSC’s facilities management process, are encouraged at any time, and, upon approval, will be implemented without delay.

Purpose: The Campus Facilities Master Plan directly supports the overall goals and objectives of the LCSC Strategic Plan. The specific goals and objectives addressed by the CFMP are detailed below in the section titled “Correlation with LCSC Strategic Plan FY2016-2020.” The CFMP also addresses requirements contained within the accreditation standards, elements, and criteria specified by the Northwest Commission on Colleges and Universities (NWCCU), in particular the following:

- 2.G.1 “*...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 the institution’s mission, programs, and services.*”
- 2.G.3 “*The institution develops, implements, and reviews regularly a master plan for its physical development that is consistent with its mission, core themes, and long-range educational and financial plans.*”
- 3.A.1 “*The institution engages in ongoing, purposeful, systematic, integrated, and comprehensive planning that leads to fulfillment of its mission. Its plans are implemented and made available to appropriate constituencies.*”
- 3.A.2 “*The institution’s comprehensive planning process is broad-based and offers opportunities for input by appropriate constituencies.*”

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The CFMP also serves as a basic reference on facilities-related activities at LCSC and covers the following areas:

- Documents the current physical layout (building inventories, maps, diagrams) of LCSC facilities, including a summary of ongoing and planned repairs/upgrades for facilities.
 - Outlines future facility proposals to address projected enrollment growth and program needs that are identified in the LCSC strategic plan and planning process.
 - Outlines the prioritized list of facilities projects submitted by LCSC to the Permanent Building Fund Advisory Council (PBFAC), State Board of Education (SBOE), and State Legislature addressing the strategic planning timeframe.
 - Assists in planning and coordinating efforts related to unit space allocation/relocations, facility remodeling projects, and new construction requests.
 - Provides an overview of LCSC facilities and infrastructure issues to support planning by LCSC administrators and functional area managers.
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Correlation with LCSC Strategic Plan (FY2016-2020)

The following goals and objectives from LCSC's current comprehensive strategic plan have a direct impact on the updated Campus Facility Master Plan (CFMP):

- *Goal 1: Sustain and enhance excellence in teaching and learning.* **Impact:** This goal drives the need for continuing upgrade of classroom infrastructure, furniture, and teaching technology.
- *Objective 1D: Maximize direct faculty and student interactions inside and outside the classroom.* **Impact:** Relates to CFMP projects to utilize outdoor "green space" as an extended learning environment and make better use of indoor spaces to facilitate more effective teaching, learning, and interaction.
- *Objective 1F: Provide a safe, healthy and positive environment for teaching and learning.* **Impact:** This guidance drives the CFMP initiatives to make campus sidewalks and hardscape ADA-accessible and safer; to replace obsolete fire suppression systems and upgrade facilities with code-compliant sprinkler systems; to upgrade HVAC systems on older buildings; and to provide infrastructure support (including signage enhancements).
- *Goal 2 ("Optimize student enrollment and promote student success") Objective 2A: ...Expand outreach to students seeking a residential college experience.* **Impact:** this objective is supported by CFMP initiatives to upgrade current residence hall space and to explore options for acquiring additional bedside space (see PG-50 for latest guidance on residential hall capacity expansion initiatives).
- *Objective 2B ("...establish a Center for Teaching and Learning):* **Impact:** reflected in CFMP initiative in FY2014 Permanent Building Fund request to create Teaching and Learning Center in former "Library Commons" and in ongoing efforts to improve that space.
- *Objective 2C ("...expand infrastructure intended to entice students to reside on campus").* **Impact:** reflected in current efforts to eliminate derelict rental units, improve and expand residence halls, and upgrade Student Union Building facilities.

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- *Goal 3 (“Strengthen and expand collaborative relationships and partnerships”). Objective 3B: (“Collaborate with relevant business, industries, agencies...for the beneficial exchange of knowledge and resources”).* **Impact:** this goal and objective are supported by CFMP initiatives to conduct joint facility and service planning with the City of Lewiston, St. Joseph Regional Medical Center, and the state Department of Correction.
 - *Goal 4 (“Leverage resources to maximize institutional strength and efficiency”). Objective 4C (“Continuously improve campus buildings, grounds and infrastructure to maximize environmental sustainability and learning opportunities”).* **Impact:** supported by CFMP initiatives to enhance landscaping and green space (LCSC Arboretum Planning Team and green space project); ongoing FY2014 Energy Efficiency initiative; FY2016 (and earlier) Alteration and Repair (A&R) projects which are currently underway; and FY2017 Permanent Building Fund request for future Capital Projects, A&R, and ADA requests.
 - *Goal 4E (“Identify and secure public and private funding to support strategic plan priorities”).* **Impact:** CFMP efforts have successfully garnered over \$1.3M per year in Permanent Building Fund dollars to support Alteration and Repair projects and \$22M in funding for new capital projects (Sacajawea Hall and Thomas Jefferson Hall) since the CFMP process was put into place. Funding for LCSC infrastructure initiatives has also been leveraged through financial support from City of Lewiston Community Development Block Grants and by private fund-raising.
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LCSC Strategic Planning Approach: The CFMP reflects the overall planning and operations approach used by the College. In 2001 the institution implemented an integrated planning, programming, budgeting, and assessment process through which LCSC administrators and stakeholders link plans and budgets, striving to attain continual improvements in the effectiveness and efficiency of instructional and support programs to carry out the College’s assigned mission and core themes. The action plans and funding requests outlined in the CFMP reflect needs identified by campus constituency groups through analysis of customer feedback, student and faculty surveys, results of external safety inspections and federal guidelines (including ADA requirements and environmental regulations), work orders, facility and space requirements submitted during the Unit Action Plan cycle and during the annual planning cycle for institution-funded capital projects and space moves/upgrades. During the planning, design, and construction phases of major projects, LCSC utilizes planning teams composed of representatives from key stakeholder groups/functions to ensure accurate definition of requirements and close coordination of all affected parties throughout the life cycle of a project. Project coordination includes involvement of City planners and neighborhood residents when applicable.

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 5,000 degree-seeking students each year as well as thousands of other customers pursuing specialized job training and non-credit programs. Renowned for its picturesque campus and

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comfortable family 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.

