

April 2022



# Facility Master Plan — 2030

*Strategic Facilities Vision*



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# LETTER FROM THE PRESIDENT

A walk across the Wayne State College campus reveals the power of the campus master planning process. From the expanded soccer field and renovated Memorial Stadium and turf field to the Campus Commons, Pile Hall, Benthack Hall, Conn Library, Center for Applied Technology, Bowen Hall, the Student Center, and the Willow Bowl, the progress is hard to miss. The past 20 years of planning has delivered renovated academic, athletic, and living spaces designed to meet the needs that the Wayne State community identified as critical to student success.

The Vision 2030 Facility Master Plan aims for a similar high-impact, high-yield blueprint that will meet the needs of our current and future students, staff, and faculty. The new plan calls for significant renovations to Berry and Morey residence halls, Brandenburg Hall, Peterson Fine Arts Building, Rice Auditorium, and the Rec Center, along with improvements to the Carhart Science Building, Connell Hall, Gardner Hall, Hahn Administration Building, Humanities Building, Studio Arts Building, Conn Library, and the Student Center. The plan also calls for parking and circulation enhancements and a variety of standalone site improvement projects that will improve campus landscaping and lighting, enhance the outdoor experience, and improve drainage and irrigation.

Throughout our history, Wayne State has provided services and programs that enrich the lives of

individuals and communities throughout the region. Most importantly, the College has provided access to quality and affordable higher education to students who otherwise might have lacked a pathway to a four-year degree. Our commitment to academics in this plan includes the complete renovation of Peterson Fine Arts Building to ensure we have first-rate performance and practice spaces and Humanities Building work that will significantly improve students' academic experiences. Each of our academic buildings is slated for work that will refresh spaces and provide collaborative learning environments.

Along with a focus on academics, another of the major campus projects is the addition and renovation of the athletics and recreation complex. Additional athletics and recreation planning calls for increasing the number of outdoor residence hall recreation sites such as basketball and sand volleyball courts, turf and track replacement for Memorial Stadium, throwing venue improvements, conversion of the soccer field to multi-sport turf, synthetic turf fields for the baseball and softball fields, and improved accessibility and drainage at the intramural and practice fields.

The Vision 2030 Facility Master Plan also makes clear the need for improvements in the College's residence halls. Foremost in this planning is Berry Hall, which has been identified as the top priority among residence halls. The College is committed

to either replacing or renovating Berry to provide suite-style living for students who wish to live on campus, which is detailed in the Residential Life Master Plan along with other recommendations for improvements to campus living.

This new campus Master Plan looks at the College's needs, current and future space utilization projections and recommendations, and future maintenance and capital investment strategies. The new plan also includes concurrent planning through the Housing Master Plan, Parking Master Plan, and the Athletics Master Plan, with each step of these processes guided by consultation with students, staff, faculty, alumni, and community members to identify priorities and opportunities.

Wayne State has a proven track record of envisioning the needs of the future through careful research, planning for the priorities that emerge from the process, then acting on those plans to bring community dreams to life. Our new Facility Master Plan, which aligns with the College's new Strategic Plan, boasts the same measured approach to ensuring each facet of the academic, athletic, and residential experience meets the expectations of the Wayne State community.

