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CONTRIBUTORS

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Courtney Henkel           Student Senate

Architect and Consultants

JLG Architects
Land Elements
Obermiller Nelson Engineering
Ulteig Engineers
Solien & Larson Engineering
I. BACKGROUND

A. HISTORY

VCSU’s history goes back to 1890 when it was founded as the State Normal School, chartered in the original North Dakota Constitution, with a mission focused on training teachers. In 1921, the school was authorized to offer bachelor’s degrees as the first major expansion of its curriculum beyond teacher education. In 1963, the school was renamed Valley City State College. In 1987, the college was renamed to Valley City State University, a regional baccalaureate university of the North Dakota system of higher education. In 2005, VCSU began offering its first graduate program, a Master of Education degree.

Valley City State University is a comprehensive institution of higher education that offers a range of academic programs leading to bachelor’s and master’s degrees. Subject areas include Business, Information Technology, Communication Arts, Social Science, Education, Psychology, Fine Arts, Mathematics, Science, Health and Physical Education. The university’s service area centers on southeastern North Dakota, but VCSU’s approximately 1,000 students are drawn from hometowns around the globe. The student body spans a diverse range of ages, ethnicity and learning objectives. VCSU makes courses and degree programs available in traditional on-campus, distance learning (online or interactive video) and hybrid formats that combine elements of both.

VCSU emphasizes use of the latest technology to enhance the learning experience. On-campus students are issued a laptop computer and have easy access to high-speed wireless networking throughout campus, the latest multimedia technology and classrooms equipped with the latest educational technology. Students use these tools as an integral part of their education to enhance their learning and become skilled at using technology to excel in their careers.
The scenic VCSU campus, located on the banks of the Sheyenne River in southeastern North Dakota, is listed on the National Register of Historic Places. The campus features a combination of beautifully restored historic buildings and up-to-date facilities equipped with the latest educational technology. Located less than one hour’s drive from North Dakota’s largest city, Valley City is known for its scenic beauty and comprehensive amenities.

The annual U.S. News and World Report College edition has listed VCSU as a “Best College” for every year from 1999 through 2010.

### Valley City State University Fall Enrollment

<table>
<thead>
<tr>
<th></th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
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<tr>
<td><strong>Student Head Count</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business and Information Technology</td>
<td>225</td>
<td>195</td>
<td>171</td>
<td>174</td>
<td>180</td>
</tr>
<tr>
<td>School of Education and Graduate Studies</td>
<td>254</td>
<td>242</td>
<td>233</td>
<td>234</td>
<td>226</td>
</tr>
<tr>
<td>Fine Arts</td>
<td>30</td>
<td>28</td>
<td>24</td>
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<td>62</td>
<td>63</td>
<td>60</td>
<td>48</td>
<td>56</td>
</tr>
<tr>
<td>Math and Science</td>
<td>67</td>
<td>77</td>
<td>109</td>
<td>127</td>
<td>122</td>
</tr>
<tr>
<td>Communication Arts and Social Science</td>
<td>133</td>
<td>128</td>
<td>107</td>
<td>119</td>
<td>117</td>
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<tr>
<td>Other (Pre Professional, undecided, etc.)</td>
<td>242</td>
<td>226</td>
<td>195</td>
<td>167</td>
<td>219</td>
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<tr>
<td><strong>Undergrad Headcount</strong></td>
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<td>899</td>
<td>900</td>
<td>961</td>
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<tr>
<td><strong>Graduate Headcount</strong></td>
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<td>83</td>
<td>119</td>
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<td><strong>Total Headcount</strong></td>
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<td>1,037</td>
<td>982</td>
<td>1,019</td>
<td>1,083</td>
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<thead>
<tr>
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<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Business and Information Technology</td>
<td>182</td>
<td>167</td>
<td>150</td>
<td>141</td>
<td>139</td>
</tr>
<tr>
<td>School of Education and Graduate Studies</td>
<td>206</td>
<td>201</td>
<td>186</td>
<td>193</td>
<td>198</td>
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<tr>
<td>Fine Arts</td>
<td>33</td>
<td>27</td>
<td>26</td>
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<tr>
<td>Health and Physical Education</td>
<td>62</td>
<td>61</td>
<td>57</td>
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<tr>
<td>Math and Science</td>
<td>153</td>
<td>155</td>
<td>162</td>
<td>170</td>
<td>163</td>
</tr>
<tr>
<td>Communication Arts and Social Science</td>
<td>160</td>
<td>171</td>
<td>164</td>
<td>162</td>
<td>151</td>
</tr>
<tr>
<td>Other (Pre Professional, undecided, etc.)</td>
<td>37</td>
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<td>30</td>
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<tr>
<td><strong>Undergrad FTE</strong></td>
<td>833</td>
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<td>775</td>
<td>774</td>
<td>781</td>
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<tr>
<td><strong>Graduate FTE</strong></td>
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<td>52</td>
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<tr>
<td><strong>Total FTE</strong></td>
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<td>843</td>
<td>806</td>
<td>822</td>
<td>833</td>
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<tr>
<td><strong>Total FTE Recalculated</strong></td>
<td>897</td>
<td>843</td>
<td>806</td>
<td>822</td>
<td>833</td>
</tr>
</tbody>
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*FTE Divisor changed to 15 - Fall 2006*

### B. VICINITY

The campus is flanked to the north by the Sheyenne River and to the south by a heavily wooded embankment, which rises to the southernmost portion of the campus.

The west campus is located several blocks away and is relatively separated from the main campus and consists of the University’s athletic facilities: The W.E. Osmon Fieldhouse, athletic track, football field, ball diamonds, basketball and tennis courts. A sign in front of the field house posts events,
dates and other things about the area.

The focal point of the main campus is the McFarland Hall administration building, which has its main entrance facing north to a large open space and campus entrance gate. This gate welcomes visitors from the main campus parking lot as well as pedestrians who might use the walking bridge that spans the Sheyenne River. This bridge serves to invite and connect the city to the campus.

All of the original campus buildings still exist today and are important components of the history, culture and ‘fabric’ of the campus.

C. MASTER PLANNING EFFORTS

Past Master Planning efforts include the following:

1964 - Harland Bartholemew & Associates

The North Dakota State Board of Higher Education recognized the need for a comprehensive study and campus master plan for the physical plants of the two universities and the six colleges in the system covering a ten-year period from 1962 to 1972. For this purpose, they retained the firm of Harland Bartholemew and Associates of Washington, D.C. in October, 1962, to provide advice and counsel on the planning and development of the North Dakota College & University System.

1994 Facilities Master Plan

Foss Associates with Damon Farber Assoc., Site Planning; Obermiller-Nelson Engineering, Mechanical Engineering; Ulteig Engineers, Electrical Engineering

The 1994 Master Plan consisted of two main components; A comprehensive Facilities Assessment and a Facilities Program. The Facilities Assessment includes several aspects: an evaluation of general code compliance of the existing buildings; an inventory and analysis of the building finishes, structural stability, mechanical and electrical utilities, and site facilities; and an analysis of the site with regards to planning consideration.
On-campus programming interviews were conducted over a two-day period with each academic Department and administrative division. The goal of this portion of the programming effort was to formulate a clear set of criteria for the adequacy of existing departmental space and future additional space needs.

The main features of the 1994 Master Plan were:

- The unique and special qualities of the existing buildings are reinforced and strengthened by restoring original character where it has been compromised.

- It determines location for additions and new buildings that contribute and improve on the existing campus spatial order with special attention to retaining or creating new open spaces to preserve human scale and a sense of place.

- It outlines detailed improvements in life safety to dormitories and to the oldest buildings on campus.

- It proposes the means to capture and use existing high quality but under utilized space on the third and fourth floors of McFarland Hall.

- It provides a comprehensive survey of twenty campus buildings and their physical condition, including code compliance and mechanical and electrical systems. Evaluation for compliance with ADA is coordinated with the Valley City State University ADA Transition Plans.
- It organizes and clarifies campus circulation by giving special priority to the pedestrian environment without compromising vehicular access.


Foss Associates, Michael J. Burns Architects Ltd. and campus personnel

2008 Valley City State University Campus Master Plan

Foss Associates

The 2008 master planning effort commenced in December, 2007 with the start of departmental meetings between VCSU faculty, staff and administrators and representatives from Foss staff. Information gathered from these meetings was used to identify current building utilization, facility deficiencies, and long-range campus needs.

Facility tours led by VCSU physical plant staff and involving technical staff from Foss Architecture & Interiors, Obermiller-Nelson Mechanical Engineering and Ulteig Electrical Engineers were completed in January 2008 to identify both short term and long term facility repair, renovation and deferred maintenance needs.

Outcomes of this 2008 master planning effort documented a shared understanding and vision of current and future facility needs on campus and assisted the University in establishing direction for facility development based upon:

- Programmatic needs that support the campus mission.
- Goals and priorities established by the University for enrollment growth.
- Attention to short term and long term deferred maintenance and asset preservation needs.
In October 2009 JLG Architects met with the Valley City State University Master Plan Steering Committee in order to discuss the overall goals and methods of this master plan process. Goals were discussed for educational growth, enrollment and program growth, marketing, residence life, housing and facilities. Valley City State University also completed a Strategic Planning Process concurrently with the master plan process. The information and findings in this master plan document are meant to support that process and provide a vision for the future of Valley City State University.

Basic information and data gathering began soon after the initial steering committee meeting. Focus groups were defined in order to provide direction and input to the master plan process. In December of 2009, a series of interviews and facility tours was conducted on campus with the following focus groups to gain insight into their current facilities, programs, utilization and long range goals:

- Snoeyenbos Renovation
- Vangstad Auditorium
- Business Services
- Athletics
- University Relations
- Development & Alumni
- Career Services
- Business/IT
- Math & Science
- Campus Information Technology
- Graduate Studies
- Rhoades Science Center
- Health & Physical Education
- Comm. Arts & Soc. Sciences
- Student Center and Services
- Site Related Issues
- President’s Office
- Admissions
- Registrar
- Counseling
- Presidents House
- Fine Arts
- Academics
- Library
- Education Division
- STEM/Tech Ed

In conjunction with the master planning process, JLG also completed predesign studies for the LD Rhoades Science Center Addition & Renovation, Vangstad Auditorium, the VCSU Athletics facilities, and the renovation of Snoeyenbos Hall. JLG met with members of the design committees and toured all of the facilities represented in these predesign studies. The information gathered through the predesign process was helpful in assessing, formulating goals and decision making for the individual projects as well as the master plan as a whole. These two processes informed each other and gave insight into the design and outcomes for the final documentation.
This master plan document provides an overview of the current conditions of facilities and programs at Valley City State University and describes the vision that this university has for their continued growth and development. The master plan and the predesign documents provide a framework for future decisions regarding facilities, project funding and development of project design.
D. RECENT ACCOMPLISHMENTS

The following list summarizes major capital improvement projects completed on the VCSU campus in the last ten years. Available funds have typically been spent on deferred maintenance, asset preservation accessibility, and life safety projects.

<table>
<thead>
<tr>
<th>Description</th>
<th>Fiscal Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>McFarland Hall Renovations (partial 2nd Floor)</td>
<td>98-99</td>
<td>$540,000</td>
</tr>
<tr>
<td>W.E. Osmon Fieldhouse Arena Floor Replacement</td>
<td>98-99</td>
<td>$85,000</td>
</tr>
<tr>
<td>McFarland, Vangstad, McCarthy Sprinkler/Exits</td>
<td>99-00</td>
<td>$547,000</td>
</tr>
<tr>
<td>McFarland, Vangstad, McCarthy Life Safety</td>
<td>00-01</td>
<td>$497,052</td>
</tr>
<tr>
<td>Boiler Upgrade Project</td>
<td>02-03</td>
<td>$975,000</td>
</tr>
<tr>
<td>Graichen Gym Egress and Health Safety</td>
<td>03-04</td>
<td>$785,300</td>
</tr>
<tr>
<td>Kolstoe Hall Renovation (bond financed)</td>
<td>03-04</td>
<td>$3,300,000</td>
</tr>
<tr>
<td>W.E. Osmon Bleacher Replacement</td>
<td>05-06</td>
<td>$282,000</td>
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<tr>
<td>Steamline Replacement (two year project)</td>
<td>07-08</td>
<td>$2,200,000</td>
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<tr>
<td>W.E. Osmon Fieldhouse repair</td>
<td>09-11</td>
<td>$1,200,000</td>
</tr>
</tbody>
</table>

**Current Projects Started or Completed During Present Biennium**

<table>
<thead>
<tr>
<th>Description</th>
<th>Fiscal Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Snoeyenbos Residence Hall</td>
<td>09-11</td>
<td>$3,252,655</td>
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<tr>
<td>McFarland Hall Emergency Power</td>
<td>09-11</td>
<td>$50,000</td>
</tr>
<tr>
<td>Emergency Power upgrade Powerhouse, Rhoades Science, Vangstad and Student Center</td>
<td>09-11</td>
<td>$89,537</td>
</tr>
<tr>
<td>Parking Lot Repair and Replacement</td>
<td>09-11</td>
<td>$271,522</td>
</tr>
<tr>
<td>Sidewalk and Driveway</td>
<td>09-11</td>
<td>$29,878</td>
</tr>
<tr>
<td>Door Replacement Vangstad, Foss Hall</td>
<td>09-11</td>
<td>$46,500</td>
</tr>
<tr>
<td>Student Center, and Library</td>
<td>09-11</td>
<td>$46,500</td>
</tr>
<tr>
<td>McFarland Door Replacement</td>
<td>09-11</td>
<td>$45,000</td>
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<tr>
<td>Life Safety Projects (Fire Alarms, Security Cameras)</td>
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<td>$42,000</td>
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<tr>
<td>Replace handrails, steps and sidewalks</td>
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<td>Office and Classroom Repair and Renovation</td>
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<td>Special Assessments</td>
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<td>Alley Project</td>
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<td>Powerhouse Projects</td>
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<td>Tuck-pointing Various Buildings</td>
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<tr>
<td>Vangstad Auditorium Lighting</td>
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<tr>
<td>Vangstad Fire Escape</td>
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**Total**                                           |             | **$4,476,368** |
I - B.1
Incremental Growth Map