General Planning Considerations—Environmental Scan: An assessment of the College’s strategic environment reveals a number of key factors and assumptions that have a major influence on LCSC’s campus facilities planning process:

1. **Projected Enrollment Growth:** The LCSC Strategic Plan (see “Environmental Situation” analysis in Appendix 2) envisions that student headcount is likely to continue to grow over the long term at the historical rate of approximately 3% per year at both the Lewiston campus and in the Coeur d’Alene area, as the College strives to increase enrollment as well as efficiency in student completion of programs to meet the State Board of Education “60%” certificate/degree attainment goals for the 25- to 34-year old cohort, statewide, by 2020. It is estimated that the current infrastructure on the Normal Hill campus could adequately sustain a 50% increase in students (approximately 5,000 on-campus users) without major new facility construction—assuming that building renovations and parking expansion continue at a steady rate and that older buildings are upgraded and made more efficient. Enrollment growth also continues at the LC-Coeur d’Alene outreach center, and that operation may need to handle a student population of 1,000 or more students within the next ten years. In contrast to the potential capacity of the College’s Lewiston facilities, the infrastructure at LC-CdA is already hard-pressed, and continuing expansion of teaching and office space will be needed over the five-year planning window.
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, as well as to accommodate the scheduling needs of a more diverse population of traditional and non-traditional students. With few additions of major new buildings envisioned over the six year planning window, the operational support for LCSC facilities will increase in terms of utilities usage, wear-and-tear, and custodial and maintenance staffing.
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 areas for acquisition of new space are increased dormitory capacity (as the number of residential students at LCSC continues to grow, and as older housing units approach the limits of their useable life), additional parking space (as increased student enrollment and employee parking needs create pressure on the surrounding neighborhoods), and increased office space as additional faculty members are added to hold student-faculty ratios near current levels as overall enrollment grows.
4. **Coeur d’Alene Priorities:** While the move at the beginning of FY2014 out of temporary teaching facilities (portables) into leased classroom space at NIC’s Molstead Library has improved the teaching/learning environment at LC-CdA, the continuing high growth rate of LCSC programs at that operating location makes it essential to seek facility expansion.

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During the 2015 legislative session, State lawmakers approved the request by LCSC, North Idaho College (NIC), and the University of Idaho (UI) to proceed with design and construction of a joint educational facility (the North Idaho Collaborative Education Facility) which will be located on the “Education Campus” on NIC grounds.

5. Funding Pressures: Attainment of LCSC’s strategic facility needs will be complicated by the current fiscal environment in Idaho, still in the doldrums after an extended national and regional recession. Even as the state’s economy begins to tick upward, the Idaho Legislature increasingly looks to private funding, partnership ventures, and/or bonding to support needed construction. An increased proportion of the burden to support higher education has shifted from the Legislative funding to student tuition. LCSC’s budget requests for the Lewiston campus will stress stewardship and protection of the State’s existing investment in capital infrastructure, while stressing collaboration and efficient use of scarce resources for our Coeur d’Alene and other outreach center operations.
6. Student Fees: With the passage of legislation (circa 2005) to permit “tuition” in Idaho’s colleges and universities, it is now legal for LCSC to use student fees to help offset the direct costs of instruction. This increases the competition for student-provided dollars, as the College may divert former infrastructure support dollars to support higher priority instructional needs. While the flexibility to target revenues toward the highest priorities of the College is a welcome policy change, this change, coupled with long-term trend of the State reducing its share of support for higher education vis-à-vis the share borne by students, has made facilities planning and budgeting more susceptible to short-term changes in enrollment levels and changes in the regional job market. The CFMP seeks to make judicious use of student-provided infrastructure dollars to ensure the broadest possible benefit of this precious resource to as many students as possible.
7. Budget Picture: LCSC’s General Fund and Professional-Technical Education appropriations, in inflation-adjusted dollars, are only now approaching the levels experienced prior to the reduced budget levels which began in the FY2009 recession. Compounding the financial challenge has been the simultaneous reduction in State Division of Public Works (DPW) Permanent Building Fund (PBF) funding for capital projects and Alteration and Repair (A&R) projects. The continuing austere budget environment makes it necessary to husband scarce facilities dollars so that essential projects and facilities operations can be supported, while minimizing expenditures on projects that can be deferred.
8. Deferred Maintenance: Idaho policy makers have recognized that LCSC (and its sister institutions in the state) have been systematically underfunded with respect to keeping up with maintenance and facility upgrade schedules. The recent recession has exacerbated the infrastructure funding problem with respect to maintaining current facilities. LCSC has worked with sister institutions, the State Board of Education, the Division of Public Works, and the Legislature to implement an “occupancy cost” formula to accompany new building projects, but, the formula addresses less than 100% of the costs needed to sustain a given facility. A Legislative Services Office review of higher education deferred maintenance issues noted that LCSC has the oldest average facility age of the four, 4-year colleges and an estimated deferred maintenance requirement of over \$10 million. To help allay at least a portion of the maintenance backlog, the Legislature appropriated additional dollars in FY2014 and 2015 which were dedicated to A&R projects. A request by the Governor to provide additional General Fund dollars in FY2016 to supplement PBF deferred maintenance funding was unsuccessful.

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9. 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. After a lengthy (and at times controversial) process, the initiative resulted in zoning process improvements and helped assure members of the public that the traditional aesthetics and historical qualities of the neighborhood would be preserved. Earlier-enacted residential parking restrictions on the periphery of campus continue in force, but the recent expansion of College parking lots (primarily along 4th Street) has ameliorated pressure. Modest expansion of parking may be needed by the end of the current six-year planning window if enrollment growth returns to its long-term historical rate. LCSC continues to work with the City to address runoff and stormwater needs. Maintaining open communications and mutual support with the many City departments which become involved in LCSC facilities projects remains a high priority for the college. Having resolved earlier legal issues related to funding for stormwater operations, the College and the City of Lewiston are now enjoying a robust level of mutual support and collaboration, and this teamwork needs to continue as both entities move forward to make the best use of available resources and personnel.
10. Future Footprint Planning—Lewiston: LCSC's strategy of focusing on upgrading and sustaining current facilities (rather than lateral expansion or increasing the density of facilities on the Normal Hill campus area) suggests that the College will not need to aggressively pursue new property acquisitions during the current six-year strategic planning window. The College has no immediate needs for additional acreage. 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 (west side of 4th St., east side of 6th St., south side of 11th Ave., and north side of 7th Ave.)—and ideally, only when such newly-available property is on portions of blocks in which LCSC already owns other property. Future growth is more likely to take place on the southern and eastern boundaries of the College, and in those cases, at no greater depth than one half of one block. To the north, longer-term expansion in the direction of the SJRMC campus may take place, but would need to avoid impacting the historic homes immediately north of the Library Lawn. The only major new facility construction project envisioned on the Normal Hill campus for the upcoming six year window is a new combined residence hall and classroom facility, it is estimated that the College would be able to use currently-owned vacant areas, parking lots, or re-use of current built-up space for that purpose.

LCSC FACILITY PLANNING GUIDELINES

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 aesthetic 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, the Administration Building, and Thomas Jefferson Hall) and the modern style exemplified by newer buildings (e.g., the

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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.