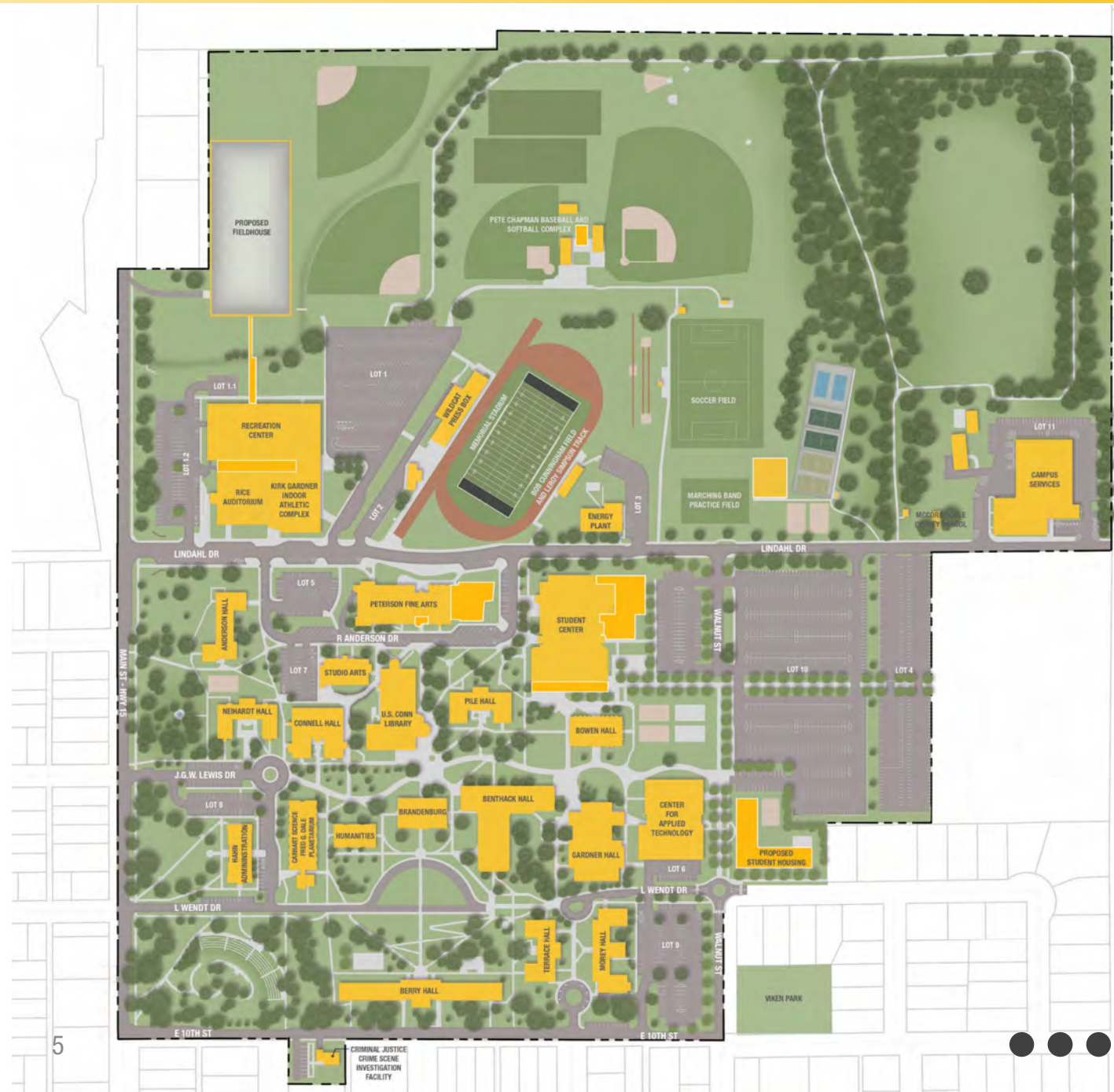
**Marysz Rames**  
**President**





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# INTRODUCTION

**This Master Plan** is a culmination of nearly a year-long process by Wayne State College, its steering committee, faculty, staff and students along with the team of RDG and AES. The team examined the current campus, its facilities and the various programs on campus. We reviewed each program's current and future space needs as well as the overall utilization of each of the buildings on campus.

The examination primarily focused on educational facilities as well as those buildings providing student support including but not limited to student services, residence halls and other student focused areas.

The Master Plan looks not only to the near future but also sets a campus vision for the year 2030 and beyond, to identify areas of need as well as potential future expansion opportunities and their impact on facilities. The Master Plan serves as a road map for the future of WSC and provides the College with a guide moving forward.

This report serves as the framework for those programs and facilities highlighted during the

visioning process. This long-term view of the campus provides the Nebraska State College System and Wayne State College a tool for the organization and development of campus.

Input was provided through a series of informational face-to-face and online workshops. This feedback was instrumental in guiding the team as the planning process moved forward.