BUILDING KEY:
1  Stadium
2  Lokken Track & Field
3  Softball Complex
4  W.E. Osmon Field House
5  Football Practice Field
6  Storage Building
7  College Tennis & Basketball Courts
8  College Garage
9  College Soccer Field
10 Viking Court Married Housing
11 McCoy Residence Hall
12 Snoeyenbos Residence Hall
13 Memorial Student Center
14 Mythaler Residence Hall
15 Robertson Residence Hall
16 President's House
17 Foss Music Hall
18 Graichen Gymnasium
19 Allen Memorial Library
20 Vangstad Auditorium
21 Kolstoe Residence Hall
22 Medicine Wheel Park
23 Plant Service Building
24 McFarland Hall
25 Rhoades Science Building
26 Heating Plant
27 Coal Storage Building
28 McCarthy Hall
29 Tech Lab #1
30 Facility Services
31 Ceramics Building
32 Regional Technology Center
I - B.2
Existing Conditions/
Zoning Map

BUILDING KEY:
1 Stadium
2 Lokken Track & Field
3 Softball Complex
4 W.E. Osmon Field House
5 Football Practice Field
6 Storage Building
7 College Tennis & Basketball Courts
8 College Garage
9 College Soccer Field
10 Viking Court Married Housing
11 McCoy Residence Hall
12 Snoeyenbos Residence Hall
13 Memorial Student Center
14 Mythaler Residence Hall
15 Robertson Residence Hall
16 President’s House
17 Foss Music Hall
18 Graichen Gymnasium
19 Allen Memorial Library
20 Vangstad Auditorium
21 Kolstoe Residence Hall
22 Medicine Wheel Park
23 Plant Service Building
24 McFarland Hall
25 Rhoades Science Building
26 Heating Plant
27 Coal Storage Building
28 McCarthy Hall
29 Tech Lab #1
30 Facility Services
31 Ceramics Building
32 Regional Technology Center
A. LANDSCAPING & GROUNDS

Implementation

The Landscaping & Grounds Master Plan is a vision for the future, designed to be implemented as phases in a practical and flexible manner. The plan establishes a structure for future projects, but avoids a precise order or schedule of project hierarchy. This enables the University to establish their priorities and take advantage of opportunities based on the realities of needs, funding, and schedule.

Site Design Standards

The Master Plan identifies key design standards which will address identity, way-finding and connectivity. These initiatives include:

- Creation of signage standards for campus-wide way-finding and for establishing identity.
- Creation of a template for foundation planting bed standards.
- Creation of a few different site design standards for various locations.
- Creation of a sustainable and viable plant palette for campus-wide use.
- Creation of site amenity standards, including bicycle racks, lighting, trash receptacles and benches.
- Creation of a system of outdoor sculpture installation locations for short-term art presentations.
- Creation of landscape standards for campus-wide focal landscapes.
- Consistent and safe exterior lighting standards.

Campus identity and way-finding

Priorities for the development of Campus identity and way-finding are:

- New landscaping or paving from the north side of the Eighth Avenue bridge over the Sheyenne River to the corner of Viking Drive:
This focal point location serves as a formal entry into the VCSU campus, especially for visitors of sporting events at the West Campus.

- Creation of a formal entry sign at the intersection of 8th Avenue and Viking Drive:
  This will serve as a way to announce that the visitor is driving through the West Campus and directs visitors to the heart of the Historic, or East Campus.

- New sign location options campus-wide, with special emphasis at the Viking Drive – Fourth Avenue SW and 8th Avenue SW intersections:
  New signage at this particular intersection, as well as other critical intersections on the edges of ‘campus’ and ‘city’ areas, will serve to strengthen the campus identity and help connect the East and West campuses together.

- Creation of student outdoor plaza and drop-off area south of Allen Memorial Library and Vangstad Auditorium:
  Serves for dual use of student outdoor plaza and drop-off area while accommodating coal truck access to storage facility and heating plant.

- Enhance key pedestrian sidewalk intersections within the Campus Mall:
  Identifies and serves to strengthen the campus identity through visual continuity among the various other adjacent ‘planting’ area focal points.

- Creation of consistent building signage standards.

**Campus foundation planting standards**

Priorities for the development of campus foundation planting standards are:

- Creation of planting standards:
  Planting standards will compliment the scale and architecture of new and existing building foundations.

- Creation of a few different planting standards, based on building aspect, size and use:
  Different (yet similar) established planting standards will create continuity without the negative ‘cookie-cutter effect’ of too-similar planting areas.

**Campus plant palette**

Priorities for the creation of a sustainable and viable plant palette for campus-wide use are:

- Planting standards that add deciduous tree plantings to some parking lots:
  Serves to soften and break up the hardscape areas and fit more
harmoniously with existing campus context.

- Conduct campus-wide plant analysis for existing plants, with suggestions of declining tree & shrub removals (and replacement with suitable plants):
  This analysis would serve as a necessary health check for existing planting assets, to create sustainable and long-lasting campus-wide plant communities.

**Campus site amenity standards**

Priorities for the creation of site amenity standards are:

- Use of standard bicycle racks, with analysis of existing and future needs, and suggested locations.
- Use of a consistent style of light for vehicular and pedestrian applications.
- Use of a consistent style of pedestrian bench for campus-wide applications.
- Use of a consistent style of outdoor garbage cans for pedestrian areas.
- VCSU has selected a standard for benches and garbage cans and is implementing this as they are replaced.
- Coordination of handicap, parking and dumpster locations in proximity to major pedestrian thoroughfares.
- Consistent styles of site amenities create uniformity and continuity throughout – strengthening the ‘campus identity’.

**Campus sculpture / art focal points**

Priorities for the creation of campus sculpture and art locations are:

- Creation of a campus-wide art / sculpture system for short-term presentations on existing heating system platforms:
  This art & sculpture presentation system would have a threefold outcome:
  a. Acts to ‘obscure’ or take prominence away from the visual impairing steam exhaust pipes.
  b. Creates a campus-wide demonstration opportunity for student art and sculpture, further strengthening the campus community.
  c. Beautifying the campus environment with the use of outdoor art & sculpture.

**Campus landscape standards**

Priorities for the creation of campus-wide landscape standards are:
• Creation of a focal point and entrance planting at the entrance of the Campus Mall at College Street:
  This focal point would be a welcoming node for visitors at the sidewalk entrance to the Campus Mall at the formal entry sequence at College Street.

• Plantings at key entrance and sign locations:
  Enhanced plantings at key locations would compliment and strengthen signs, establish focal points, emphasize formal entries to campus, and create way-finding nodes.

---

A. ENTRANCE PLANTING FOCAL POINT
- 10 foot radius circular planting beds, edged in 6" wide x 4" deep reinforced ‘Dome Style’ extruded concrete curbing
- Curbing color to match similar grey concrete colors, remains consistent campus-wide
- Entry planting focal point created by use of single specimen-quality shrub with understory plantings
- 10-15’ height tall understory multi-stem shrub to be specimen quality in character and size
- 18-24” perennial or annual plants as color spots located under multi-stem shrub
- Uniform ground cover planting fills remaining planting space: example – Hosta or Snow-on-the-Mountain

B. FOCAL POINTS
- Focal points positioned at key intersections within Campus Mall to strengthen campus identity
- Visual continuity among adjacent planting area focal points identifies and creates interest
- Focal points will be circular planting beds surrounding key sidewalk intersections
- Circle circumference size based on sidewalk intersection size (sizes vary), edged in 6" wide x 4" deep reinforced ‘Dome Style’ extruded concrete curbing
- Planting bed plant material layering similar to foundation planting layout
- Outer / back layer: 2-3’ tall woody shrub, with spacing based on size of shrub
- Inner / front layer: 18 – 24” tall hardy perennial for color spots
- 3” shredded hardwood mulch with no fabric placed in beds for weed suppression and moisture retention
C. FOUNDATION PLANTINGS FOR A ONE AND TWO STORY BUILDING
- Six foot width planting beds, edged in 6” wide x 4” deep reinforced ‘Dome Style’ extruded concrete curbing
- Curbing color to match similar grey concrete colors, remains consistent campus-wide
- Creates a layered effect with size and texture of plants:
  - Back Layer: 4-5’ tall woody shrub, six foot spacing on center
  - Front Layer: 18-24” tall hardy perennial for color spots
- Layers soften building edges and create uniform plantings throughout campus
- 3” shredded hardwood mulch with no fabric placed in beds for weed suppression and moisture retention

D. FOUNDATION PLANTINGS FOR A 3 OR 4 STORY BUILDING
- Twelve foot width planting beds, edged in 6” wide x 4” deep reinforced ‘Dome Style’ extruded concrete curbing
- Curbing color to match similar grey concrete colors, remains consistent campus-wide
- Creates a layered effect with size and texture of plants:
  - Back layer: mix of 8-10’ tall woody shrub, and groupings of Upright Arborvitae (columnar evergreen)
  - Front layer: 4-5’ tall woody shrubs
- Layers soften building edges and create uniform plantings throughout campus
- Taller plant material in direct relation to height of building façade, bringing building heights down to more human scale
- 3” shredded hardwood mulch with no fabric placed in beds for weed suppression and moisture retention
E. TURN AROUND PLANTER

- Retaining wall to taper from 3’ down to existing grade within the planter.
- Retaining wall material could be concrete landscape block that is grey in color.
- First layer: Variety of annual flowers.
- Second layer: 18-24” tall hardy perennial
- Third layer: 4-5’ tall woody shrub
- Use a large specimen tree that has a strong canopy and a good fall color.
- 3” shredded hardwood mulch with no fabric placed in beds for weed suppression and moisture retention
- This area should be landscaped very well to create the sense of welcoming to the Main Campus and to create a visual node on campus.

F. LINEAR PLAZA BETWEEN MCFARLAND HALL AND VANGSTAD AUDITORIUM

- The concrete will have 4’x4’ score joint pattern
- The concrete color should be a darker grey then the sidewalks leading up to the plaza.
- Keep existing trees (take extra steps to protect trees during construction—tie back branches, try to keep heavy machinery away from base of tree, fence off area, and try to lessen the compaction on the root system)
- Use steel tree grates.
- 6’ benches
- Possible up light the existing trees for added visibility and safety at night
G. **STREETSCAPE ALONG 8TH AVENUE**
- Seven foot wide by thirty foot long planting bed.
- Edged in 6” wide x 4” deep reinforced ‘Dome Style’ extruded concrete curbing.
- Curbing color to match similar grey concrete colors, remains consistent campus-wide
- Use an ornamental tree that will have a nice flower in the spring. The tree should not be larger than 20’ tall and 20’ wide.
- 4-5’ tall woody shrubs that have good fall color
- 3” shredded hardwood mulch with no fabric placed in beds for weed suppression and moisture retention
- Enhancing the streetscape on 8th Ave. from the Sheyenne River bridge to the corner of Viking Drive with these plantings will provide a visual connection that announces you have arrived on the campus through the change in landscape. This feature paired with improved signage will aid in leading visitors to Viking Drive which serves as a commonly used access point to campus.

H. **CAMPUSS ENTRANCE AT 8TH AVE./VIKING DRIVE**
- 8th Ave. and Viking Drive is a heavily used point of access to campus.
- The current signage does not give a strong indicator of being on campus or direction to east campus
- A new two sided monument sign is proposed for the corner of 8th Ave. and Viking Drive
  - announce to visitors from the north or south that Viking Drive is a main access point to the east campus.
  - brick and stone are used to reference existing monuments located at the south side of the campus mall.
  - include plantings and external lighting
- Providing new light posts and hanging banners along 8th Ave. to match existing banners on Viking Drive.
- Existing power lines and poles detract from the appearance and effectiveness of a new corner monument sign.
- Recommend to work with city in order to bury or relocate lines for a portion of 8th Ave.
- Sense of arrival to Valley City State University
II - A.1-5
Landscape & Grounds

BUILDING KEY:
1  Stadium
2  Lokken Track & Field
3  Softball Complex
4  We Osmon Field House
5  Football Practice Field
6  Storage Building
7  College Tennis & Basketball Courts
8  College Garage
9  College Soccer Field
10  Viking Court Married Housing
11  McCoy Residence Hall
12  Snoeyenbos Residence Hall
13  Memorial Student Center
14  Mythaler Residence Hall
15  Robertson Residence Hall
16  President’s House
17  Foss Music Hall
18  Graichen Gymnasium
19  Allen Memorial Library
20  Vangstad Auditorium
21  Kolstoe Residence Hall
22  Medicine Wheel Park
23  Plant Service Building
24  McFarland Hall
25  Rhoades Science Building
26  Heating Plant
27  Coal Storage Building
28  McCarthy Hall
29  Tech Lab #1
30  Facility Services
31  Ceramics Building
32  Regional Technology Center
33  Rhoades Addition
34  Parking

Valley City State University Master Plan
Site Analysis
1. Entrance planting at bridge area to complement the north side of the bridge.
2. Incorporate a seating element.
Review gazebo location and the design of the gazebo to compliment the campus's historic buildings.
Create art/focal point of existing steam pipe throughout the campus
Enhance landscape and create a seating element
Provide sidewalk connecting Vangstad Hall directly to the north

1. Create entry sequence that highlights pedestrian entrances/focal points into the campus.
2. Create additional east plantings area that compliments the existing west planting area.
3. Remove Alumni signage and make VCSU a larger impact.