- b. 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.
- c. Code Compliance and Hazardous Material Removal. Facility upgrade planning will take into account that some older structures do not currently meet code and safety requirements (e.g., fire sprinkler systems, electrical protection). 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.
- d. 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. Any prominent sculptures should not dilute the impact of the Corps of Discovery (“Centennial Mall”) fountain located adjacent to Reid Centennial Hall.
- e. 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.
- f. 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. 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.
- g. 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.

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- h. Parking Design Guidelines. New parking facilities 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.
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FACILITY OVERVIEW AND BUILDING DESCRIPTIONS

Eighteen major buildings are located on the 46 acre campus in Lewiston, Idaho, which houses the majority of 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 include:

Activity Center East/West	Administration Building
Center for Arts and History	Thomas Jefferson Hall
Library	Mechanical Technical Building
Meriwether Lewis Hall	Music Building
North Lewiston Training Center	Physical Plant
Reid Centennial Hall	Sacajawea Hall
Sam Glenn Complex	Spalding Hall
Student Union Building	Tennis Center
Wittman Complex	

Other Structures include:

Homes purchased for rental units or future space college expansion
Maintenance and warehouse areas operated by the Physical Plant Department
Art Center
Harris Field Facilities
International Living & Learning Center (formerly the “York House”)
Pi’amkinwaas American Indian Center
Clark Hall
Clearwater Hall
Parrish House
Talkington Hall

LCSC Regional Outreach Center facilities outside Lewiston include:

LCSC Coeur d’Alene facilities (Harbor Center and North Idaho College classrooms)
Grangeville Outreach Center
Orofino Outreach Center

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Building Information

Building	Year Built	Heat	A/C	Fire-Sprinklers	Fire Alarms	Major Renov.
Activity Center	2006	Local Boiler	Central	Yes	Yes	NA
Administration Bldg	1921	Central Boilers	Window + Central	No	Yes	1970
Center for Arts & History	1883	Local Boiler	Central	Yes	Yes	2010
Clark Hall	1951	Central Boilers	Window	No	Yes	1994
Thomas Jefferson Hall	1909	Hydronic	Central	Yes	Yes	2012
Daycare	1948	Central Boilers	Window	No	Yes	1992
Library	1990	Central Boiler	Chiller	Yes	Yes	1990
Mechanical-Technical Bldg	1969	Local Boilers	Chiller (new 2009)	Yes	Yes	1984
Meriwether Lewis Hall	1970	Central Boilers	Chiller (new 2009)	Yes	Yes	2012
Music Bldg	1949	Local Boiler	Central (x3)	No	Local	1997
North Lewiston Training Center			6 external units			
Physical Plant complex	1920	Local Boiler	Central			
Reid Centennial Hall	1895	Central Boilers	Chiller	No	Yes	1992
Sacajawea Hall	2009	Local Boilers	Chiller	Yes	Yes	N/A
Sam Glenn Complex	1971	Gas Furn. + Boiler	Chiller (new 2009)	Basement	Yes	1996
Spalding Hall	1924	Local Boiler	Window	No	Yes	1977
Student Union Bldg	1974	Central Boilers	Chiller	Yes	Yes	1999
Talkington Hall	1930	Central Boilers	None	No	Yes	2011
Tennis Center	1976	Gas Co-Rayvac	None			
Wittman Complex	1985	Gas Furnace	Central	Paint Booth	Yes	1998



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 Kinesiology and 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. As a relatively new building, there are no major renovations or repairs currently scheduled for the facility. A self-funded project expanded and remodeled the Fitness Center area in 2015.

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 \$16,684,416.



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 Assessment; multiple classrooms; and the Silverthorne Theater. 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 Theater (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.

The Administrative Building is 26,280 square feet and has a replacement value of \$8,756,268.



CENTER FOR ARTS AND 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 fifty 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 staffs of Continuing Education and Community Events and the Center for Arts & History.

The building was re-roofed in 2013. A DPW Project to upgrade the HVAC system to the Center was approved for FY2016. The College has submitted an FY2017 A&R request to repair external masonry and windows on the facility, and external grant funds are also being sought.

The Center for Arts and History has a replacement value of \$1,966,677.



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 dormitory 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 dormitory 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 \$4,771,630.



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 dormitory.

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 similar project to build-out the center section of the first floor was approved as part of LCSC’s FY2015 PBF request, and this section, when completed, will house the Small Business Development Center. The College has requested funds in its FY2017 PBF request to complete upgrades to the east side of the space and to begin work on repairing the masonry on the older portion of the facility.

The facility area is 34,396 square feet, with a replacement value of \$7,305,894.



INTERNATIONAL PROGRAMS OFFICE:

The (former) International Programs Office facility 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 originally constructed during World War II at the Navy training center located at Farragut State Park near Sandpoint. After the war, the training center was dismantled, and the building was given to the College. The structure was cut into two halves and transported to the campus in Lewiston in 1948. The building contains the KinderCollege Daycare program, offices, and classrooms which had been used prior to 2015 for spill-over scheduling of International Program/IIE activities.

Each level of the building has grade access that makes it accessible for handicapped persons. Upgrades to the structure's antiquated doors and windows and other energy efficiency modifications were included in an FY2012 Permanent Building Fund project. The building needs major electrical and HVAC renovation to restore it to satisfactory condition for use by students and staff. A PBF project to renovate the former IPO space in the building was approved as part of the FY2015 budgeting cycle. When completed, the renovated space will house Social Work faculty and Staff along with elements of the Early Childhood Development program. [An initiative is underway to request a name change of the facility to "Farragut Hall" to recognize the unique heritage of the structure, upon completion of the upgrade project.]

The building is 8,216 square feet and has a replacement value of \$1,400,921.



LIBRARY:

Built in 1990, the Library houses the College library functions, College Advancement and Alumni Association offices, College Communications, and Media Services activities.

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 have been approved as part of LCSC's FY2014 PBF request, 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.

The Library 53,073 square feet in area and has a replacement value of \$11,679,014.



MECHANICAL TECHNICAL BUILDING

Constructed in 1972, the Mechanical-Technical Building (MTB) was built on the site of the original Industrial Arts Building. 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.

Auto mechanics, electronics, welding, and drafting 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.

To accommodate program growth and changes in instructional technology, the MTB and Wittman Complex area need to be expanded to provide additional space for the Automotive Technology and Industrial Electronics programs.

The Mechanical Technical Building is 59,143 square feet and has a replacement value of \$16,780,292.



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 Natural Sciences and Mathematics. 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 DPW project was completed which reconfigured the 1960s-vintage laboratory spaces and offices in the MLH to bring them up to modern standards. Campus Security 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.