The Master Planning process involved the contributions not only of WSC representatives but also members from the surrounding community of Wayne, including local city leaders, health care representatives, business leaders, and alumni. This additional information provided a better understanding of the contributions that WSC makes to the community and the important role that it plays in advancing the education and employment opportunities of students locally and state-wide.







# History of the College

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# WAYNE STATE MILESTONES

## College History

Wayne State College has played a significant role in the educational history of Nebraska.

From its humble beginnings as a private institution with four staff and 35 students to its current role as a state college with more than 4,000 students, the timeline of this Wayne, Nebraska institution illustrates how the growth of Wayne State has transformed post-secondary education for more than 131 years in the state of Nebraska.



## Some Key Dates and Milestones:

November 11, 1891	Nebraska Normal College opens on land north of Wayne
September 10, 1910	Nebraska State Normal School opens when the State Legislature authorized the purchase of the property, buildings, and equipment
1918	In response to WWI, the School becomes a Student Army Training Corp (SATC) training officers for the war effort
1921	After World War I, the state authorizes the College to offer four-year degrees in addition to the normal two-year diplomas
1938	The Willow Bowl is completed
1944	Memorial Stadium construction begins – completed in 1949
1949	The name of the institution changes to the Nebraska State Teachers College and was granted the authority to confer baccalaureate degrees in liberal arts
1955	College establishes first Master's Degree program
1963	The Nebraska State Teachers College is officially renamed to Wayne State College to better reflect the wide variety of programs and degrees offered

# CAMPUS DESCRIPTION

The Wayne State College campus consists of 128 acres, situated in the northeast portion of Wayne, Nebraska. Set in the Northeast Nebraska rolling landscape, the campus is sited on a gently sloped landscape, with the center located on one of the higher points in the city. Starting just north of Brandenburg Hall, the campus generally slopes to the south, east and north. Approaching Wayne from the south and from the east, Bowen Hall stands above most all other structures in Wayne, and clearly marks the campus location.

Much of the main campus is tree covered, while the athletic district (north) is largely open, except for the Ecology Study Area north of the Campus Services building. The campus landscape is made up of a diverse array of trees and shrubs, lending to its designation as a Nebraska State Arboretum. The Willow Bowl is a unique feature on the southwest corner of campus and provides the location for spring commencement and many other programs. Open land to the north is home to the athletic fields and a popular recreation trail.

The campus is well organized. The campus is generally bounded on the west by Main Street, on the south by 10th Street, and on the north by the Wayne Country Club golf course. On the east, the campus has a jagged edge created by Walnut Street, a parking lot west of Providence Medical Center, and Claycomb Road east of Campus Services. The Criminal Justice Crime Scene Investigation Facility is located just south of 10<sup>th</sup> St. This is the only

outlying parcel currently used by the campus. The College does own a few other parcels adjacent to campus.

Wayne State also offers master's level and bachelors degree programs at the College Center location in South Sioux City, Nebraska through a partnership with Northeast Community College. The College Center facility is not included in this Master Plan.



# Purpose and Objectives of the Master Plan

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# PURPOSE AND OBJECTIVES OF THE MASTER PLAN

## Purpose

The purpose of a Master Plan is to provide a path or guide for an institution as it looks to the future of its campus and the institution.

As a culmination of a fact-finding and collaborative process involving various groups and numerous touchpoints, the Master Plan is a collective vision that builds consensus, allowing it to serve as a common language amongst all at Wayne State. It is a shared vision that can be used to recruit new students, attract top level faculty and solicit engagement by new partners as Wayne State looks to continue its growth and maintain its reputation as a leader of post-secondary education in the state of Nebraska.

The recommendations provided in the Master Plan outline an approach to address aging facilities while creating opportunities for growth and reinvigoration of the campus and its facilities. This transformation will shape the future of Wayne State for the next decade and beyond.



# PURPOSE AND OBJECTIVES OF THE MASTER PLAN

After discussions with the steering committee and feedback from the visioning workshops, several goals and objectives were identified as being the basis for the Master Plan during its development, with the goal of reinforcing the WSC vision and mission as part of the overall Strategic Plan.

The initial work on this Master Plan relied on the previous Strategic Plan. Wayne State has since completed a new Strategic Plan for 2022 through 2028, which will work hand in hand with this Master Plan. The new plan is available at [www.wsc.edu/strategic-plan](http://www.wsc.edu/strategic-plan).