Create a sense of welcoming to the Main Campus with new plantings, planters, and seating
Enhance intersection with new plantings and paving and updated signage. Plant material and large spruce trees make photo opportunities for campus buildings difficult.

Create a ‘foreground’ planting for Rhodes Science Center addition
Review understory plants that can be replaced (Snow on the Mountain works well as a plantings in other locations)

1. Primary access for students to load and unload
2. Improve landscape around building (fence, grills, etc.)

Create new plantings along walk and retaining wall
Headstart Building

Create easy access to the Medicine Wheel. Explore options of moving the trail to a visible location and create trail signage. Enhance the connection from building to trail.

PLANT MATERIAL ANALYSIS
1. Study condition of trees on campus
2. Some deciduous trees are declining in health and need to be replaced.
3. Some evergreen trees block views
4. Study groundcovers on campus
5. Reviews all foundation plantings

MASTERPLAN
1. Create a template for foundation planting bed standards - create a few different standards for various locations
2. Create a plant palette for the campus
3. Create site amenity standards
4. Create lighting and signage standards
5. Create landscape standards for focal landscapes on campus.

Foundation Planting Improvements
-create plantings that will compliment the scale and the architecture of the new and existing buildings.
B. BUILDINGS

Founded as a State Normal School and chartered in the original North Dakota Constitution in 1890, Valley City State University quickly outgrew each of its three downtown sites. Ground was broken in May 1892 for what is now “McFarland Hall,” and instruction formally began on the Normal School’s own campus on December 7, 1892. Visitors were impressed: “The interior appearance...is imposing and substantial. It is two stories high with a large well lighted basement. The material is red pressed brick trimmed with Duluth brown sandstone. It is large, commodious, well lighted and heated...”

The rapid growth of enrollment necessitated a building program of both dormitories and additional classroom space: Science Hall (the west wing of McFarland Hall) in Spring 1904; a women’s dorm in 1905 (West Hall, razed in 1973); and the Model School (the east wing of McFarland Hall) in 1906.

Enrollment continued to grow, with the number in the Normal Department moving from 336 in 1903 to 623 in 1907. It was now impossible to bring the student body together in any room on the campus, and the Board of Management began plans for an auditorium building. The auditorium portion of this building was completed in March 1908, with the remainder finished during 1909. An additional women’s dorm (East Hall, razed in 1973) and the Heating Plant were built in 1910; the Industrial Arts Building situated immediately south of the main building and connected with a second story walk bridge (now partially condemned and used for storage) was built in 1911.

On July 1, 1921, the State Board of Education extended the courses offered to four years beyond high school graduation, making Valley City Normal the first in the State to become a teacher’s college (offering a bachelor of arts in education degree). In that same year, Valley City Normal established the first Department of Health and Physical Education in the state, which led to the construction in 1923 of a gymnasium building (now Graichen Gym) where an inclusive hygiene and physical education program of classes and diverse athletic activities could be offered.

As enrollment figures continued to climb during the 1920s, the addition of the College High School building in 1930 (now McCarthy Hall) provided additional classrooms for the model school and the student teachers who practiced there under trained supervisors.
After the retrenchments caused by the Depression and World War II, Valley City State again saw an increase in enrollment and another surge of building. The Allen Memorial Library was completed in 1952, three dorms (Mythaler-1955; McCoy-1963; Kolstoe-1967), Osmon Fieldhouse (1961), Foss Hall (Music, 1963); and the Student Union (1963). An addition to the Student Center was completed in 1970, and the last dorm (Snoeyenbos) was completed in 1971.

The L. D. Rhoades Science Center, VCSU’s most recent campus building, which houses math, science and information technology, opened in 1973. It is a welcomed replacement for the old, outdated science facilities. It contains the first major planetarium in the state.
II - B.1 & 2
Functional Usage

BUILDING KEY:
1  Stadium
2  Lokken Track & Field
3  Softball Complex
4  W.E. Osmom Field House
5  Football Practice Field
6  Storage Building
7  College Tennis & Basketball Courts
8  College Garage
9  College Soccer Field
10  Viking Court Married Housing
11  McCoy Residence Hall
12  Snoeyenbos Residence Hall
13  Memorial Student Center
14  Mythaler Residence Hall
15  Robertson Residence Hall
16  President’s House
17  Foss Music Hall
18  Graichen Gymnasium
19  Allen Memorial Library
20  Vangstad Auditorium
21  Kolstoe Residence Hall
22  Medicine Wheel Park
23  Plant Service Building
24  McFarland Hall
25  Rhoades Science Building
26  Heating Plant
27  Coal Storage Building
28  McCarthy Hall
29  Tech Lab #1
30  Facility Services
31  Ceramics Building
32  Regional Technology Center
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Component Average: 1.7 2.3 1.7 2.2 2.0 1.7 1.7 2.3 2.0 1.8

Category Average: 1.9

* A = Appropriated, N = Non-Appropriated
## BUILDING APPRAISAL REPORT

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<td>2= Fair</td>
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<tr>
<td>3= Poor</td>
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</tbody>
</table>

### Condition Rating:

- **Excellent**: 1.00 - 1.40
- **Good**: 1.41 - 1.80
- **Average**: 1.81 - 2.20
- **Poor**: 2.21 - 2.60

### Avg Bldg Rating:

- **Excellent**: 2.00
- **Good**: 2.50
- **Average**: 3.00
- **Poor**: 3.50

### Building Condition

- **Excellent**: 1.00 - 1.40
- **Good**: 1.41 - 1.80
- **Average**: 1.81 - 2.20
- **Poor**: 2.21 - 2.60

### Condition:

- 1.0: 1.41 - 1.80
- 1.0: 1.81 - 2.20
- 1.0: 2.21 - 2.60

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- **Excellent**: 2.00
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### Building Condition:

- **Excellent**: 1.00 - 1.40
- **Good**: 1.41 - 1.80
- **Average**: 1.81 - 2.20
- **Poor**: 2.21 - 2.60

### Condition:

- 1.0: 1.41 - 1.80
- 1.0: 1.81 - 2.20
- 1.0: 2.21 - 2.60
II - C.1 & 2
Circulation

Total Parking = 554 Spaces

Accessibility Issues:
A Circle Hall Entry and Drive
B Vangstad North Entrance
C President’s Home
D W.E. Osmon Fieldhouse
E Student Center

BUILDING KEY:
1 Stadium
2 Lokken Track & Field
3 Softball Complex
4 W.E. Osmo Field House
5 Football Practice Field
6 Storage Building
7 College Tennis & Basketball Courts
8 College Garage
9 College Soccer Field
10 Viking Court Married Housing
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23 Plant Service Building
24 Mcfarland Hall
25 Rhoades Science Building
26 Heating Plant
27 Coal Storage Building
28 McCarthy Hall
29 Tech Lab #1
30 Facility Services
31 Ceramics Building
32 Regional Technology Center
D. Infrastructure

Heating Plant

Existing Mechanical Systems and Equipment:

Heating Source: The Heating Plant currently houses the Campus’s Central Steam Boilers. There are three (3) 110 psi, high pressure steam boilers. The coal fired boiler burns North Dakota Coal.

<table>
<thead>
<tr>
<th>BOILERS Heating Plant</th>
<th>B-1</th>
<th>B-2</th>
<th>B-3</th>
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<tbody>
<tr>
<td>Year Installed</td>
<td>1962</td>
<td>1964</td>
<td>1992</td>
</tr>
<tr>
<td>Fuel Source: Gas, Oil, Coal</td>
<td>Coal</td>
<td>Gas/Fuel Oil</td>
<td>Gas/Fuel Oil</td>
</tr>
<tr>
<td>Capacity: Lbs (steam)/hour output</td>
<td>19,200 Lbs/hour input *11,520 Lbs/hour output (est. 60% efficient)</td>
<td>19,200 Lbs/hour input *14,400 Lbs/hour output (est. 75% efficient)</td>
<td>6,400 Lbs/hour input *5,120 Lbs/hour output (est. 80% efficient)</td>
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<tr>
<td>Heating Medium: Water or Steam</td>
<td>110 LB Steam</td>
<td>110 LB Steam</td>
<td>110 LB Steam</td>
</tr>
</tbody>
</table>

B-1 - 600 HP Coal Fired Boiler: The coal fired boiler is 600HP, was installed in 1962 making it almost 50 years old. The boiler is coal fired and has coal and ash handling equipment. The tube condition is weak, with some tubes being replaced each year. There is a significant amount of asbestos in the boiler refractory and stack/ash collector section. Although the boiler is old and reaching the end of its useful life the plant staff has it operating at its peak capability. The manual labor of pulling the hot ashes out of the boiler is a safety issue. This boiler needs to be replaced as soon as possible.

B-2 - 600 HP Oil/Gas Boiler: The alternate gas/oil back-up boiler is 600HP and was installed in 1964. The boiler is gas/oil fired and only used to back-up the coal fired boiler. The tube sheet and the majority of tubes were replaced in 2007. Although the recent tube work helps with the condition of the boiler it is still 46 years old and should be scheduled for replacement by 2020.

B-3 - 200 HP Oil/Gas Summer Boiler: The 200 HP Boiler is used to provide steam to the campus during the summer and into the late fall and early spring. The boiler was installed in 1992 and is in good condition.

Steam System Equipment

1. The boiler make-up water tank was replaced in 2008 and is in good condition. The feed water pumps are in fair condition.

2. The deaerator is over 50 years old and in poor condition. This needs to be replaced.
3. The condensate system is a vacuum system and is in good condition.

4. The chimney is in good condition inside but needs paint outside.

**Proposed Heating Plant Upgrade:**

The 1962 Coal Fired 600 HP High Pressure Steam Boiler has reached the end of its useful life and needs to be replaced. A new 600 HP Coal Fired Boiler with Automatic Coal and Ash handling capabilities should be provided. The existing 600 HP boiler should be removed.

The proposed boiler would not fit within the space of the existing boiler due to the automatic coal and ash handling equipment required. A new addition of approximately 1,200 sf will need to be added to the Heating Plant to house the new boiler and associated equipment.

**Steam Lines**

The Campus Buildings, with the exception of the W.E. Osmon building, are provided with medium and low-pressure steam from a central heating plant. A campus wide steam and condensate distribution system replacement project was undertaken in the summer of 2008. The project included the removal and replacement of underground high pressure steam piping that starts at the Heating Plant and extends to all campus buildings south and west. The original underground steam piping had been buried in the ground in the mid 1960's making it around 50 years old.

The project included the installation of approximately 3,400 linear feet of underground steam and condensate piping through campus and the addition of four (4) new concrete manholes. New steam branch lines ranging from 6” to 3” were run underground to each building on campus. Some branch lines are high pressure steam and some are low pressure steam. All of the campus building buildings had steam/condensate meters installed so that the campus can record the steam (energy) usage of each building.

**Water and Sewer**

The campus receives water and sewer from the City of Valley City. There is 350 feet of 8” PVC line connecting campus buildings to the city water mains. The sanitary sewer in the campus buildings ranges from recently installed PVC to older cast iron bell and spigot.


**Electrical Power**

Electrical services for campus buildings are served from the City utility. Both overhead and underground types of distribution occur on campus. The demand readings received from the utility indicate service sizes to the various buildings are in good condition.

**Telecommunications Conduit and Cabling**

**WAN (Wide Area Network)**

Qwest provides local dial tone to a campus owned telephone switch. Qwest copper cabling includes two T1 cables terminating in the northwest basement of Vangstad.

Inter-Community Telephone Company (ICTC) supplies 12 strand single-mode fiber from the RTC (Regional Technology Center) located on Winter Show Drive to second floor McCarthy Hall. Six strand single-mode fiber is continued on through buildings to a termination point in the northwest basement of Vangstad. Two strands of the fiber connect VCSU to the StageNet WAN. VCSU leases 2 additional strands of the ICTC fiber cable to extend the main campus local area network (LAN) to the RTC.

**LAN (Local Area Network)**

In 1995 and 1996 over 10,000 feet of buried PVC conduit was installed. This conduit links all major buildings to the northwest basement of Vangstad. The longest run goes under the Sheyenne River to connect Family Housing and the Fieldhouse. This PVC conduit includes flexible tubing inner ducts.

Additional conduit was installed as part of a campus steam line replacement project in 2009 between the Power House and the following buildings: Graichen, Foss, Library, Rhoades, Vangstad, McCarthy, and McFarland. The conduit installed in 2009 does not include inner ducts.

Copper cabling designed for telephones and multi-mode fiber optic cable designed for an IP network was installed in the conduit when it was placed in the ground in 1995 and 1996. Corresponding to the conduit pathways, a vast majority of all cabling between buildings for both the phone network and the converged IP network terminates in the northwest basement of Vangstad.

An IP-based telephone system was installed in 2010 and this has rendered much of the campus copper phone cabling obsolete. Less than 50 lines of copper cabling designed strictly for telephone services were in use as
of January 2010. All remaining intra-campus voice, video and data traffic travels on a converged IP local area network (LAN).