Meriwether Lewis Hall is 38,860 square feet and has a replacement value of \$11,025,517.



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 are in need of 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 \$627,932.



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 4900 square feet, under a single roof. It is the home LCSC's Workforce Training programs which include Allied Health, Skid Avoidance Training, Computer Classes, Apprentice Classes, and Technical & 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 \$417,597.



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 1993 (for \$130,000) for use as student housing. The 8,500 square foot facility has 19 bedrooms, 3 single bathrooms (sink, toilet, shower), a powder room (sink and toilet only), and 4 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 has a replacement value of \$ 1,252,729.



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.

LCSC'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, is expected to be completed on or about January 2016.

The Physical Plant building is 8,708 square feet with a replacement value of \$518,137. Central Stores warehouse is 5,527 square feet with a value of \$379,761.



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 LCSC 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 DPW FY2015 project. The wooden decking (and under supports) for the house have reached the end of their useful service life.

The President's residence is 4,200 square feet and has a replacement value of \$519,198.

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



REID CENTENNIAL HALL:

This is the oldest building on the main campus; it houses Student Affairs 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 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 three classrooms in RCH need to be technologically and physically upgraded. 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 \$7,967,822.



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 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. The building 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 \$18,554,653.



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. Professional-Technical Programs continue to be major tenants of the facility, and other functions now located in SGC include Community Programs, Student Health Services, and the Information Technology Department.

The building is handicapped accessible. 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. Funds to replace two of the building's roof-mounted HVAC units have been requested in the College's FY2017 PBF proposal.

The Sam Glenn Complex is 60,962 square feet and has a replacement value of \$17,296,386.



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 seventy-two 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. Spalding Hall shares a large room with Clark Hall that was a dining 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.

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 approved for re-roofing as part of LCSC’s FY2014 PBF request. The interior rooms of the building are in dilapidated condition. The College has launched a three phase project to upgrade the facility. The first phase of the renovation is a \$1,000,000 DPW project to address life-safety issues throughout the facility and upgrade the top (third) floor. The College has submitted a follow-on request for FY2017 to continue upgrades of the second floor space in the building.

Spalding Hall is 20,063 square feet and has a replacement value of \$5,692,355.



STUDENT UNION BUILDING:

The original two story masonry structure was built in 1974 on the site of outdoor tennis courts. 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 Williams Conference Center has movable walls which make the center flexible with several possible room configurations which will accommodate various uses. The movable walls are showing signs of wear and tear and require replacement or repair in the near future. 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 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 (Follett Higher Education Group) and conference area, this building is home for food services and dining, 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 \$13,994,973.



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 building is used for temporary office space and overflow student housing.

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 \$4,431,364.



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 interior ceiling (which was covered with a sprayed acoustical treatment) was re-covered in 2011. A renovation of the entrance, restrooms, office, and team areas began in 2015 with funding provided from private donors and the LCSC Foundation.

The tennis center is 24,964 square feet with a replacement value of \$1,235,673.



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 LCSC Business Division and was re-named "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 LCSC 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 was 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 \$5,120,273.



WITTMAN COMPLEX:

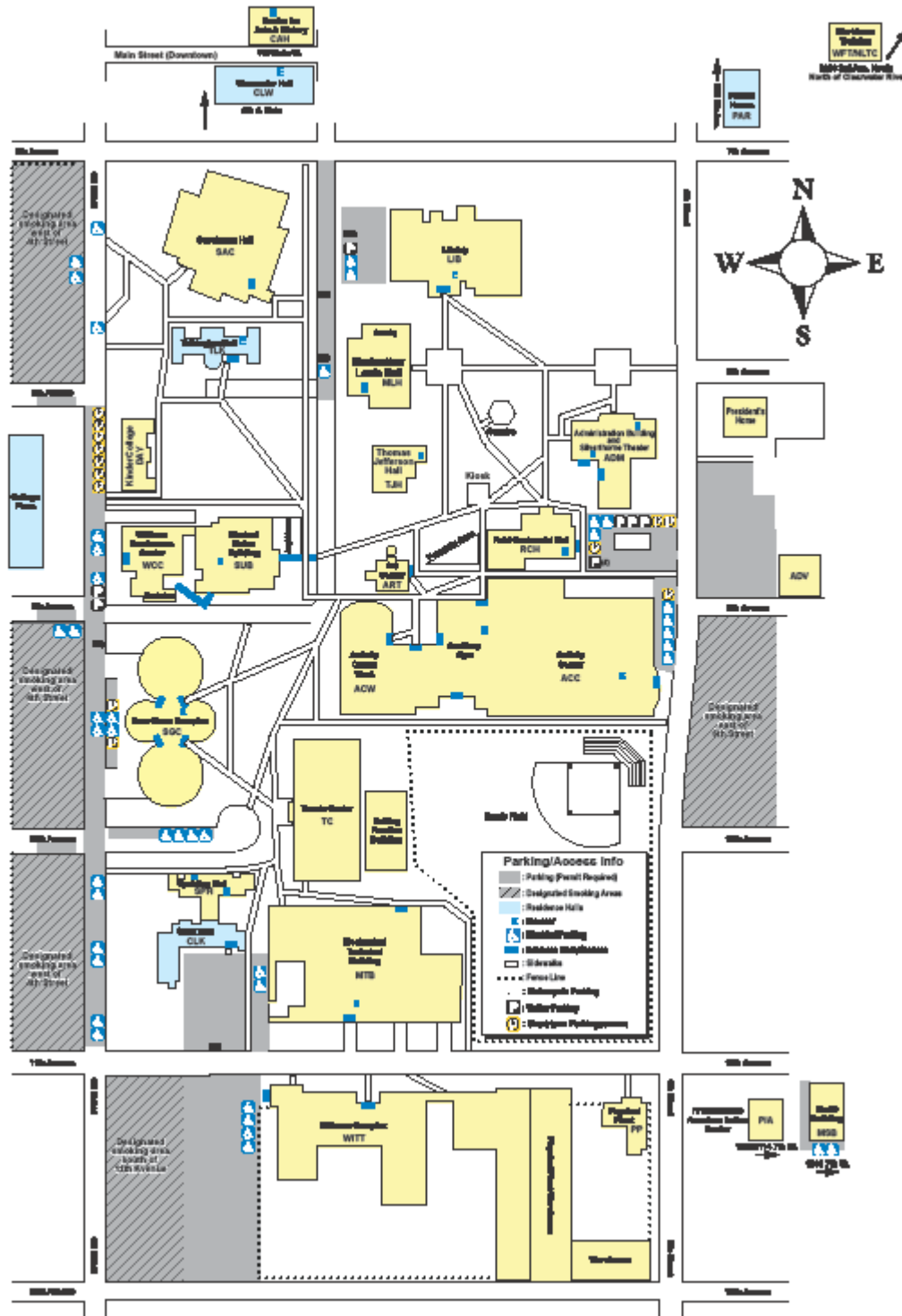
As part of the 1986 rebuilding process, the Wittman Complex, also known as the Industrial Agricultural Building, was erected on the south side of 11th Avenue, opposite the Mechanical Technical Building. The Wittman Complex is a single level facility fitted with large lab areas for training in auto-body repair, the repair of industrial and agriculture equipment, and HVAC; a 25 seat general use interactive classroom is in satisfactory condition. In 1996 a classroom, laboratory, and storage facility was 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. 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 classes began in the fall semester of the 2008-09 academic year.