## Campus Vision

Wayne State creates an environment of rigorous teaching, active learning, and meaningful service that engages students on a path to transformational leadership.

## Campus Mission

Wayne State **inspires** students through access to affordable, high quality academic programs, personalized support services, and a culture committed to diversity, sustainability, and creativity.

The College **strengthens** communities by engaging students in experiential learning and leadership opportunities.

Wayne State **serves** the region through cultural opportunities, strategic partnerships, and innovative economic development programs.

## Strategic Plan 2022-2028

Wayne State's Strategic Plan is a data-driven blueprint that sets the direction for the College's initiatives for a period of six years. The planning process draws on Wayne State students, faculty, staff, alumni, and community partners to advance goals and initiatives that capitalize on Wayne State's strengths. Strategic goals include:

1. Student Success and Completion: Ensure all students have the necessary support to graduate.
2. Institutional and Academic Quality: Delivery high-quality academic programs, support services, and co-curricular activities.
3. Regional and Economic Impact: Serve as an incubator of ideas and catalyst for social and cultural enrichment as well as economic development.
4. Access and Affordability: Provide students with access to affordable undergraduate and graduate programs.
5. Financial Sustainability: Effectively manage resources to secure Wayne State's long-term financial stability.



# GOALS OF THE MASTER PLAN

1. Provide an analysis of existing room utilization and station occupancy in classrooms and labs.
2. Provide recommendations on spaces that facilitate active learning and collaboration now and in the future.
3. Provide a high-level review of the current campus and facilities to identify areas of need as well as areas for potential growth.
4. Identify renovations, additions or new construction to address program growth.
5. Identify renovations, additions or new construction to address overall student enrollment growth or recruitment.
6. Identify mechanical and electrical system modifications that will provide comfortable and efficient solutions for existing and new construction as well as address ongoing maintenance items.
7. Create guidelines for sustainable programs and practices that can be incorporated on campus to reduce waste and increase efficiency.
8. Identify landscape, traffic, parking and other site design opportunities that enhance the functional and aesthetic appeal of the campus. Work completed as part of previous studies will be included.
9. Develop a preliminary list of projects with initial project cost estimates that will serve as a guideline for Master Plan implementation based on the findings of this team and discussions with the steering committee.
10. Improve pedestrian traffic flow.
11. Identify ways to improve existing student housing. Address immediate needs in deteriorating facilities and make improvements that will impact student experience / engagement and recruitment / retention.
12. Identify projects to improve the overall student experience on campus.
13. Identify potential projects that may involve city or other strategic partner relationships.





# The Planning Process

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# PLANNING PROCESS

## Workshops

The participatory planning process involved a series of workshops or meetings involving members of the steering committee as well as representatives from the Nebraska State College System office, students, faculty, staff, alumni and community members. Each workshop looked to gather information from users as well as confirm assumptions and direction as the Master Plan was developed. The following were the dates and agendas for each of the meetings. In addition to these meetings, additional meetings focused on campus landscape and other site related items.

### September 7, 2021 – Kick-Off

Meeting with the steering committee to begin to identify the goals and objectives of the Master Plan.

### September 15, 2021 – Workshop 1

Envisioning workshop in which RDG asked stakeholders to Envision the Future of Education including trends and technologies now being used to deliver content to students.

### September 20, 2021 – Workshop 2

This multi-day workshop involved meeting with various groups representing different programs, faculty, staff, students and local business leaders as to the current and future state of WSC.

### November 5, 2021 – Workshop 3

Preliminary review with the steering committee to discuss identified projects for each facility as well as for the overall campus.

### December 15, 2021 – Workshop 4

Follow up review of identified projects. Additional conversations regarding the potential sequencing of projects and the impact on other facilities.

### January 19, 2022 – Workshop 5

Final review of identified projects for each facility as well as those for the overall campus. Discussion included initial cost estimates for certain projects.