The Ceramics Laboratory and the Carpenter Shop, have category 5 copper connections to the LAN. The Vehicle Garage is connected using phone company telephone wire. All other buildings are connected via fiber optic cable. Most of the fiber runs consist of 12 strand multi-mode fiber. A minimum of 4 strands is in use at each building: 2 for the converged IP network and 2 for a Facility Services environmental monitoring system. Fiber between Rhoades and Vangstad consists of 24 strands and 12 strands are currently in use: 10 for converged IP networks, 2 for Facility Services environmental monitoring system.

Interior building network wiring consists of Category 5, Category 5e, and Category 6 copper cabling for the converged IP LAN. All IP LAN cable runs conform to ANSI/TIA standards. A vast majority of the interior copper telephone cable was installed prior to 1995. Documentation is poor to non-existent. Most of copper telephone cable is no longer used, due to the migration of voice traffic onto the converged IP LAN.
II - D.I-6
Infrastructure - West Campus
E. Deferred Maintenance

Major deferred maintenance needs are identified and categorized by building in the following tables:

**Extra-Ordinary Repair Master List - State Funded Projects**

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<thead>
<tr>
<th>Priority</th>
<th>Building</th>
<th>Project</th>
<th>Amount</th>
<th>Type</th>
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<td>MED</td>
<td>Center for Innovation</td>
<td>Misc. exterior repair (parapet and glass)</td>
<td>$5,800</td>
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<tr>
<td>HIGH</td>
<td>Foss Hall Add</td>
<td>Elevator</td>
<td>$215,000</td>
<td>O-ADA</td>
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<td>HIGH</td>
<td>Foss Hall Tuck</td>
<td>Restroom upgrades (all 4) ADA access.</td>
<td>$154,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td>HIGH</td>
<td>Foss Hall</td>
<td>Roof Repair</td>
<td>$11,500</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Foss Hall</td>
<td>Emergency electric Service/Standby power</td>
<td>$41,400</td>
<td>D-safety</td>
</tr>
<tr>
<td>MED</td>
<td>Foss Hall</td>
<td>Soundproofing practice/choir room</td>
<td>$35,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Foss Hall</td>
<td>Air Handler upgrade</td>
<td>$71,500</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Foss Hall</td>
<td>Replace VAT flooring, remove and replace</td>
<td>$30,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Foss Hall</td>
<td>Classroom and Office Remodeling</td>
<td>$518</td>
<td></td>
</tr>
<tr>
<td>MED</td>
<td>Foss Hall</td>
<td>Steam and Water Valve replacement</td>
<td>$50,400</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Foss Hall</td>
<td>Humidification and Ventilation</td>
<td>$62,192</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Foss Hall</td>
<td>Insulation/Walls</td>
<td>$105,040</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Graichen Gymnasium</td>
<td>Install water, and drain piping</td>
<td>$35,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Graichen Gymnasium</td>
<td>Roof edge repair, DS, gutter, repaint soffits</td>
<td>$23,500</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Graichen Gymnasium</td>
<td>Repair south steps, includ. overlay &amp;masonry</td>
<td>$50,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Graichen Gymnasium</td>
<td>Tuckpoint brick and caulking</td>
<td>$88,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Graichen Gymnasium</td>
<td>Building Service Relocation</td>
<td>$23,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Graichen Gymnasium</td>
<td>AC and Air Handling Unit Upgrade</td>
<td>$62,400</td>
<td>D-safety</td>
</tr>
<tr>
<td>MED</td>
<td>Graichen Gymnasium</td>
<td>Classroom and Office Remodeling</td>
<td>$41,600</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Graichen Gymnasium</td>
<td>Install Electric Meter</td>
<td>$14,200</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Allen Memorial Library</td>
<td>Replace VCT tile front entrance</td>
<td>$40,000</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Allen Memorial Library</td>
<td>Air Conditioning Project</td>
<td>$175,800</td>
<td>D</td>
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<tr>
<td>LOW</td>
<td>Allen Memorial Library</td>
<td>Humidification</td>
<td>$43,000</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Allen Memorial Library</td>
<td>Office and Classroom remodeling</td>
<td>$31,200</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Rhoades Science Center</td>
<td>Repair Roof</td>
<td>$17,500</td>
<td></td>
</tr>
<tr>
<td>HIGH</td>
<td>Rhoades Science Center</td>
<td>Equipment &amp; ADA Elevator Upgrade</td>
<td>$90,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td>HIGH</td>
<td>Rhoades Science Center</td>
<td>Ext wdw sealsants/North Elev. Tuckpointing(12000)</td>
<td>$23,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Rhoades Science Center</td>
<td>Ceiling Replacement (1200 sf)</td>
<td>$2,800</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Rhoades Science Center</td>
<td>Re-route gas lines and install shut-offs</td>
<td>$48,000</td>
<td>O-safety</td>
</tr>
<tr>
<td>MED</td>
<td>Rhoades Science Center</td>
<td>Water tank replacement</td>
<td>$40,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Rhoades Science Center</td>
<td>New Diffuser &amp; light fixtures in ceiling noted above</td>
<td>$8,500</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Rhoades Science Center</td>
<td>Steam Valve replacement</td>
<td>$27,600</td>
<td>O</td>
</tr>
<tr>
<td>MED</td>
<td>Rhoades Science Center</td>
<td>Air Handler/cooling upgrade and controls</td>
<td>$300,000</td>
<td>D</td>
</tr>
<tr>
<td>Priority</td>
<td>Building</td>
<td>Project</td>
<td>Amount</td>
<td>Type</td>
</tr>
<tr>
<td>----------</td>
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<td>---------------------------------------------------</td>
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<td>------</td>
</tr>
<tr>
<td>LOW</td>
<td>Rhoades Science Center</td>
<td>Classroom and Office Remodeling</td>
<td>$30,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>McCarthy Hall</td>
<td>Replace floor in Micro Lab</td>
<td>$34,000</td>
<td></td>
</tr>
<tr>
<td>HIGH</td>
<td>McCarthy Hall</td>
<td>Remodel bathrooms</td>
<td>$87,000</td>
<td></td>
</tr>
<tr>
<td>HIGH</td>
<td>McCarthy Hall</td>
<td>Replace and insulate water piping</td>
<td>$124,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>McCarthy Hall</td>
<td>Electric Service Replacement</td>
<td>$14,400</td>
<td>O-safety</td>
</tr>
<tr>
<td>HIGH</td>
<td>McCarthy Hall</td>
<td>Re-Roofing</td>
<td>$76,500</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>McCarthy Hall</td>
<td>Caulking</td>
<td>$14,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>McCarthy Hall</td>
<td>Tuckpoint brick - Partial</td>
<td>$46,000</td>
<td>D</td>
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<tr>
<td>HIGH</td>
<td>McCarthy Hall</td>
<td>Air Handler/cooling upgrade and controls</td>
<td>$253,400</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>McCarthy Hall</td>
<td>Replace breaker sub panels</td>
<td>$45,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>McCarthy Hall</td>
<td>Steam Valve replacement</td>
<td>$43,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>McCarthy Hall</td>
<td>Classroom and Office Remodeling</td>
<td>$62,400</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>McCarthy Hall</td>
<td>Ext. Wall Insulation, furring &amp; finish</td>
<td>$127,400</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>McCarthy Hall</td>
<td>Water Tank Replacement</td>
<td>$22,500</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>McCarthy Hall</td>
<td>Replace Wire glass at entrances</td>
<td>$2,500</td>
<td>O-safety</td>
</tr>
<tr>
<td>HIGH</td>
<td>McFarland Hall</td>
<td>Remodel Third Floor Bathrooms</td>
<td>$57,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td>HIGH</td>
<td>McFarland Hall</td>
<td>Replace and insulate water piping</td>
<td>$58,760</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>McFarland Hall</td>
<td>Tuckpoint</td>
<td>$67,000</td>
<td>D</td>
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<tr>
<td>HIGH</td>
<td>McFarland Hall</td>
<td>Caulking</td>
<td>$41,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>McFarland Hall</td>
<td>Air Handler upgrade and controls</td>
<td>$215,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>McFarland Hall</td>
<td>New Windows</td>
<td>$234,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>McFarland Hall</td>
<td>Clocks, 3 faces, backlit, chimes</td>
<td>$55,000</td>
<td>O</td>
</tr>
<tr>
<td>MED</td>
<td>McFarland Hall</td>
<td>Classroom and office remodeling</td>
<td>$83,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>McFarland Hall</td>
<td>Extend West Elevator</td>
<td>$210,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td>MED</td>
<td>McFarland Hall</td>
<td>West Entrance at Link to Vangstad</td>
<td>$180,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td>LOW</td>
<td>McFarland Hall</td>
<td>Exterior walls, insulate</td>
<td>$633,000</td>
<td>O</td>
</tr>
<tr>
<td>LOW</td>
<td>Metals Lab</td>
<td>Faucets and fixtures</td>
<td>$8,320</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Metals Lab</td>
<td>Painting</td>
<td>$4,430</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Ceramics Building</td>
<td>Replace Faucets and Fixtures</td>
<td>$8,320</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Garage</td>
<td>Fixtures, Faucets and Sewer</td>
<td>$19,988</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Garage</td>
<td>Fire Alarm</td>
<td>$4,500</td>
<td>O-safety</td>
</tr>
<tr>
<td>LOW</td>
<td>Garage</td>
<td>Electric Service Replacement</td>
<td>$4,000</td>
<td>O-safety</td>
</tr>
<tr>
<td>HIGH</td>
<td>Power House</td>
<td>Vacuum Pipe Repair</td>
<td>$15,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Power House</td>
<td>Generator Transfer and MDP Upgrade</td>
<td>$10,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Power House</td>
<td>Asbestos Removal</td>
<td>$40,000</td>
<td>O-safety</td>
</tr>
<tr>
<td>HIGH</td>
<td>Power House</td>
<td>Replace Coal Boiler</td>
<td>$5,500,000</td>
<td>O-safety</td>
</tr>
<tr>
<td>HIGH</td>
<td>Power House</td>
<td>New Vacuum Pumps</td>
<td>$18,750</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Power House</td>
<td>Replace Deaerator</td>
<td>$150,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Power House</td>
<td>Boiler Pumps</td>
<td>$33,600</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Power House</td>
<td>Paint Smoke Stack</td>
<td>$62,400</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>W.E. Osmon</td>
<td>Fieldhouse Replace 12 ext. doors @ Auditorium</td>
<td>$33,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>W.E. Osmon</td>
<td>Fieldhouse Replace Wire glass at entrances</td>
<td>$4,000</td>
<td>O-safety</td>
</tr>
<tr>
<td>HIGH</td>
<td>W.E. Osmon</td>
<td>Fieldhouse Masonry Repair at Boiler chimney</td>
<td>$8,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>W.E. Osmon</td>
<td>Fieldhouse Air Handler/cooling Upgrade</td>
<td>$146,500</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>W.E. Osmon</td>
<td>Fieldhouse Electric Service</td>
<td>$21,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>W.E. Osmon</td>
<td>Fieldhouse Elevator</td>
<td>$190,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td>MED</td>
<td>W.E. Osmon</td>
<td>Fieldhouse Classroom and Office Remodeling</td>
<td>$21,000</td>
<td>D</td>
</tr>
<tr>
<td>Priority</td>
<td>Building</td>
<td>Project</td>
<td>Amount</td>
<td>Type</td>
</tr>
<tr>
<td>----------</td>
<td>----------------</td>
<td>---------------------------------------------------</td>
<td>----------</td>
<td>----------</td>
</tr>
<tr>
<td>MED</td>
<td>W.E. Osmon</td>
<td>Fieldhouse Toilet Room-ADA Accessible (minor work)</td>
<td>$35,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td>MED</td>
<td>W.E. Osmon</td>
<td>Fieldhouse Replace Air-conditioning</td>
<td>$65,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Vangstad Auditorium</td>
<td>Exterior Caulking</td>
<td>$16,500</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Vangstad Auditorium</td>
<td>Repair exterior steps, entry</td>
<td>$41,600</td>
<td>O-safety</td>
</tr>
<tr>
<td>HIGH</td>
<td>Vangstad Auditorium</td>
<td>Tuck-point brick</td>
<td>$99,840</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Vangstad Auditorium</td>
<td>Painting</td>
<td>$90,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Vangstad Auditorium</td>
<td>steam Valve replacement</td>
<td>$10,400</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Vangstad Auditorium</td>
<td>Bathrooms, 1st floor, enlarge</td>
<td>$42,500</td>
<td>O-ADA</td>
</tr>
<tr>
<td>MED</td>
<td>Vangstad Auditorium</td>
<td>Basement Finish upgrade (6392sf)</td>
<td>$150,250</td>
<td>D</td>
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<tr>
<td>MED</td>
<td>Vangstad Auditorium</td>
<td>Replace 1 fire escape</td>
<td>$125,000</td>
<td>O-safety</td>
</tr>
<tr>
<td>MED</td>
<td>Vangstad Auditorium</td>
<td>Replace exterior doors</td>
<td>$13,100</td>
<td>D</td>
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<tr>
<td>MED</td>
<td>Vangstad Auditorium</td>
<td>Standby Power</td>
<td>$41,300</td>
<td>O-safety</td>
</tr>
<tr>
<td>MED</td>
<td>Vangstad Auditorium</td>
<td>Replace and insulate water piping</td>
<td>$47,840</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Vangstad Auditorium</td>
<td>Air Handler Upgrade /cooling</td>
<td>$275,000</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Vangstad Auditorium</td>
<td>lighting and dimming</td>
<td>$122,900</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Vangstad Auditorium</td>
<td>Insulation</td>
<td>$210,444</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Student Center</td>
<td>Elevator Add for ADA (in old location)</td>
<td>$195,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td>HIGH</td>
<td>Student Center</td>
<td>Replace Back steps, ramp</td>
<td>$24,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td>MED</td>
<td>Student Center</td>
<td>Air Handling upgrade</td>
<td>$205,400</td>
<td>D</td>
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<tr>
<td>MED</td>
<td>Student Center</td>
<td>Ceiling replacement, Pool and Cafeteria</td>
<td>$36,000</td>
<td>O-safety</td>
</tr>
<tr>
<td>MED</td>
<td>Student Center</td>
<td>Re-grout Pool</td>
<td>$33500</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Student Center</td>
<td>Electrical Service Replacement</td>
<td>$16,400</td>
<td>O-safety</td>
</tr>
<tr>
<td>LOW</td>
<td>Student Center</td>
<td>Replace Boilers</td>
<td>$75,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Student Center</td>
<td>Floor finish repair, Kitchen</td>
<td>$39,232</td>
<td>O-safety</td>
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<tr>
<td>MED</td>
<td>Student Center</td>
<td>Pool and Locker floors</td>
<td>$37250</td>
<td>D</td>
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<tr>
<td>MED</td>
<td>Student Center</td>
<td>Concrete Polishing</td>
<td>$34,780</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Student Center</td>
<td>Replace Pool Cover</td>
<td>$47,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Plant Services</td>
<td>Building Reroofing</td>
<td>$30,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Infrastructure</td>
<td>sidewalk and street repair</td>
<td>$65,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td>HIGH</td>
<td>Infrastructure</td>
<td>Parking lot-seal coat</td>
<td>$11,700</td>
<td>D</td>
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<tr>
<td>HIGH</td>
<td>Infrastructure</td>
<td>Parking lot-seal coat</td>
<td>$13,720</td>
<td>D</td>
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<tr>
<td>HIGH</td>
<td>Infrastructure</td>
<td>Parking lot-patch and seal</td>
<td>$30,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Infrastructure</td>
<td>Parking lot-seal coat</td>
<td>$4,500</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Infrastructure</td>
<td>Parking lot-replace</td>
<td>$48,600</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Infrastructure</td>
<td>Parking lot-new asphalt</td>
<td>$76,050</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Infrastructure</td>
<td>Parking lot-patch and seal</td>
<td>$14,462</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Infrastructure</td>
<td>Parking lot-patch and seal</td>
<td>$14,650</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Infrastructure</td>
<td>Parking lot-new asphalt</td>
<td>$432,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Infrastructure</td>
<td>Parking lot-seal coat</td>
<td>$6,100</td>
<td>D</td>
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<tr>
<td>HIGH</td>
<td>Infrastructure</td>
<td>Parking lot-seal coat</td>
<td>$5,585</td>
<td>D</td>
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<tr>
<td>MED</td>
<td>Infrastructure</td>
<td>Underground cable replacement</td>
<td>$31,200</td>
<td>D</td>
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<tr>
<td>HIGH</td>
<td>Campus Security</td>
<td>Cameras</td>
<td>$47,000</td>
<td>O-safety</td>
</tr>
<tr>
<td>MED</td>
<td>Campus Security</td>
<td>Cabling, conduit, trenching</td>
<td>$35,000</td>
<td>O-safety</td>
</tr>
<tr>
<td>HIGH</td>
<td>Campus Security</td>
<td>Alarm Upgrade</td>
<td>$646,113</td>
<td>O-safety</td>
</tr>
<tr>
<td>HIGH</td>
<td>Campus Security</td>
<td>Campus Site Lighting</td>
<td>$162,000</td>
<td>O-safety</td>
</tr>
</tbody>
</table>