The Wittman Complex is 26,512 square feet and has a replacement value of \$7,522,092.

LCSC Campus Facilities Master Plan

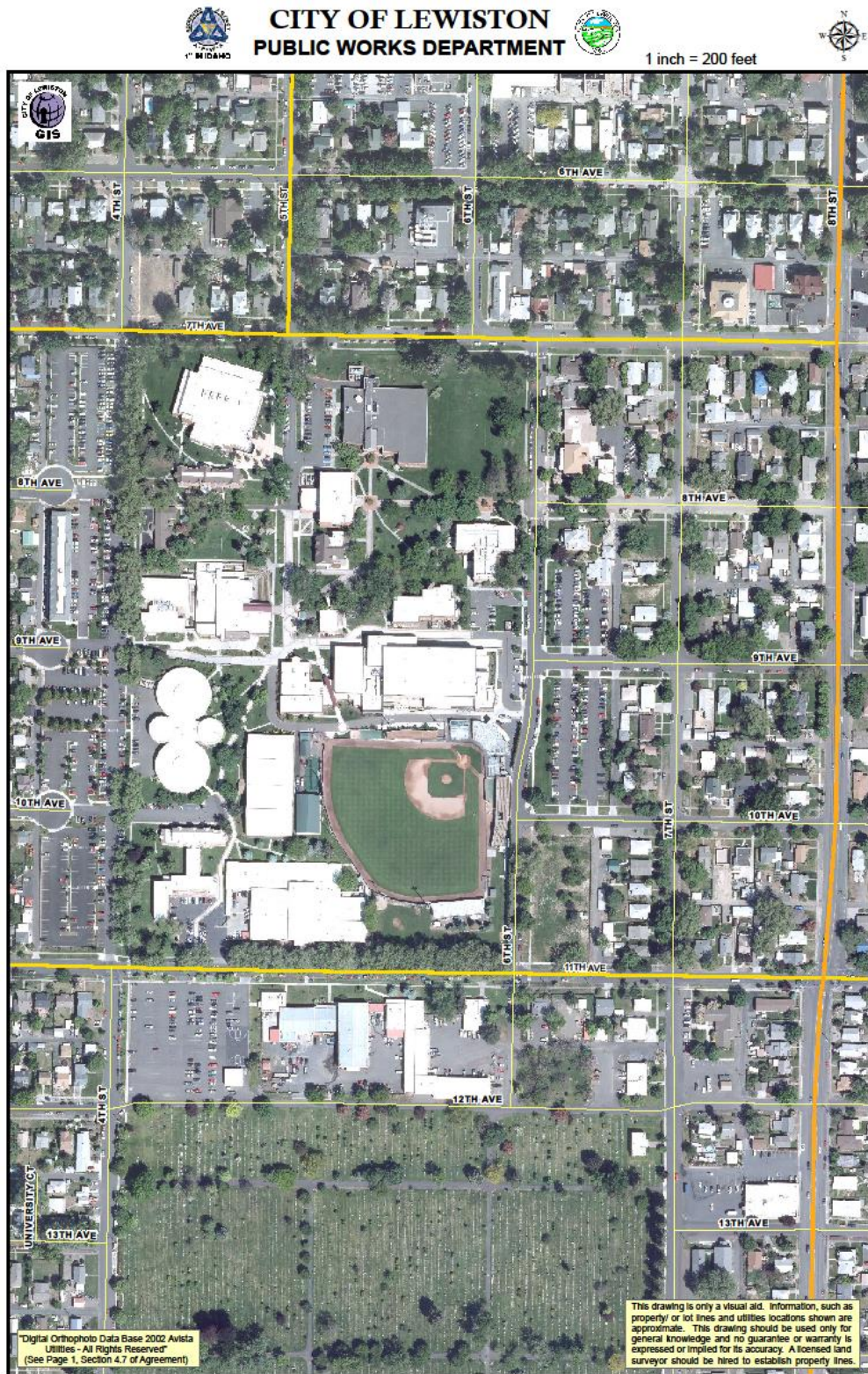
Campus Map (and link): Instructional space (for Academic and Professional-Technical (vocational) programs) is concentrated in the core of the campus. Residential spaces are located near the edges of campus. Parking is clustered on the west, east, and south boundaries of campus.

New/prospective students with questions? Contact Admissions at 792-2210 or RCH 102