## Defining and Solving

The planning process centered on two main processes or steps:

*Defining the Problem*  
*then*  
*Solving the Problem*

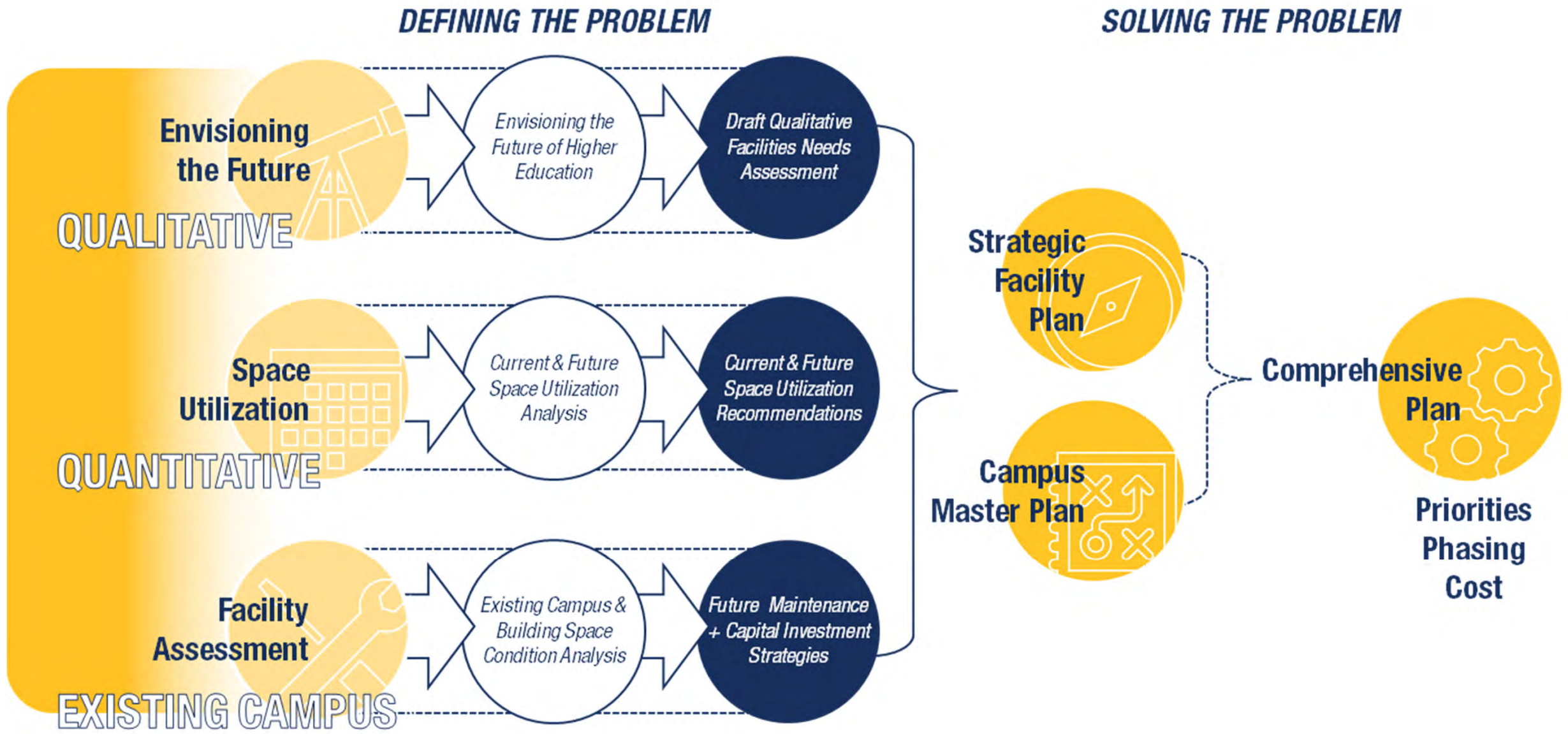
The first process was defining or identifying the problem. The goal was to gather information related to the following three main streams of information:

- Qualitative
  - Qualities or characteristics of the spaces on campus
- Quantitative
  - Number, size and quantity of the spaces on campus
- Existing Campus
  - Review and assessment of existing facilities on campus

These three streams flowed into two categories used for solving or creating the Master Plan:

- Strategic Facility Plan
- Campus Master Plan

# PLANNING PROCESS



# PLANNING PROCESS/USER FEEDBACK

## Information Gathering

The information gathering process involved seeking input from various groups including administrators, faculty, students, staff and community members via a three-day workshop. Each group provided feedback regarding their current and future outlook for WSC.