**Total:** $15,507,024

**High Priority:** $10,292,630

**Med Priority:** $3,216,512

**Low Priority:** $1,897,882
### Extra-Ordinary Repair Master List - Revenue/Non-State Funded Projects

D = Deferred Maintenance  
O = Other

<table>
<thead>
<tr>
<th>Priority</th>
<th>Building</th>
<th>Project</th>
<th>Amount</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>HIGH</td>
<td>Snoeyenbos Hall</td>
<td>Upgrade Traction Unit Elevator</td>
<td>$188,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td>HIGH</td>
<td>Snoeyenbos Hall</td>
<td>Recaulk Exterior</td>
<td>$14,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Snoeyenbos Hall</td>
<td>Tuckpoint Endwalls</td>
<td>$18,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Snoeyenbos Hall</td>
<td>Air Handler upgrade and controls</td>
<td>$48,300</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Snoeyenbos Hall</td>
<td>Repaint Rooms - 1 floor</td>
<td>$14,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Snoeyenbos Hall</td>
<td>Repair EPDM, Sheetmetal perimeter 270</td>
<td>$6,000</td>
<td>D</td>
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<tr>
<td>LOW</td>
<td>Snoeyenbos Hall</td>
<td>Replace carpet/ flooring 25%</td>
<td>$36,000</td>
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</tr>
<tr>
<td>HIGH</td>
<td>McCoy Hall</td>
<td>Tuckpoint, repair masonry (top of wall)11 areas</td>
<td>$12,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>McCoy Hall</td>
<td>Caulking replacement</td>
<td>$14,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>McCoy Hall</td>
<td>Tuckpoint, repair masonry (top of wall)11 areas</td>
<td>$12,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>McCoy Hall</td>
<td>Paint/repair Wood Windows,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HIGH</td>
<td>McCoy Hall</td>
<td>69ea. with Alum. Storms(13800)</td>
<td>$19,500</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>McCoy Hall</td>
<td>Add Elevator</td>
<td>$225,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td>HIGH</td>
<td>McCoy Hall</td>
<td>Air Handler upgrade and controls</td>
<td>$27,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>McCoy Hall</td>
<td>Heating System Upgrade</td>
<td>$131,400</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>McCoy Hall</td>
<td>Upgrade Toilet rooms. 500 sf</td>
<td>$105,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td>MED</td>
<td>McCoy Hall</td>
<td>New Lay-In ACT ceilings</td>
<td>$52,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>McCoy Hall</td>
<td>Front Entry - repair</td>
<td>$5,800</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>McCoy Hall</td>
<td>New Carpeting (33%) 1 floor 8600sf</td>
<td>$25,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Kolstoe Hall</td>
<td>Re-caulk Exterior</td>
<td>$14,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Kolstoe Hall</td>
<td>Minor Masonry Repair</td>
<td>$4,500</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Family Housing</td>
<td>Upgrade finishes, painting, etc.</td>
<td>$12,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Mythaller Hall</td>
<td>Electrical Service Replacement</td>
<td>$14,400</td>
<td>O-safety</td>
</tr>
<tr>
<td>HIGH</td>
<td>Mythaller Hall</td>
<td>Window upgrade, paint, alum. storms 14000</td>
<td>$33,400</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Mythaller Hall</td>
<td>Tuckpointing- minor repair</td>
<td>$16,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Mythaller Hall</td>
<td>Caulking Replacement</td>
<td>$18,900</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Mythaller Hall</td>
<td>Replace doors at stairways -Fire rated</td>
<td>$17,500</td>
<td>O-safety</td>
</tr>
<tr>
<td>MED</td>
<td>Mythaller Hall</td>
<td>Entry Door Replacement</td>
<td>$8,500</td>
<td>O-safety</td>
</tr>
<tr>
<td>MED</td>
<td>Mythaller Hall</td>
<td>Roof Repair</td>
<td>$12,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Mythaller Hall</td>
<td>Install Elevator</td>
<td>$225,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td>LOW</td>
<td>Mythaller Hall</td>
<td>Carpeting Replacement 6776</td>
<td>$24,000</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Mythaller Hall</td>
<td>Painting upgrade</td>
<td>$12,000</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Mythaller Hall</td>
<td>VAT replacement - 1st floor</td>
<td>$5,200</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Robertson Hall</td>
<td>Window painting, caulking perimeters</td>
<td>$12,500</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Robertson Hall</td>
<td>Misc. Brick Repair, Caulk struct. Cracks</td>
<td>$6,800</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Robertson Hall</td>
<td>Roof Repair</td>
<td>$12,000</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Robertson Hall</td>
<td>Install Elevator</td>
<td>$225,000</td>
<td>O-ADA</td>
</tr>
</tbody>
</table>

Total: $1,614,700

High Priority: $847,200
Medium Priority: $665,300
Low Priority: $102,200
A. FUTURE ACADEMIC PROGRAM

The VCSU 2015 Strategic Plan focuses on reaching an enrollment of 1330 head count by 2015, with an emphasis on on-campus enrollment. The academic initiatives outlined in the Plan to help reach or support this enrollment growth include:

- Development of programs and services to support enrollment growth for on-campus students, adult students, and international students.
- Reorganization of services to provide a learning service center for tutoring, testing and other academic support services.
- Implementation of strategic growth plans in all academic areas.
- Growth of graduate programs and initiatives.

VCSU has also received two major grants—federal appropriations for STEM education and a ten year commitment from the Bush Foundation—that will significantly impact enrollment growth and program development in Education and the STEM fields over the next five years.

In addition, VCSU’s participation in the SAP University Alliance Program promises to build growth in Business Administration and Computer Information Systems programs.

Projected Enrollment Increases

The VCSU 2015 Strategic Plan projects growth as a 3.5% annual increase, from 1083 in Fall 2009 to 1330 in Fall 2015.
B. ACADEMIC FACILITIES

With the exception of Science, the campus has sufficient space to accommodate programs; however, extensive renovation of existing facilities is required to better align space utilization and significantly improve the quality of current classrooms, offices, restrooms and meeting space.

As part of the 2010 Master Plan process, JLG conducted a survey of existing classrooms and labs on campus in order to determine their quality level and their current utilization. This study took into consideration the use of spaces for general classrooms, dedicated teaching spaces and unscheduled use by divisions and/or programs across the campus. The utilization of space was studied as a percentage of the total time the room is available. The quality of the spaces were assessed and rated based on their appropriate size, flexibility, a/v equipment (technology), artificial light, access to natural light, finishes, air quality, thermal comfort, acoustics, life safety, finishes, furnishings, and equipment.

The utilization study indicates that there is an adequate availability of classroom space to serve current needs except for in the area of Science. However, the analysis also indicates significant issues with the quality of these spaces that, if addressed, could greatly enhance the utilization as well as the quality of the student and faculty learning experiences that take place in them. Overall, it was determined that the available a/v technology is good throughout the classrooms on campus, however the appropriate size, the flexibility, the overall level of finish, the control of daylight, quality of furnishings, and thermal comfort of classrooms was rated as adequate to poor.
1. Expand and renovate research lab, classrooms and offices for Science. Provide space to incorporate a cadaver lab, and for Earth Science and Physics which were displaced by expansion of Information Technologies. This may be accomplished through a combination of renovation of L.D. Rhoades Science Center and construction of a Science/Technology addition. Also, renovation will solve:

- Significant air quality problems, ADA and building code compliance in existing building and desire to engage in energy conservation.
- Recent growth in STEM-related majors – in excess of 200% since FY 2000.
- Growth in Information Technology has displaced the Physics and Earth Sciences Labs resulting in shared labs with Biology which are not properly designed or equipped for this use.
- Interest in locating the STEM operations and the DCB Collaborative Nursing program in Rhoades Science Center to bring these programs and their students into the Science Center, encouraging interaction and collaboration as well as sharing space such as the cadaver lab and IVN classrooms.
- Past and future opportunities to attract external funding as a result of our science-based activities. In FY 2010, grant awards directed toward VCSU’s STEM-based activities totaled $1,381,000.

2. Renovate the Vangstad Auditorium building in order to provide a new home for the Business & Information Technology Division and the Learning Center that will give each a strong identity on campus and allow them to better serve student’s learning needs. Make improvements to the buildings thermal envelope, life safety features, accessibility, and interior finishes in order that this building can continue to serve its current auditorium functions as well as its new programmatic functions.

a. Renovate classrooms, offices and support spaces for increased utilization and improved quality including mechanical and electrical services to be shared across multiple academic divisions.
b. Remodel North Entrance to provide ADA access to the lower level.
c. Provide Business and Information Technology quality classroom and office spaces.
d. Facilitate the growth of the Learning Center and provide a reorganization of space conductive to student learning needs.
Proposed Vangstad North Entrance

- Provide a safe and inviting entry to the lower level
- Provide an additional accessible entrance to meet ADA and code requirements
- Rebuild deteriorating stairs to meet code and safety requirements

B. Proposed Vangstad North Entrance

3. Renovate McFarland Hall in its entirety to provide improved quality of classrooms, offices, and mechanical and electrical services. Reorganize existing spaces to better align Communication Arts, Social Sciences, and Communication Arts and Social Sciences.

4. Renovate McCarthy Hall to increase space for STEM and Technology Education programs, in addition to growth in Education programs.

5. Design a new entrance to the existing “Circle Hallway” between McFarland and Vangstad. Also, redesign drop-off and road south of McFarland for two-way traffic and to provide additional parking which is made possible by the demolition of the Plant Services Building.
C. SUPPORT FACILITIES

Support Facilities are generally adequate for current and projected enrollment with the exception of the following:

1. The historic President’s House currently has no accessible entrance or site access. A drive will be added up to the President’s House. This will be an extension of the existing drive to the Mythaler Residence Hall and will serve as an accessible drive and entrance on the southwest corner of the President’s House. The total estimated cost for this proposed drive and parking is $23,400.

2. Renovate and expand Development Office in McFarland to create a more welcoming environment. Consider future acquisition of residential property near campus for an Alumni Center.