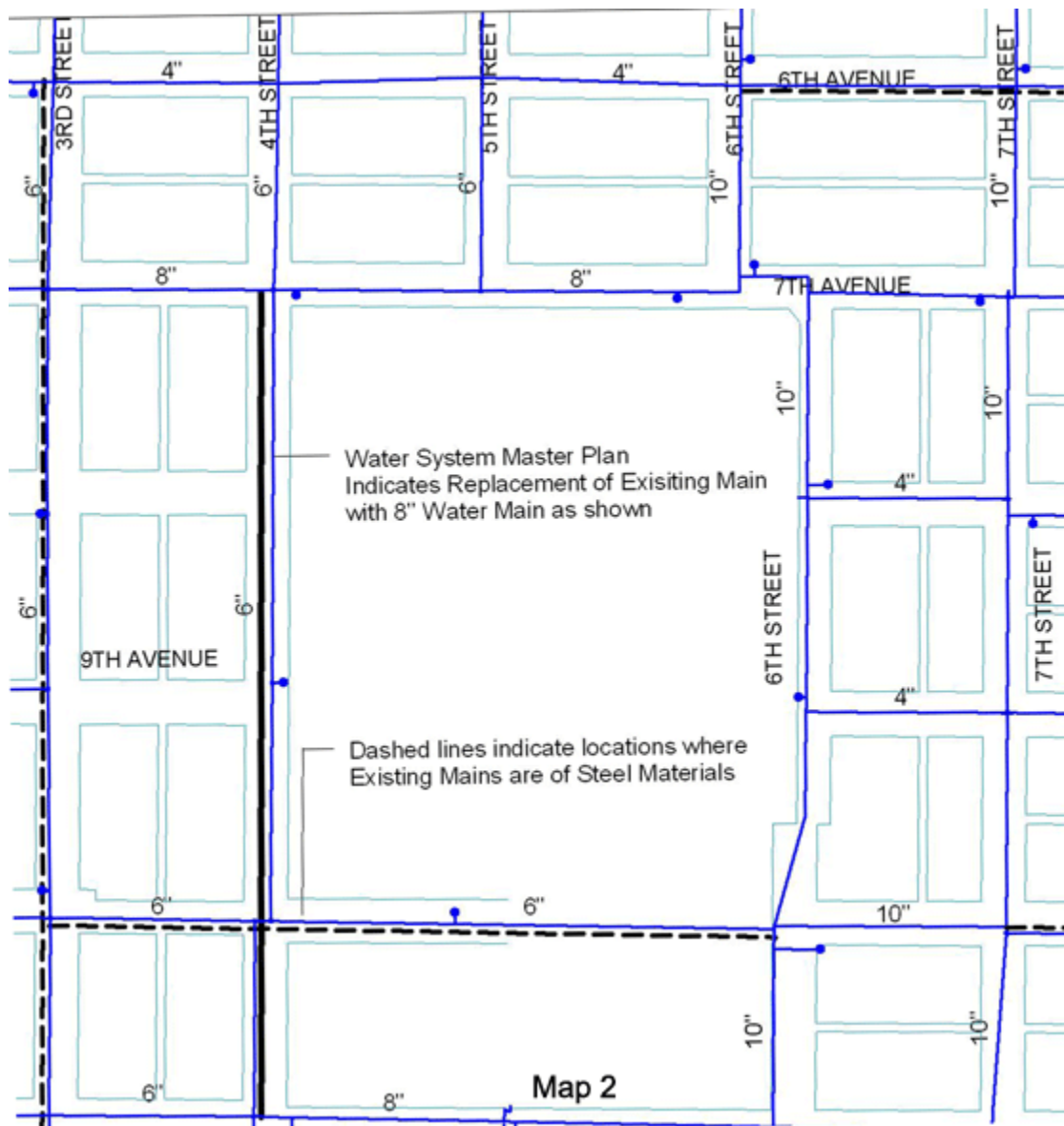
LCSC Campus Facilities Master Plan

Overhead Photo of Normal Hill Campus



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.

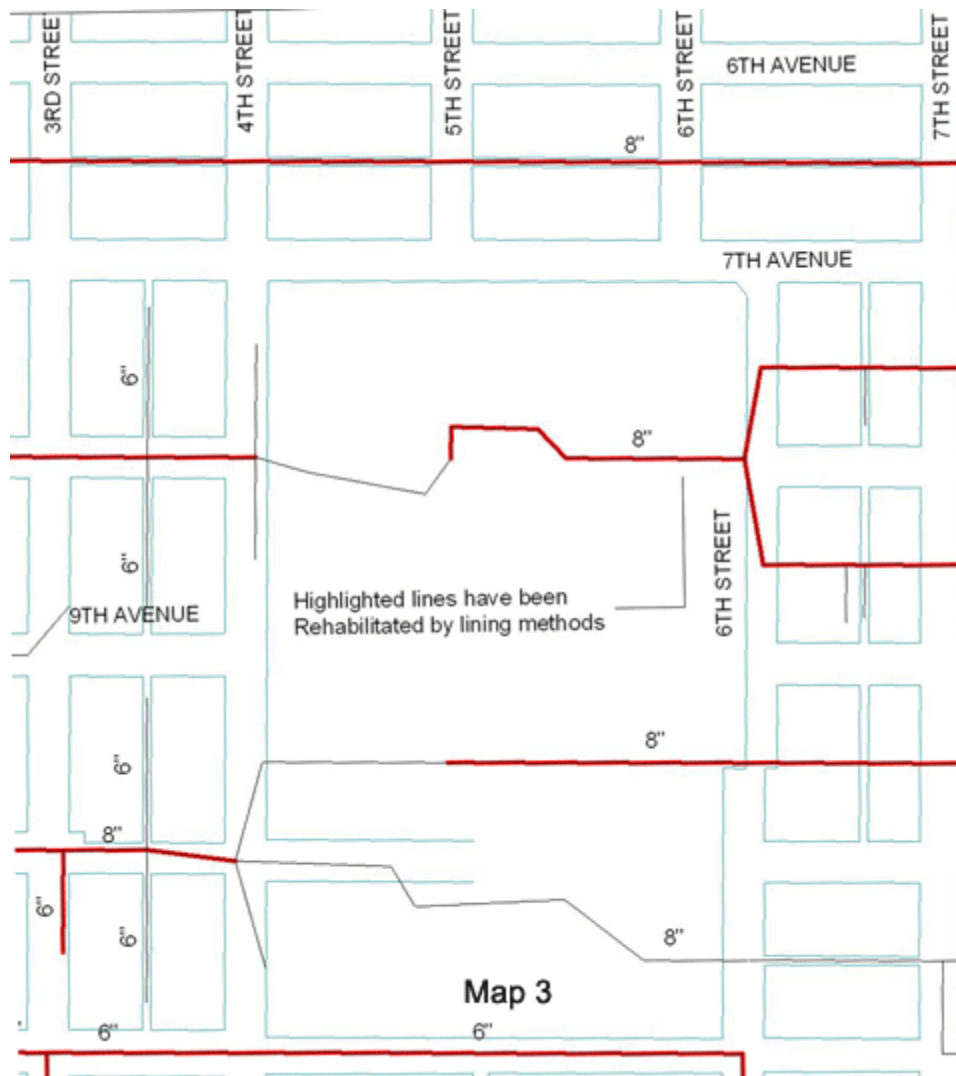
Water: Improvements to the water lines around the College are planned and include the replacement of 6" lines to 8" lines in the area. The primary purpose of this line replacement is to improve the fire flows in the vicinity. Upgrades to 8" lines or larger would be needed to support any future commercial development, additional institutional development, or higher density residential development. The existing water lines in the area are shown in the attached map.



LCSC Campus Facilities Master Plan

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 cannot 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 upgrades were partially addressed in a joint LCSC (4th St. Parking Lots) and City (sewer/storm water) project in FY2009. The map below depicts sewer lines in the area.



FACILITY-RELATED BUDGET PLANNING FACTORS FOR FY2016 AND FY2017

Physical Plant Budget for the Current Year (FY2016): Facilities operations for the current fiscal year are funded with \$3,043,727 in the LCSC General Education appropriated budget. This figure represents 9.29% of the of LCSC’s ongoing Gen Ed budget of \$32,759,000. The table below outlines the budgeted breakout of anticipated spending for various Physical Plant operations. The assigned manpower of 33.00 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.