## Faculty/Staff

The groups recognized that how content is created and delivered to students has changed. There is greater emphasis on technology both locally and at a distance. In order to capitalize on this, faculty along with facilities need to be transformed to meet the change in pedagogy. This pedagogy shift is forcing institutions to change in order to reach students in a much different way than before.

The staff looked to embrace collaboration and reduce silos among programs to better deliver instruction to students. They felt that students and staff have an interest in active learning collaboration - they just need to have access to and training in this technology to properly implement it.

## City, Business Community, and Foundation

The various business and city leaders believe that WSC fulfills an important role in the community and is critical to the success of Wayne. One critical element that is affecting the city and the College is the lack of proper housing in town and around campus. A more thoughtful development of student housing including public/private partnerships may bring a benefit to both groups.

Several programs are in great demand, especially those involving Health Sciences and other related programs. Due to the healthcare shortage being experienced across the country these programs offer an opportunity to connect with local healthcare providers as well other institutions. The relationship between WSC and local providers is a good example of connecting students with employers while they work towards their degree, as well as providing a service to the College.

## Student Observations

Students felt that WSC is a good value, with a multitude of degree programs that meet the needs of most students. They did recognize that classrooms need furniture and technology that allow for active learning and to address changes in pedagogy. To reinforce collaboration, additional student spaces including common areas for group work and study rooms spread throughout campus would be welcome improvements for today's students.

Students discussed how the facilities are beginning to show their age and lack the amenities that are available at other institutions including apartment or suite-style residence halls. Some halls are missing standard amenities such as air conditioning. Additional washers and dryers in each residence hall would make on-campus living more desirable.





# Description of College Facilities / Facility Assessment

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# EXISTING BUILDING DESCRIPTIONS

## **Alumni House (1953)**

A residential home owned by the Wayne State Foundation and leased by the College, this 3,589 GSF facility is utilized for Alumni events.

## **Anderson Hall (1957) (A)**

This 43,565 GSF residence hall houses 156 students.

## **Benthack Hall (1972)**

Recently renovated in 2021, this 43,668 GSF facility contains classrooms and laboratories for Education, Counseling, and Family and Consumer Sciences programs. The building was named for Dr. Walter Benthack, a member of the State College Governing Board (1939-45) and a Wayne physician for more than half a century.

## **Berry Hall (1960) (A)**

This 72,876 GSF residence hall houses 305 students.

## **Bowen Hall (1966) (A)**

Renovated in 2017, this 97,598 GSF high rise residence hall houses 419 students.

## **Brandenburg Building (1915)**

Constructed as the original Administration building for the Nebraska State Normal School, this 37,251 GSF building is temporarily home to the Music department and the Dorothy and Henry Ley Theatre. Renovated in 1981, the building is named for former President W. A. Brandenburg (1956-73).

## **Campus Services Building (1980)**

This 41,327 GSF building was renovated and expanded in 2008 and houses Facility Services, Campus Security, and Network and Technology Services (NATS).

## **Carhart Science (1969)**

This 69,674 GSF building houses the Life Sciences, Physical Sciences, and Mathematics departments. The building underwent a full renovation over three phases from 2009-2012. It includes the Fred G. Dale Planetarium, which presents programs for visiting schoolchildren, students, and the public. The building is named for Ralph M. Carhart, member of the State College Governing Board (1945-57) and a Wayne businessperson.

## **Center for Applied Technology (2018)**

New to the campus in January 2019, this 58,712 GSF facility features classrooms and instructional labs for the Technology & Applied Sciences and Computer Technology & Information Systems departments, including labs for manufacturing, welding, power and energy, construction and woodworking, robotics, computing and networking, and mechatronics.