3. Decommission existing Plant Services Building which has been condemned for occupancy above the ground floor and is sliding down the hill. This building is currently used for general storage, a wood shop and inventory storage such as paper goods, etc. Decommissioning of this building will require that additional space be found on campus to provide for these functions to continue. The existing facilities services building could be remodeled to include storage and a shop facility.
D. AUXILIARY FACILITIES

Modern, inviting and functional auxiliary facilities are vitally important in attracting and retaining students. While quantity of space is generally adequate for services on the VCSU campus, significant improvements can be made in modernization and quality of facilities.

1. The renovation of Snoeyenbos Hall to suite-style housing is in process.

2. Renovate and improve facilities at the Student Center to provide more modern, inviting lounge spaces, expanded bookstore, recreation opportunities and varied dining experiences. Consider additions to the Union for increased meeting rooms and community functions.

3. Renovate McCoy Hall to suite-style or similar housing to attract and retain students on campus.

E. ATHLETIC AND RECREATIONAL

Background

The existing W.E. Osmon Fieldhouse sits on the west end of the VCSU campus, and along with Lokken Field, anchors the athletic fields for the University. The facility is a key element for the arrival sequence from the Interstate, and represents the “Gateway” to the VCSU campus. The building was constructed in 1961, and consists of the uniquely domed gymnasium and a single story administration and classroom wing. The basement level of this wing also houses athletic locker spaces, laundry, weight training, and equipment storage. Affectionately known as the “Bubble”, the gymnasium portion of the facility is a soaring, glue-laminated arch supported dome over a standard masonry cavity-walled shell. The facility serves a great portion of the student population and provides “dual uses” from activities including intramural sports, non-athletic activities and performances, and other activities outside of organized athletic events. The campus also supports a very high level of student athletes (nearly 30%), which indicates that the usage of the facility has a vast reach and serves multiple user groups throughout the year.
Issues

Over the course of the nearly 50 years that Osmon has been used, it has served VCSU as well as it could, but space needs, athletic program requirements, and University and community fitness needs currently cannot be adequately met. In 2009, the Bubble was identified as having serious structural problems with its main glulam arches, and repairs were made. The dome structure, having been repaired, is a wonderful piece of architecture and functions very well for its intended purpose, and therefore is not slated for any changes as part of this plan.

The support wing, however, is lacking in educational and administrative spaces. The Program of Space Needs contains many upgrades and amenities.

Solution

In order to best accommodate growth, fund raising, and athletic seasons, the resultant design solution can be separated into several phases. These phases are intended to be able to be implemented as independently as possible. The overall solution provides a new entry point toward main campus and 8th Avenue. Fitness and wellness components are placed in a new addition to the NW of the main building, and a grand entrance to the west and parking gives the facility presence. This new addition continues along the West side of the fieldhouse and attaches to the large volume of the new multi-purpose space. All new construction respects and aligns with the simple architecture of the Osmon dome.
Phase 1 – Academic and Administrative

The proposed Academic and Administrative areas utilize the existing building shell and spaces without requiring additions or major infrastructure changes. The existing gymnasium space is retained. Administrative offices, conference rooms, classrooms, and a technology lab are created to serve staff and students. Public toilet rooms and concessions are relocated and created to serve event patrons, and the main circulation corridor is expanded to facilitate event patrons and showcase a “Hall of Fame” theme for VSCU athletics alumni. This portion of the project represents approximately 18,000 square feet of renovated space. In order to maximize the existing spaces, the project will include an elevator to provide the required access to the lower level classrooms and student spaces. The retrofit and addition of a new floor at the upper level of the racquetball courts will provide flexible spaces for use of both Students and Administrative needs. Due to the multiple uses and the flexibility of its intended use (academic, multi-use rooms for students, administrative, etc), the funding source would be primarily from Legislative funding.

Phase 2 – Student Wellness Center

New construction adds approximately 5,700 square feet of wellness and fitness space, while approximately 6,700 square feet of existing space are renovated into new uses. New public lobby space, cardio and fitness studio are supported by renovated multi purpose fitness rooms, student weight rooms, and fitness locker spaces. The design will enhance the entrance from the primary parking area, and create space that energizes the facility and incorporates views between both interior and exterior.
elements. The connection to the existing facility provides the ability to share flexible conference spaces between the Academic and Administrative areas. The proposed student locker spaces and existing weight training area are designed to maximize the use of the existing facility, and also bring together connectivity between the old and new spaces. Funding sources would be primarily from student activity fees, as this area of the projects is intended to be an amenity “for the students”.

**Phase 3 – Athletic Lockers and Fitness**

This portion of the facility is all new construction, focusing on the athletics needs by providing basketball lockers for men and women, trainer space, football lockers for home and visitors, relocated laundry and equipment storage, officials’ lockers and athlete-specific weight training room. A multipurpose ticketing/concessions/reception area adjacent to the lobby acts a central control point. These spaces comprise 22,300 square feet of space. The spaces planning for this portion of the project was to replace the existing laundry spaces currently in the lower level of the existing building, and locate them near the new locker rooms. A public corridor will connect the new west entry to the locker and support areas, and to Phase 4 (see below). The location of the visiting team locker rooms near the new entrance allow for maximum flexibility for use by other sports as temporary locker spaces. Funding sources would primarily be generated by alumni and donor funding.

**Phase 4 – Multi Purpose Athletic Space**

A large volume multi-purpose facility acts as indoor training for multiple sports, such as football, baseball, golf, track and softball. Intended to house wall-to-wall indoor turf, this is a simple pre-engineered box intended to be as cost-effective as possible and also allow for future expansion. At just over 36,000 square feet, this is the largest single addition to the project. The design was intended to have the ability to be done as an independent project, with access coming through the existing basketball spaces via the loading dock area. Funding sources would primarily be generated by Alumni and donor funding.

**Graichen Hall – Volleyball**

The character and centralized location of Graichen Hall has provided a temporary home for the volleyball, baseball and softball athletes. The amenities and spaces provide a supplemental event venue outside of Osmon Fieldhouse, and also has dedicated locker rooms, fitness spaces, offices and other core elements needed in the athletics programs. The facility has the
majority of the elements necessary for being a dynamic sporting event venue, but is currently overloaded with multiple activities and related spaces. As early design discussions took place, it became evident that the existing facility worked very well as a volleyball venue. The planning team orchestrated several conversations, and together the team recommends that the primary use should be dedicated to the Volleyball program. Dedicating this space to the Volleyball program will provide a unique facility unmatched by any other competing teams, and can provide a strong asset to the program and recruiting opportunities.

F. PARKING

The quantity of parking on campus is adequate, though some lots are substandard in quality. Improvements to parking should include resurfacing of existing paved lots, and paving of gravel lots and improvements of lighting.

<table>
<thead>
<tr>
<th>Parking lot</th>
<th>Size</th>
<th>Type</th>
<th>sq.ft</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Music (East)</td>
<td>90 x 260</td>
<td>Seal coat</td>
<td>23,400</td>
<td>$11,700</td>
</tr>
<tr>
<td>Science (West)</td>
<td>98 x 280</td>
<td>Seal coat</td>
<td>27,440</td>
<td>$13,720</td>
</tr>
<tr>
<td>Snoeyenbos</td>
<td>150 x 80</td>
<td>Patch &amp; Seal</td>
<td>12,000</td>
<td>$30,000</td>
</tr>
<tr>
<td>McCoy</td>
<td>75 x 120</td>
<td>Seal coat</td>
<td>9,000</td>
<td>$4,500</td>
</tr>
<tr>
<td>Mytaher</td>
<td>120 x 90</td>
<td>Replace</td>
<td>10,800</td>
<td>$48,600</td>
</tr>
<tr>
<td>Lions Court</td>
<td>130 x 130</td>
<td>New asphalt</td>
<td>16,900</td>
<td>$76,050</td>
</tr>
<tr>
<td>Osmon (East)</td>
<td>60 x 230</td>
<td>Patch &amp; Seal</td>
<td>13,800</td>
<td>$14,462</td>
</tr>
<tr>
<td>Osmon (West)</td>
<td>150 x 150</td>
<td>Patch &amp; Seal</td>
<td>22,500</td>
<td>$14,650</td>
</tr>
<tr>
<td>Stadium</td>
<td>160 x 600</td>
<td>New asphalt</td>
<td>96,000</td>
<td>$432,000</td>
</tr>
<tr>
<td>Student Center (West)</td>
<td>50 x 230</td>
<td>Seal coat</td>
<td>11,500</td>
<td>$6,100.00</td>
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<td>Music (West)</td>
<td>90 x 105</td>
<td>Gravel</td>
<td>9450</td>
<td>New</td>
</tr>
<tr>
<td>Science (East)</td>
<td>112 x 144</td>
<td>Gravel</td>
<td>16,120</td>
<td>New</td>
</tr>
<tr>
<td>University Housing</td>
<td>46 x 190</td>
<td>Patch &amp; Seal</td>
<td>8740</td>
<td>$5,585</td>
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</table>

Seal coating is .50 per sq.ft.
G. INFRASTRUCTURE

Steamline Replacement Project 2008

A campus wide steam and condensate distribution system replacement project was undertaken in the summer of 2008. The project included the removal and replacement of underground high pressure steam piping that starts at the Heating Plant and extends to all campus buildings south and west. The original underground steam piping had been buried in the ground in the mid 1960’s making it around 50 years old.

The project included the removal of six (6) underground access vaults which were replaced with four (4) new underground steam vaults. The vaults are located at critical access and distribution points within the underground steam distribution system across campus. The vaults are used to access the steam piping and for the installation of major piping joints that change the direction of the piping to feed the various buildings. Some of the steam branch lines leaving the vaults were provided with pressure reducing stations that reduced the steam to low pressure steam when it leaves the vault. The vaults are also used as major anchoring points for the steam piping. The vaults are provided with access covers and permanent ladders.

The project included the installation of approximately 3,400 linear feet of underground steam and condensate piping through campus and the addition of four (4) new concrete manholes. Steam pipe sizes ranged from 10” diameter at the start of the system at the Heating Plant and reduced down to 8” at the end of the run. The piping was oversized to accommodate a limited amount of future expansion.

New steam branch lines ranging from 6” to 3” were run underground to each building on campus. Some branch lines are high pressure steam and some are low pressure steam. High pressure is maintained in the main distribution pipe.

All of the campus buildings had steam/condensate meters installed so that the campus can record the steam (energy) usage of each building. Waterproof underground electrical conduit was run along the steam distribution piping and into the vaults and buildings for power and controls.
Existing campus buried steam lines were replaced in the 2008-2010 Biennium. Additional Infrastructure projects should include:

1. Improve campus site lighting.

2. Provide emergency power to all buildings.

3. Installation of additional security surveillance and “blue light” emergency kiosks.

4. Maintain existing trees and continue replacement program.

5. Provide for main campus entrance signs at the main campus and near the west campus. Provide improved and more numerous campus directories and informational signage.

6. Repair or replacement of deteriorating walking surfaces including sidewalks and exterior steps.

7. Replacement of existing lawn irrigation system which is 50+ years old.

H. LAND ACQUISITION/DISPOSTION PROJECTIONS

Long range growth planning for the campus should include the following acquisition and disposition projects:

1. Acquire three residential properties between Mythaler and McCoy Halls for future residential housing or parking.

2. Acquire residential property next to Student Union to allow for future expansion of the facility.

3. Acquire a nearby residential property for use as an Alumni Center.

4. Decommission the following facilities:
   a. Plant services and Storage Building - Cost = $75,000
   b. Ceramics Building - Cost = $16,000
   c. Tech Lab #1 (Metals Lab) - Cost = $20,000
Master Plan-East Campus

BUILDING KEY:
1 Stadium
2 Lokken Track & Field
3 Softball Complex
4 W.E. Osmo Field House
5 Football Practice Field
6 Storage Building
7 College Tennis & Basketball Courts
8 College Garage
9 College Soccer Field
10 Viking Court Married Housing
11 McCoy Residence Hall
12 Snoeyenbos Residence Hall
13 Memorial Student Center
14 Mythaler Residence Hall
15 Robertson Residence Hall
16 President’s House
17 Foss Music Hall
18 Graichen Gymnasium
19 Allen Memorial Library
20 Vangstad Auditorium
21 Kolstoe Residence Hall
22 Medicine Wheel Park
23 Plant Service Building
24 McFarland Hall
25 Rhoades Science Building
26 Heating Plant
27 Coal Storage Building
28 McCarthy Hall
29 Tech Lab #1
30 Facility Services
31 Ceramics Building
32 Regional Technology Center
33 Rhoades Addition
34 McFarland Hall Entry Addition
35 W.E. Osmo Field House Addition
36 Demolition of Plant Service Building
Master Plan-West Campus

BUILDING KEY:
1 Stadium
2 Lokken Track & Field
3 Softball Complex
4 W.E. Osmon Field House
5 Football Practice Field
6 Storage Building
7 College Tennis & Basketball Courts
8 College Garage
9 College Soccer Field
10 Viking Court Married Housing
11 McCoy Residence Hall
12 Snoeyenbos Residence Hall
13 Memorial Student Center
14 Mythaler Residence Hall
15 Robertson Residence Hall
16 President’s House
17 Foss Music Hall
18 Graichen Gymnasium
19 Allen Memorial Library
20 Vangstad Auditorium
21 Kolstoe Residence Hall
22 Medicine Wheel Park
23 Plant Service Building
24 McFarland Hall
25 Rhoades Science Building
26 Heating Plant
27 Coal Storage Building
28 McCarthy Hall
29 Tech Lab #1
30 Facility Services
31 Ceramics Building
32 Regional Technology Center
33 Rhoades Addition
34 McFarland Hall Entry Addition
35 W.E. Osmon Field House Addition
36 Demolition of Plant Service Building
Enlarged Plan-Drop-off Area @ Circle Hall