Function	FTE	FY2016 Budget
Administration	2	\$193,243
Custodial Services	17	724,794
Fire & Property Insurance	0	83,900
Maint. & Repair	11	713,854
Maint. & Repair (Projects)	0	130,720
Maint. Contractual Obligations	0	70,000
Grounds Maintenance	3	207,010
Central Heating	0	6,100
Utilities	0	888,000
Vehicle Maintenance	0	26,195
Total	33	\$3,043,727

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 continues to operate with very lean personnel levels compared with other institutions, based on total number of square feet, and the Physical Plant staff deals on a daily basis with challenges which result from LCSC having the oldest average age of facilities of any four-year public college in the state, as noted by the Legislative Services Office. Technical expertise and backup capabilities on the maintenance side of the house are limited. For example, there is only one licensed craftsman (an electrician) on the current force, and far fewer custodians than would be prescribed by the Legislature’s current occupancy cost formula for custodial support, which would justify over 29 custodians for a campus of LCSC’s size.

Facilities Budget Planning for FY2017: For the next UAP and Legislative budget planning cycle, we anticipate continuing austerity in the LCSC Physical Plant budget. Expansion of the force before the end of the six-year planning window is needed, but new overall priorities dictate that additional positions within LCSC’s Complete College Idaho (CCI) initiative will have top priority for new resources. LCSC has proposed a line item request for FY2017 which, if approved in full by the State Board, Governor, and Legislature, would add six full-time positions to the Physical Plant staff (one electrician, one plumber, one painter, and three additional custodians).

Notwithstanding external funding from the Legislature or other private/public sources, it is the intent of LCSC’s administration to use internal funds to support internal “capital project”

LCSC Campus Facilities Master Plan

requests to the extent possible with available funds and manpower (minor room upgrades and reconfigurations, carpet replacement, painting, and in-house repairs). Physical Plant will use outside contractors and/or Department of Correction labor (“red shirts”) when those options make economic sense.

CURRENT DPW/PBF PROJECTS

Below is a list of the open (as of October 1, 2015) Division of Public Works (DPW) projects underway or soon to be started. The “Dollars Allocated” column indicates the total of PBF and any Agency (LCSC) funds currently dedicated to the respective projects.

[Note: 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 FY2014, FY2015, and FY2015.]

Project #	Description	Dollars Allocated	Remarks (status as of 10-1-15)
#14-150	Silverthorne Auditorium upgrade	\$1.4M	Final punchlist underway as of 10-1-15
#14-151	Library chiller/fire suppression/TCC	\$320K	Final phase (TCC remodel) underway
#14-152	RCH chiller replacement	\$125K	In closeout phase
#14-155	Replace ADM & SPH elevator equip.	\$156K	In closeout phase
#14-156	Build storage units	\$200K	Construction in progress
#14-158	Energy Savings Analysis & Planning	\$50K	Analysis complete: developing plans
#15-150	Clearwater Hall first-floor phase 2	\$425K	Design complete: ready to bid
#15-151	Upgrade former IPO space	\$253K	Abatement complete, constr. In progress
#15-152	Upgrade ADM conference area	\$65K	Delegated project—design phase
#15-153	HVAC for President’s Home	\$50K	In closeout—construction complete
#15-154	Sidewalk repairs	\$35K	Delegated project—in progress
#15-156	Upgrade heating/cooling lines	\$40K	Upgrades complete—awaiting closeout
#16-150	Reid Centennial Hall roof replacement	\$150K	In design phase
#16-151	Upgrade Spalding Hall phase 1	\$1.0M	In programming phase
#16-152	Pave PTE gravel parking lot area	\$30K	In design (using ITD funding)
#16-153	Center for Arts and History HVAC	\$100K	Delegated project—planning phase

LCSC PBF REQUESTS FOR FY2017

Below is an outline of LCSC’s annual Permanent Building Fund (PBF) request for FY2017. LCSC is requesting funding for projects in three categories: “Major Capital Improvement Projects” (new facilities or major renovation of existing facilities), “Alteration and Repair” (A&R) projects, and “ADA” projects. Within each of the three categories, the requested projects are listed in the order of their strategic priority.

FY2017 Major Capital Improvement Project Requests (new facilities or major renovation of existing buildings, typically projects budgeted for \$1M or more). Note: Typically, LCSC receives PBF funding for no more than one major capital project in any given fiscal year.]

Priority #1: Living and Learning Complex—\$6,250,000: This request is for a new, combined-use residential and classroom facility. The entire facility would be approximately

LCSC Campus Facilities Master Plan

25,000 sq. ft. of which the College-funded dormitory space would approximately 22,000 sq. ft. and the classroom area approximately 3,000 sq. ft. Agency funding would cover all dormitory-related areas of the facility. The classroom section (four general purpose classrooms which will serve the entire campus) would be covered by PBF dollars (\$650,000 which amounts to 10.4% of the total project). The new facility (estimated 90 bed spaces and 4 classrooms) would enable LCSC to: 1) keep pace with steadily growing residential student enrollment, 2) retire and/or re-purpose dilapidated, sub-standard dorm units, and 3) provide additional multi-purpose classroom space to support instructional programs.

Priority #2: Automotive Technology Facility Expansion—\$2,500,000: This request is for expansion of approximately 9,000 to 12,000 additional square feet to support LCSC's highest demand automotive technology programs. The expansion would take place in the Wittman Complex, in support of our ongoing Auto Mechanics Technology, Collision Repair, and Diesel Technology programs. This upgrade to the existing facilities would enable the College to increase the capacity as well as the efficiency and quality of this group of its Professional-Technical Education programs. LCSC would provide \$500,000 in agency funds to leverage the impact of the requested \$2,000,000 in PBF dollars.

FY2017 Alteration and Repair (A&R) Requests

Priority #1: Upgrade Spalding Hall (SPH) Phase II—\$800,000: This project will continue the work initiated under DPW project #16-151, which addressed basic life safety needs and renovated the top (third) floor of the SPH facility. This FY2017 request will fund the second phase of the project which will renovate the dilapidated second floor of Spalding Hall. Upgrades to the second floor will include HVAC; electrical; ceiling replacement; new doors, frames, and hardware; replacement of flooring and base; and painting.