(A) = Auxiliary Facilities

# EXISTING BUILDING DESCRIPTIONS

## U.S. Conn Library (1955)

This 90,219 GSF building houses the campus' collection of print and non-print library media materials and the Nordstrand Visual Arts Gallery. The building bears the name of the College's first president, U.S. Conn (1910-35), and was constructed on the site of the original President's home in 1955 with an addition in 1970 and an addition/renovation in 2017.

## Connell Hall (1923)

This 48,288 GSF building originally included apartments, a chapel, and a cafeteria. It was expanded in 1939 to function as the campus Student Center. In 1969 it was partially converted to academic use and in 1998, the building was totally renovated and today houses the following departments: History, Politics & Geography; Psychology & Sociology; and Criminal Justice.

## Criminal Justice Crime Scene Investigation Facility (2018)

This 1,889 GSF facility provides a practical training site to augment classroom instruction and allows for the setup of simulated crime scenes.

## Energy Plant (1971)

This 7,256 GSF building was purchased from a private utility company and renovated/expanded in 2002.

## Gardner Hall (1993)

Named after Daniel W. and Jeanne M. Gardner, this 42,227 GSF building houses the departments of Business and Economics and Computer Technology & Information Systems, as well as the Nebraska Business Development Center. It contains a 200-seat auditorium, four sixty-seat lecture halls, computer labs, classrooms and offices.

## Hahn Administration (1926)

This 40,968 GSF building houses most of the general administrative offices. The building was fully renovated in 2012. It was named for Dean Henry H. Hahn, head of the College's Education Department and founder of the Campus Training School (1910-46).

## Humanities Building (1912)

Renovated in 1981, this 29,474 GSF building houses classrooms for the Communication Arts and Language & Literature departments as well as studios for radio, tv, and newspaper.

## Student Center (1962) (A)

This 90,578 GSF building received an addition and renovation in 1994. It houses Campus Dining and Retail, Campus Bookstore, Career Services, Esports, International & Multicultural Affairs, Mailroom, Meeting Rooms & Frey Conference Suite, Recreation Areas, Residence Life, Student Center & Activities, Student Health & Counseling, Student Senate, and TRIO Student Support Services.



(A) = Auxiliary Facilities



# EXISTING BUILDING DESCRIPTIONS

## McCorkindale Country School (1880)

This 598 GSF historic country school was purchased and moved to the Wayne State campus, with a dedication in 1966. It was moved to its current location west of Campus Services in 2004.

## Morey Hall (1951) (A)

With two east side wings added to the original building in 1956, this 56,741 GSF residence hall houses 216 students.

## Neihardt Hall (1930) (A)

Renovated in 2003, this 43,021 GSF residence hall houses 163 students.

## Peterson Fine Arts Building (1964)

This 62,369 GSF facility contains the Music department and part of the Art & Design and Communication Arts departments. Ramsey Theatre, seating about 700, is the site of many dramatic, musical, and lecture programs. Housed in the building are studios for music, art and speech. In 2002, an addition was constructed on the west side of Peterson, which included a screen shop, loading dock, and the Black Box Theatre. A partial remodel and addition occurring in 2021 through 2023 includes new rehearsal space and the renovation of Ramsey Theater. The building's name honors Val Peterson, governor of Nebraska, U.S. ambassador to Denmark and Finland, founder of the Wayne State Foundation, journalist, teacher, and alumnus of the College.

## Pile Hall (1932) (A)

Renovated in 2011, this 46,543 GSF residence hall houses 139 students.

## Studio Arts Building (1929)

This 15,227 GSF building was originally the campus power plant. The structure was renovated in 1999 for use by the Art & Design department, including art studios and classrooms for metals, ceramics, design, drawing, graphic design, painting, printmaking, sculpture, and watercolor.

## Terrace Hall (1938) (A)

Renovated in 2000, this 38,711 GSF residence hall houses 141 students.



(A) = Auxiliary Facilities

# Existing Building Descriptions – Athletics and Recreation

## Kirk Gardner Indoor Athletic Complex (1964)

Partially renovated in 2020, this 30,958 GSF facility houses a multiuse artificial turf surface, offices, locker rooms, and saunas. The building, attached to the east end of Rice auditorium, was previously known as the Carlson Natatorium.