BUILDING KEY:
1 Stadium
2 Lokken Track & Field
3 Softball Complex
4 W.E. Osmun Field House
5 Football Practice Field
6 Storage Building
7 College Tennis & Basketball Courts
8 College Garage
9 College Soccer Field
10 Viking Court Married Housing
11 McCoy Residence Hall
12 Snoeyenbos Residence Hall
13 Memorial Student Center
14 Mythaler Residence Hall
15 Robertson Residence Hall
16 President’s House
17 Foss Music Hall
18 Graichen Gymnasium
19 Allen Memorial Library
20 Vangstad Auditorium
21 Kolstoe Residence Hall
22 Medicine Wheel Park
23 Plant Service Building
24 McFarland Hall
25 Rhoades Science Building
26 Heating Plant
27 Coal Storage Building
28 McCarthy Hall
29 Tech Lab #1
30 Facility Services
31 Ceramics Building
32 Regional Technology Center
33 Rhoades Addition
34 McFarland Hall Entry Addition
35 W.E. Osmun Field House Addition
36 Demolition of Plant Service Building
FUTURE MAJOR CAPITAL PROJECTS REQUIRING LEGISLATIVE APPROVAL

A. SUMMARY OF FUTURE PROJECTS

ATTACHMENT D

A.1 FUTURE MAJOR CAPITAL PROJECTS REQUIRING LEGISLATIVE APPROVAL

STATE FUNDS (General Fund or State Bonding)

Institution Valley City State University

New construction, addition and major remodeling projects for which the campus is requesting state funds, which meet or exceed $250,000 - VCSU

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Title</th>
<th>2011-13 Biennium Cost Estimate</th>
<th>20013-15 Biennium Cost Estimate</th>
<th>20015-17 Biennium Cost Estimate</th>
<th>Funding Source</th>
<th>Deferred Maint. Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>State</td>
<td>Other</td>
<td>State</td>
<td>Other</td>
<td>State</td>
</tr>
<tr>
<td>1</td>
<td>Rhoades Science Center Addition &amp; Renovation</td>
<td>$10,836,200</td>
<td>X</td>
<td></td>
<td></td>
<td>$587,400</td>
</tr>
<tr>
<td>2</td>
<td>Vangstad Auditorium Renovation</td>
<td>$3,316,998</td>
<td>X</td>
<td></td>
<td></td>
<td>$1,038,774</td>
</tr>
<tr>
<td></td>
<td>W.E. Osmon Fieldhouse Renovation of Academic and Administrative Areas</td>
<td>$1,186,049</td>
<td>X</td>
<td></td>
<td></td>
<td>$523,500</td>
</tr>
<tr>
<td>2</td>
<td>McCarthy Renovation</td>
<td>$3,392,000</td>
<td>X</td>
<td></td>
<td></td>
<td>$1,006,100</td>
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<tr>
<td>1</td>
<td>Coal Boiler Replacement</td>
<td>$6,000,000</td>
<td>X</td>
<td></td>
<td></td>
<td>$5,500,000</td>
</tr>
<tr>
<td>2</td>
<td>McFarland Renovation</td>
<td>$8,745,000</td>
<td>X</td>
<td></td>
<td></td>
<td>$1,833,760</td>
</tr>
</tbody>
</table>
A.2 FUTURE MAJOR CAPITAL PROJECTS REQUIRING LEGISLATIVE APPROVAL
NON-STATE FUNDS (revenue bond, auxiliary, local, private, grant)

Institution Valley City State University

New construction, addition and major remodeling projects for which the campus is requesting legislative approval to issue revenue bonds or to expend private/grant funds > $385,000

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Title</th>
<th>Cost Estimate</th>
<th>Funding Source</th>
<th>Deferred Maint. Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2011-13 Biennium</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td></td>
<td></td>
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<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2013-15 Biennium</td>
<td>W.E. Osmon Fieldhouse Addition</td>
<td>$9,683,490</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Student Center Renovation &amp; Addition</td>
<td>$7,950,000</td>
<td></td>
<td>$705,312</td>
</tr>
<tr>
<td>2015-17 Biennium</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

A.3 NON-MAJOR CAPITAL PROJECT PRIORITIES
STATE FUNDS (General Fund or State Bonding)

Institution Valley City State University

Individual capital projects which are less than $250,000 and cannot reasonably be funded from extraordinary repair funds.
VCSU

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Title</th>
<th>Cost Estimate</th>
<th>Funding Source</th>
<th>Deferred Maint. Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2011-13 Biennium</td>
<td>Fire Alarm Upgrades</td>
<td>$245,000</td>
<td>X</td>
<td>$245,000</td>
</tr>
<tr>
<td>1</td>
<td>Restroom Renovations and Restroom Accessibility Upgrades</td>
<td>$210,000</td>
<td>X</td>
<td>$210,000</td>
</tr>
<tr>
<td>2</td>
<td>Office and Classroom refreshment and renovation</td>
<td>$218,000</td>
<td>X</td>
<td>$218,000</td>
</tr>
<tr>
<td>3</td>
<td>Asphalt projects (parking lot improvements)</td>
<td>$245,000</td>
<td>X</td>
<td>$245,000</td>
</tr>
<tr>
<td>4</td>
<td>Tuckpointing</td>
<td>$229,000</td>
<td>X</td>
<td>$229,000</td>
</tr>
<tr>
<td>5</td>
<td>Vangstad Auditorium Life Safety &amp; Accessibility</td>
<td>$245,000</td>
<td>X</td>
<td>$245,000</td>
</tr>
<tr>
<td>6</td>
<td>Campus Exterior Lighting</td>
<td>$183,000</td>
<td>X</td>
<td>$183,000</td>
</tr>
</tbody>
</table>
B. LEGISLATIVE REQUESTS FOR THE NEW BIENNium

Priority No. 1: L.D. Rhoades Science Addition And Remodeling

L.D. Rhoades Science Center currently houses the departments of Science and Mathematics along with the campus Information Technology Center. The building was constructed in 1973 and contains 33,732 gross square feet. It has not had any significant upgrades since its construction except as required to remodel the building to accommodate the Information Technology Center. Since 1973 when the Rhoades Science Center first opened its doors, significant changes have evolved in the delivery of undergraduate science programs throughout the United States and as a result Rhoades Science Center as it currently exists cannot successfully support the new science education paradigm.

What has been discovered to work is a hands-on, laboratory rich, collaborative environment in which students are active participants in the learning process - in other words, students learn science by doing science. To support the scientific collaboration adequate Faculty/Student Research Laboratories and spaces for interaction among faculty and students outside the Laboratories will need to be provided as the existing Rhoades Science Center has very little of this space.

Another trend has been the integration of technology to support and enhance the laboratory experience. Computers and other electronic instruments have proliferated in the laboratories and support spaces, requiring more bench space and access to IT systems. Multi-media audiovisual equipment is becoming commonplace not only in classrooms, but in the teaching laboratories as well. This is related to another trend of greater integration of laboratory and lecture activities within the same space. This requires proper room proportions and clear sight lines to allow visibility to the ‘teaching wall’ including chalk or marker boards, projection screens and other educational technology.

The typical Rhoades Science Center floor-to-floor height of 12‘-8” makes distribution of modern mechanical, fume hood exhaust, plumbing and electrical systems extremely challenging. A more prevalent floor-to-floor height in new science buildings is 15’ to 16’. This fact suggests that the most ‘systems intensive’ laboratory and laboratory support spaces should be considered for new construction with a more appropriate floor-to-floor height.
Additional space is required to accommodate increased enrollments in STEM related programs which have grown in excess of 200% since FY 2000 and to provide space for STEM programs and the DCB Collaborative Nursing program. New Faculty-Student research labs support the hands-on, laboratory rich, collaborative environment in modern science education. Additional space is also required for Physics and Earth Science labs which were displaced by growth in the campus Information Technology Center.

The proposed project provides for the construction of a 26,610 square foot addition for modern and safe lab space and remodeling of the existing building to provide classrooms, faculty offices and less intensive instructional labs while improving equipment, air quality, life safety and correcting deferred maintenance.

**Total Project Costs**

$10,836,200

**Funding Source**

Proposed project would be funded through State General Fund.

**Deferred Maintenance**

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project</th>
<th>Amount</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>HIGH</td>
<td>Repair Roof</td>
<td>$17,500</td>
<td>D</td>
</tr>
<tr>
<td></td>
<td>Equipment and ADA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HIGH</td>
<td>Elevator Upgrade</td>
<td>$90,000</td>
<td>O-ADA</td>
</tr>
<tr>
<td></td>
<td>Exterior Window Sealants/</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HIGH</td>
<td>North Elevation Tuckpointing</td>
<td>$23,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Ceiling Replacement</td>
<td>$2,800</td>
<td>D</td>
</tr>
<tr>
<td></td>
<td>Re-route Gas Lines and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HIGH</td>
<td>and Install Shut-Offs</td>
<td>$48,000</td>
<td>O-Safety</td>
</tr>
<tr>
<td>MED</td>
<td>Water Tank Replacement</td>
<td>$40,000</td>
<td>D</td>
</tr>
<tr>
<td></td>
<td>New Diffuser and Light Fixtures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MED</td>
<td>in Ceiling Noted Above</td>
<td>$8,500</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Steam Valve Replacement</td>
<td>$27,600</td>
<td>O</td>
</tr>
<tr>
<td>MED</td>
<td>Air Handler Upgrade and Controls</td>
<td>$300,000</td>
<td>D</td>
</tr>
<tr>
<td>Priority</td>
<td>Project</td>
<td>Amount</td>
<td>Type</td>
</tr>
<tr>
<td>----------</td>
<td>-------------------------------</td>
<td>---------</td>
<td>------</td>
</tr>
<tr>
<td>LOW</td>
<td>Classroom and Office Remodeling</td>
<td>$30,000</td>
<td>D</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>$587,400</td>
<td></td>
</tr>
</tbody>
</table>

**Estimated Change in Operating Cost**

The addition of 26,610 sf of laboratory, classroom, and office space will impact operating costs annually, estimated as follows:

- Personnel: $22,000
- Utilities: $65,000
- Repair/Maintenance/Supplies: $25,000

**Purpose for the Project and Response to the Major Capital Project Priorities**

1. **Project addresses life, health and safety requirements:**
   - Addresses significant air quality problems in the science labs.
   - Corrects all building code deficiencies by updating the building to current code requirements including fire and life safety requirements such as safe exiting from the science labs, properly sized egress doors, and providing fire sprinklers for the building.

2. **Project addresses compliance with local, state or federal law or requirements:**
   - Corrects all ADA deficiencies. Provides accessible toilets, elevator and lab benches in the science labs.

3. **Project preserves current assets:**
   - Replaces deteriorating lab equipment and waste, water and gas distribution systems.
   - Clean stained limestone cladding at greenhouse
   - Replaces existing inefficient mechanical systems with new energy efficient systems.
   - Modernizes antiquated classrooms, labs and offices.

4. **Project represents new strategic investments through the enhancement of current assets and the creation of new assets:**
   - Provides “smart classroom” technology to all classrooms, labs and lecture halls to facilitate multi-media instruction.
• Provides new space for STEM operations.

• Accommodates growth in STEM disciplines. VCSU has experienced a 200% increase in STEM related majors since FY 2000.

• Replaces existing inefficient mechanical systems with new energy efficient systems.

• Provides new space for DCB Collaborative Nursing program.

5. Project corrects significant deferred maintenance:

• Upgrades non-compliant elevator.

• Tuck pointing of brick facade.

• Replaces corroded ceiling grid and diffusers and light fixtures.

• Upgrades air handler and controls system.

• Steam valve replacement.

6. Project addresses a critical maintenance need defined by those which must be addressed, and which, if neglected, could result in substantial damage to the structural integrity of the building:

• Not applicable to this project.

7. Project meets a compelling programmatic or accreditation justification consistent with campus mission and strategic goals:

• Provides research space to continue to attract external funding and to encourage hands-on science instruction and faculty-student interaction.

• Provides a state of the art Science facility for expanded programs to attract students and to become competitive with other Colleges and Universities in the region.

8. Project has been partially funded by the legislature in a previous biennium, but is not yet complete:

• In the previous biennium, the legislature partially funded this project by providing funds for a Pre-design study and Schematic Design to better determine cost and needs.
9. Project is highly rated by campus and is supported by significant outside funding:
   • This project was the number two campus project in the last biennium and is number one for the current biennium

10. Space will be used to advance a specific program or activity that is a high priority of the state:
    • Provides new space for STEM operations. Growth in STEM-related majors has been in excess of 200% since FY 2000.
    • Provides new space for DCB Collaborative Nursing program, to support the critical need for nurses in the region.

11. Project addresses an urgent infrastructure need:
    • Not applicable to this project

12. Project is consistent with campus master plan and institutional priorities:
    • The project is consistent with Campus Master Plans dating back to 1994 including the 2008 Master Plan where it was the number two priority project.

13. Project is necessary based on clearly demonstrated condition of existing space:
    • Not applicable to this project.

14. Project positions institution to remove or re-purpose obsolete or unnecessary facilities:
    • Relocates the macro invertebrate and toxicology labs from inadequate and poorly ventilated space in McCarthy hall to Rhoades addition. Re-purposes McCarthy space to much needed Tech Ed expansion and provide classroom space for STEM teacher workshops.