Priority #2: Upgrade HVAC for Sam Glenn Complex (SGC)—\$250,000: This project will complete work originally approved as part of an earlier, multi-building DPW project (#12-151) which was downsized (eliminating the SGC portion of the work) after cost increases occurred in other portions of the original project. The requested project for FY2017 would replace two roof-top HVAC units on SGC. One HVAC unit serves multiple zones in the center section of the SGC complex. The second HVAC unit will support the section of the complex which contains administrative departments

Priority #3: Clearwater Hall (CLW) and Center for Arts and History (CAH) Upgrades (Phase III)—\$150,000: This project will be the third and final phase of the project to build-out the unfinished first floor of Clearwater Hall. One third (west section) of the floor space was finished through DPW #11-150. The middle section of the first floor was built out by DPW #15-150. This request for FY2017 will complete the upgrade of the (east) third of the floor space. The project would also enable the College to begin window and masonry repairs to the older section (circa 1900) of the CLW facility and the adjacent Center for Arts and History (built in late 1880s).

Priority #4: Upgrade HVAC Controls in Library (LIB)—\$160,000: A high priority need identified in LCSC's ongoing energy audit project (DPW #14-158) is an upgrade of the current pneumatic HVAC control system in the Library to direct digital controls (DDC). The LIB is the last major academic facility on campus with no digital controls for heating and cooling. This requested upgrade will complement the ongoing DPW project (#14-151) which is replacing the LIB chiller unit. Reliable HVAC controls are especially important in the Library (beyond

LCSC Campus Facilities Master Plan

concerns over energy efficiency and student and staff comfort), since this facility houses essential computer server units for LCSC's Information Technology department which support the College's statewide operations.

Priority #5: Replace Roof of Meriwether Lewis Hall (MLH)— \$250,000: This project would replace the aging roof (installed in 1993) of MLH with a new TPO or low-slope steel roof. Total surface area is 152 squares [note: one "square" = 100 square feet.]

FY2017 ADA Request

Priority #1: Restroom ADA Upgrades—\$120,000: [LCSC has only one ADA project submittal for FY 2017.] This project would combine PBF and LCSC dollars to refurbish those restrooms in worst condition across the campus and bring them up to code standards for ADA accessibility. It is estimated that this project would enable us to significantly improve access and usability of approximately 10 to 12 of our highest priority (dire condition) restrooms.

FY2017 Six-Year Capital Project Plan (through FY2020): State agencies are required to submit a six-year look-ahead (major capital projects only) as part of their annual PBF requests to DPW and the State Board of Education. Since back-to-back approval of major capital projects is a rarity for an institution of LCSC's size, the items on the list beyond the first two years essentially serve as longer-term place markers, and are likely to change from year to year as facilities age and new needs arise, and may well extend into long-range (beyond six year plan) projects.

Year One	FY2017	Living and Learning Complex (\$6.25M)
		Automotive Technology Facility Expansion (\$2.5M)
Year Two	FY2018	Sam Glenn Complex upgrade (\$2.5M)
Year Three	FY2019	Administration Building upgrade (\$3.5M)
Year Four	FY2020	Workforce Training (WFT) facility replacement (\$2.5M)
Year Five	FY2021	Physical Plant facility upgrade (\$2.0M)
Year Six	FY2022	Music/Fine Arts Building Replacement (\$3.0M)

OTHER LONG-TERM PLANNING GOALS

(Including Long-Term Capital Plans beyond the scope of Six Year Capital Projects Plan)

In addition to the major capital projects outlined in the six-year capital plan, above, the College hopes to pursue other projects in the out years beyond the current strategic planning window, as programs continue to expand, and funding sources are identified. Possible projects on the longer-term "wish list" which are envisioned in the next ten years include, *inter alia*:

- Development of a primary "entrance" avenue to the northern portion of the campus, possibly along the north-south axis defined by 5th Street.
- Exploration of cooperative projects with St. Joseph Regional Medical Center related to energy and utilities, and possible development of a higher education-medical corridor linking the two entities as a continuous, integrated campus.
- Continued expansion of classroom, residence hall, and parking facilities on the Normal Hill campus.
- Expansion of the North Idaho Collaborative Education Facility (NICEF) in Coeur d'Alene to support increased participation in upper division coursework in Region I.

LCSC Campus Facilities Master Plan

- Expansion of playing fields and locker room facilities to support growing participation in intercollegiate, club, and intramural athletics.
 - Augmentation of current energy sources with sustainable power modes.
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FACILITY-RELATED INITIATIVES FOR FY2016

Listed below is an outline of strategic facility initiatives which are planned to be carried out in the current fiscal year.

- Work with DPW project managers and assigned architects and contractors to plan and implement approved Permanent Building Fund projects—on time, on schedule, and in accordance with LCSC user requirements.
- Support the President and other senior administrators in advocating for SBOE, DPW, and Legislative approval of LCSC’s FY2017 capital projects, A&R, and ADA project requests.
- Collaborate with the Office of the State Board of Education (OSBE), Legislative Services Office (LSO) and counterparts at sister institutions to advocate for increased funding for deferred maintenance needs.
- Continue to enhance the living, learning, and working environment on campus through active engagement of campus stakeholders from affected constituencies/functional areas in the following on-going project planning teams:
 - CdA NICEF facility planning and programming teams
 - Arboretum Planning Team (APT) and other sustainability-related groups
 - Spalding Hall upgrade project programming team
 - LCSC Safety Committee
- Continue efforts to collaborate in facility support and services with the City of Lewiston, Nez Perce County, Department of Correction, and St Joseph Regional Medical Center (SJPMC).
- Continue to adjust the mix of technical specialties on the Physical Plant staff. Where it makes sense to do so, explore out-sourcing or sharing of services with other local entities.
- Continue to assess the current process, procedures, and staffing levels used to provide custodial support for different campus units and seek options to improve services.
- Aggressively pursue recommendations which emerge from the ongoing Energy Savings Analysis and Planning project (DPW #14-158).
- Identify tactics (timing, equipment, procedures) to minimize disruptions to instructional activities caused by landscaping, lawn mowing, and leaf-blowing, and snow removal operations.
- Pursue options for divestment (sale or trade) of unneeded or difficult to maintain properties. Look for opportunities to acquire useful properties which are contiguous to property already owned by the College.

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- Continue to improve campus signage.
 - Improve ADA accessibility and safety of facilities and outdoor space.
 - Work to increase (and stretch) available funding for in-house and small facility improvement projects (carpeting, painting, classroom and office modifications).
 - Work with College Advancement, functional and instructional unit leadership, and community members to generate additional private funding for facility improvement projects and/or supplement state-funded projects.
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Links to other LCSC facility information:

[LCSC Annual Permanent Building Fund request](#)

[Current project information/photos](#)

[Building history and heritage information](#)

[LCSC facility square footage and replacement value report](#)

[Physical Plant on-line work order system](#)

[LCSC Safety Committee web site](#)