Additional Information

The project size has increased from the previous 2008 Master Plan where the addition was listed as 20,000 SF whereas the current Master Plan addition is 26,610 SF. The current design and square footage was determined after intensive programming sessions with the Faculty and
Priority No. 2: Vangstad Auditorium Renovation

The Vangstad Auditorium building is located at the south side of the historic campus mall and was constructed in 1907. It includes the “Circle Hall” connecting link which extends from the south end of the building, east to McFarland Hall. The north entrance faces towards the campus mall and the river beyond. The lower level and first floor of the building is currently used for general classrooms, an IVN Classroom, offices, mechanical space, campus IT space, and storage. The auditorium’s main seating floor is located on the second floor and includes a balcony, historic organ and stage with a seating capacity of 818. The auditorium has historically been used for commencement as well as musical, theatrical and speaking performances.

The program for this proposed remodeling project will provide a new home for the Division of Business/Information Technology as well as a campus Learning Center to serve the educational goals of the students on campus.

The creation of a new Learning Center in the lower level will consolidate student support programs that are currently spread across campus. The current facilities and locations represent a lost opportunity due to its impact on the student learning environment. This project will consolidate these services into one convenient location that is in the heart of campus near the library, classroom buildings, campus administration, and the student center. This program is part of an initiative to enhance and support the campus enrollment growth goals and includes programs for on-campus students, adult students, and international students with services such as tutoring, testing, and other academic support programs.

The Business/Information Technology Division will relocate its offices from the basement of McFarland Hall to the first floor of Vangstad in order to create a strong identity for the Division on campus, consolidate the faculty offices and administrative areas, and allow for future growth. The current facilities for this Division are not adequate due to its location, appearance, and functionality. The facilities cannot compete with those provided by
other institutions and represent a lost opportunity to Valley City State University in the form of lost enrollment. The new modern facilities and amenities will allow the university to attract students to the campus of Valley City State University and increase enrollment in the Business/Information Technology Division.

The Auditorium Space will continue to serve its current programs and functions for the Division of Fine Arts, theatre, student services and the campus as a whole but is in need of improvements to address deficiencies in the balcony structure, south wall and roof structure which endanger the usability of this auditorium. A study was conducted as part of the 2010 Vangstad Pre-design process which identified these structural issues. A correction plan is in the process of being executed to repair the items that were included in the structural report. Other issues addressed include accessibility and life safety issues, finishes such as plaster repair, painting, floor and ceiling refinishing/replacement, and seating.

There will also be improvements to the exterior of the building that include window replacement, foundation drainage and waterproofing, masonry repair, and the repair and remodeling of the North entrance. A new entry ramp and remodeling of the existing stair will provide accessibility to the lower level and provide a safe and inviting entry for the lower level and first floor. By creating this new north entry, a new accessible path will be created that can lead the public from Vangstad all the way to the proposed new Rhoades Science Center addition.

**Total Project Costs**

$3,316,998

**Funding Source**

General State Fund

**Deferred Maintenance**

The following deferred maintenance will be addressed as part of the project:

**Deferred Maintenance**

D = Deferred Maintenance  O = Other

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project</th>
<th>Amount</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>HIGH</td>
<td>Exterior Caulking</td>
<td>$16,500</td>
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<tr>
<td>HIGH</td>
<td>Repair exterior steps, entry</td>
<td>$41,600</td>
<td>O-safety</td>
</tr>
<tr>
<td>Priority</td>
<td>Project</td>
<td>Amount</td>
<td>Type</td>
</tr>
<tr>
<td>----------</td>
<td>-------------------------------------</td>
<td>----------</td>
<td>------------</td>
</tr>
<tr>
<td>HIGH</td>
<td>Tuck-point brick</td>
<td>$99,840</td>
<td>D</td>
</tr>
<tr>
<td>High</td>
<td>Painting</td>
<td>$90,000</td>
<td>D</td>
</tr>
<tr>
<td>HIGH</td>
<td>Steam Valve replacement</td>
<td>$10,400</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Bathrooms, 1st floor, enlarge</td>
<td>$42,500</td>
<td>O-ADA</td>
</tr>
<tr>
<td>MED</td>
<td>Basement Finish upgrade (6392sf)</td>
<td>$150,250</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Replace 1 fire escape</td>
<td>$125,000</td>
<td>O-safety</td>
</tr>
<tr>
<td>MED</td>
<td>Replace exterior doors</td>
<td>$13,100</td>
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<tr>
<td>MED</td>
<td>Standby Power</td>
<td>$41,300</td>
<td>O-safety</td>
</tr>
<tr>
<td>MED</td>
<td>Replace and insulate water piping</td>
<td>$47,840</td>
<td>D</td>
</tr>
<tr>
<td>MED</td>
<td>Air Handler Upgrade</td>
<td>$110,800</td>
<td>D</td>
</tr>
<tr>
<td>LOW</td>
<td>Insulation</td>
<td>$210,444</td>
<td>D</td>
</tr>
<tr>
<td></td>
<td><strong>Total:</strong></td>
<td><strong>$874,574</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Estimated Change in Operating Cost**

1. No added personnel are anticipated for this project.

2. Utility costs will be higher because of larger new HVAC systems. However, the amount will be limited due to the higher efficiency of the system.
   - If air conditioning just the lower two floors and the Air Conditioning is only used during the school year, the additional cost would be $2,600 annually.
   - If air conditioning was operated 8 hours a day all summer it would be an increase of $7,800 annually.

3. Maintenance costs at this building will be reduced due to finish upgrades and new systems.

**Purpose for the Project and Response to the Major Capital Project Priorities**

1. Project addresses life, health and safety requirements:
   - As part of the 2010 predesign process for the Vangstad Auditorium project, a study was completed to identify the structural deficiencies at the balcony and create an action plan for repairing these issues.
This work will be completed outside of this project, however there may be additional items to address if any further structural issues are discovered during the completion of this project.

- Corrects life safety issues such as fire separations and exiting.
- Provides improved indoor air quality and lighting.

2. Project addresses compliance with local, state or federal law or requirements:

- This project will bring Vangstad into full code compliance with local, state and federal code requirements including ADA. Provides code compliant plumbing fixture counts and accessible bathrooms. Faculty offices and classrooms will be made fully accessible.

3. Project preserves current assets:

- The remodeling of Vangstad Auditorium preserves and enhances the use and function of this historic building.
- Project includes renewal of auditorium space with new seating, repair of plaster, painting, and flooring repair/refinishing.
- The building envelope is preserved and improved through the replacement of the windows and installation of perimeter drain tile and foundation water proofing.
- This project makes use of underutilized space located in the lower level to meet programmatic and student needs.

4. Project represents new strategic investments through the enhancement of current assets and the creation of new assets:

- This project represents a strategic investment in the Division of Business/Information Technology and positions this division for growth in student enrollment. The facility will provide improved facilities to better serve students and existing programs. It will provide opportunity to expand programs to meet growing needs in information technology programs and educational goals of the university and division.
- The project supports student services such as tutoring, writing programs, international student services, and learning objectives through the creation of the Learning Center. This facility
consolidates the services that are currently spread around campus and will allow Valley City State University to more effectively provide services and enhance the students learning experience. This facility will create new opportunities to meet student learning needs.

5. Project corrects significant deferred maintenance:

- A significant amount of deferred maintenance will be retired through the implementation of this project.
- Replaces the deteriorating north entry steps and rebuilds the historic railing.
- Brick will be tuck-pointed and repaired.
- Improvements to finishes throughout the building will eliminate current deferred maintenance.
- Replacement of water piping, piping insulation and steam valves.
- New bathrooms will be created eliminating maintenance and costs to make existing ones accessible.
- Exterior doors and windows will be replaced to eliminate ongoing maintenance and improve thermal efficiency.
- New air handling will be provided for the building which will retire ongoing maintenance costs for the outdated equipment.

6. Project addresses a critical maintenance need defined by those which must be addressed, and which, if neglected, could result in substantial damage to the structural integrity of the building:

- Structural deficiencies identified as part of the 2010 predesign are in the process of being addressed outside of this project’s funding request. However, the scope of the 2010 study and repairs centered around the balcony structure only and there is the potential that additional structural issues may require investigation if they are discovered during the balcony repair process.
- Improvements to the thermal envelope of the building will be made. Work such as the installation of perimeter foundation drainage and waterproofing, window replacement and masonry repair will be completed in order that this historic building may continue to serve this campus well into the future.
7. Project meets a compelling programmatic or accreditation justification consistent with campus mission and strategic goals:

- The remodeling of the lower level to create a Learning Center will provide operational and programmatic efficiencies for the student services that are currently spread across campus. This project specifically meets the university’s strategic planning goal to create a Learning Center.

- The current Strategic Plan for VCSU calls to develop growth plans for each academic area with the goal of an annual enrollment increase of 3.5%. In order to meet this goal, the Business/Information Technology Division must provide facilities that can compete with other business schools in the region in order to attract and retain students.

8. Project has been partially funded by the legislature in a previous biennium, but is not yet complete:

- This project has been funded by the previous legislature in order to complete deferred maintenance items. It has also provided for the costs associated with the completion of the 2010 master planning process and this predesign study which lays the foundation for the upcoming project by defining the scope and goals for the buildings renovation.

9. Project is highly rated by campus and is supported by significant outside funding:

- This project was previously listed as the number 3 priority for the Valley City State University campus in the 2008 Master Plan.

- The significance of this project has increased, making it the number 2 priority, due to the programmatic needs it will meet for the Business/Information Technology Division and the Learning Center. The current facilities for both of these programs are inhibiting their growth and effectiveness in serving the educational needs of students.

10. Space will be used to advance a specific program or activity that is a high priority of the state:

- Improving the facilities that serve the Business/Information Technology Division programs will help to meet current and future critical needs to increase numbers of information technology workers in North Dakota.
• Between 2000 and 2008 there was a 59% increase in Computer Systems Design and Related Services jobs for IT workers in North Dakota.

• There has been a 52% growth in management of IT companies and enterprises in ND Source: Information Technology Council of North Dakota-2009 Edition

• North Dakota has expressed the desire to keep its young people in the state. Students from mainly rural areas are more comfortable at institutions with smaller class numbers such as VCSU.

• By providing updated and modern facilities for these technologically advanced programs, the state of North Dakota will gain a high rate of return on its investment in these facilities.

• The Vangstad Auditorium building as part of the campus of Valley City State University is listed on the National Register of Historic Places and plays a significant role in the heritage of the campus, community of Valley City and the state of North Dakota. This project will ensure the viability and continued use of this building into the future.

11. Project addresses an urgent infrastructure need:

• Not applicable to this project

12. Project is consistent with campus master plan and institutional priorities:

• The remodeling of the Vangstad Auditorium building was included in the previous 2008 Master Plan and continues to be a vital part of the universities priorities as demonstrated in its current number 2 ranking in this 2010 Master Plan.

13. Project is necessary based on clearly demonstrated condition of existing space:

• Structural deficiencies at the auditorium balcony are being corrected outside of this project as a result of the 2010 predesign study. Additional items related to the existing roof and wall structure may need further investigation through this project if discovered during the balcony repairs.

• Finishes such as the plaster work is cracking, wood flooring is in
need of refinishing, ceiling tiles are stained and seating is in need of replacement/repair.

- The existing space in the lower level of the Vangstad Auditorium building is in need of new air handling, restroom facilities, lighting, power distribution, finishes, and foundation drainage/waterproofing to eliminate the presence of moisture and musty air quality.

- The first floor of the Vangstad Auditorium building is in need of new air handling, power distribution, increased and accessible restroom facilities, and improved finishes.

- The windows and entrances are in need of replacement to minimize ongoing maintenance and to provide thermal efficiency.

- The existing north entrance to the building is not accessible, the railing and stone steps/landing are in poor condition and pose a safety hazard. The entry to the lower level does not meet current codes and the appearance is not conducive to locating programs in that space.

- The Business/Information Technology Division is currently located in the basement of McFarland Hall. Their current space has offices that do not meet accessibility requirements, have poor artificial lighting, low ceilings, out of date finishes and furnishings, and a layout that is disjointed and inefficient for faculty and student interaction. This space does not provide the division with an identity that attracts and retains students which allow it to improve and grow its programs.

14. Project positions institution to remove or re-purpose obsolete or unnecessary facilities:

- This remodeling project provides space for the relocation of the Business/IT Division from the McFarland basement to the first floor of the Vangstad Auditorium building. The vacated space in McFarland will be repurposed to provide seminar size classrooms and storage space for the Business/IT Division and the campus in general.

Additional Information

The “Circle Hall Entry” located at the west end of McFarland Hall and south side of Vangstad Auditorium serves as the south entry point to the auditorium level, first floor and lower level of Vangstad. This entry is heavily used by
students and visitors to access Vangstad as well as all of the main buildings at the heart of campus. This area is in need of accessibility improvements, improved vehicle traffic flow and pedestrian safety, an entry vestibule that allows better flow of people into the McFarland and Vangstad, and beautification to make this a focal point of campus. It is a recommendation through the Valley City State University master plan that improvements be made to this entry point through the addition of an entry vestibule and site improvements. The site improvements include upgraded and increased accessible parking, a circular drive and drop off area that allows traffic to more easily flow in and away from the Circle Hall entry, and an entry plaza to improve the appearance and usability of this entry point. Landscaping elements would be introduced in defined areas at the drop off area and entry plaza to improve the appearance and usability of this important access point to the campus of Valley City State University. Though this work is important to the success of the Vangstad Auditorium Remodeling, this work is not included in the project but is listed in the Non-Major Capital Project Priorities for the 2011-13 Biennium.