## Memorial Stadium (1949)

This 21,767 GSF football and track facility includes a press box, concession stand, an artificial turf field, and a 400-meter all-weather track with eight lanes. It includes home stadium seating for 1,872 plus 500 visitor seats and 99 seats in the 3<sup>rd</sup> floor club room. It was dedicated after World War II as Memorial Stadium in honor of students who had served in the war. The facility was renovated in 2009 and 2018.

## Recreation Center (1987) (A)

This 59,671 GSF building houses an indoor track and court areas for basketball, volleyball, and tennis; handball and racquetball courts; a weight room; and offices. It was completed in 1987 and was financed by student fees. Some minor modifications have occurred to the building, including conversion of a racquetball court to a cardio work-out room.

## Baseball and Softball Complex (2002, 2006)

The facility was named in honor of the late Pete Chapman, who served as a coach and/or athletic director at WSC from 1983 to 1999. Chapman was instrumental in the Wildcats' acceptance into NCAA Division II in 1989 and played an important role in the change from independent status to joining the Northern Sun Intercollegiate Conference in 1999. The complex consists of a locker room, a concession stand with restrooms, and a press box.

## Rice Auditorium (1958)

This 59,173 GSF building houses portions of the athletic department, and the lower level was renovated in 2009 to support the Health, Human Performance & Sport department. Spaces in the building include a gymnasium/auditorium, classrooms, and various physical education support areas. The gymnasium seats approximately 1,500 spectators. The building was named for John D. Rice, College president from 1951 to 1956.



(A) = Auxiliary Facilities

# Analysis, Observations & Conclusions

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# **Analysis, Observations & Conclusions**

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**--- Academic Space Utilization ---**





# UTILIZATION AND STATION OCCUPANCY

## DATA

One of the main areas of emphasis for this Master Plan was to review the existing academic space on campus and its utilization as more and more institutions look to increase efficiency and minimize waste.

Building on information provided by WSC, RDG analyzed the data for classrooms and labs looking at current or past usage to help inform and influence future decisions for the College. Two metrics were reviewed:

1. Room utilization, or how often a space/room was scheduled compared to how many hours were available.
2. Station occupancy, or how many bodies were scheduled in a room compared to how many bodies could be contained within the room.

The following baselines or givens were used for this analysis again based on available information and agreement by the steering committee.

Room analysis and categories were based on HEGIS codes as provided by the College.

### Room Utilization

- Based on Fall 2021 numbers
- Target baseline was set at 80% of a 40-hour week

### Station Occupancy

- Based on Fall 2019 numbers
- Target baseline was set at 68%

### Other Metrics

- 52 classrooms were analyzed
- 55 labs were analyzed
- Classrooms and labs were organized by seating capacity group. There were four group sizes reviewed, they are:
  - 0-19
  - 20-34
  - 35-49
  - 50-89

### Campus Wide Observations

While no formal recommendation or decision was made regarding the impact this analysis has on the built environment, a review of the numbers shows there is capacity within the existing facilities to accommodate maintained or gradual growth over the coming years.

There are many factors that impact classroom and laboratory availability and utilization, including enrollment, room amenities and technology, accommodations for team sports schedules, and pandemic-related alternatives to in-class instruction, among other factors. To generate specific recommendations will require more detailed studies on specific facilities, analyzing all the factors involved, as well as the data gathered for this Master Plan. However, this classroom and lab utilization data does provide valuable information for college leadership to utilize for these future, more detailed studies.



# **Analysis, Observations & Conclusions**

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**--- Land Use and Facilities ---**





# LAND USE - CAMPUS

## SITE ANALYSIS

The planning team visited campus in the summer of 2021. This visit afforded the team access to the campus facilities and grounds.

The campus is well organized and easy to traverse. Central campus is built around a curvilinear path, stretching from the west end at Connell to the east, ending at Lot 10. While not a traditional quad, this area serves many of the same functions. The area has moments that are dominated by hardscape and lack the softness that plants and trees provide.

Pedestrian access from the peripheral areas of campus need improvement. This includes access from Lots 4 & 10, across busy streets (10<sup>th</sup> & Main) and to the athletic and recreation areas to the north.

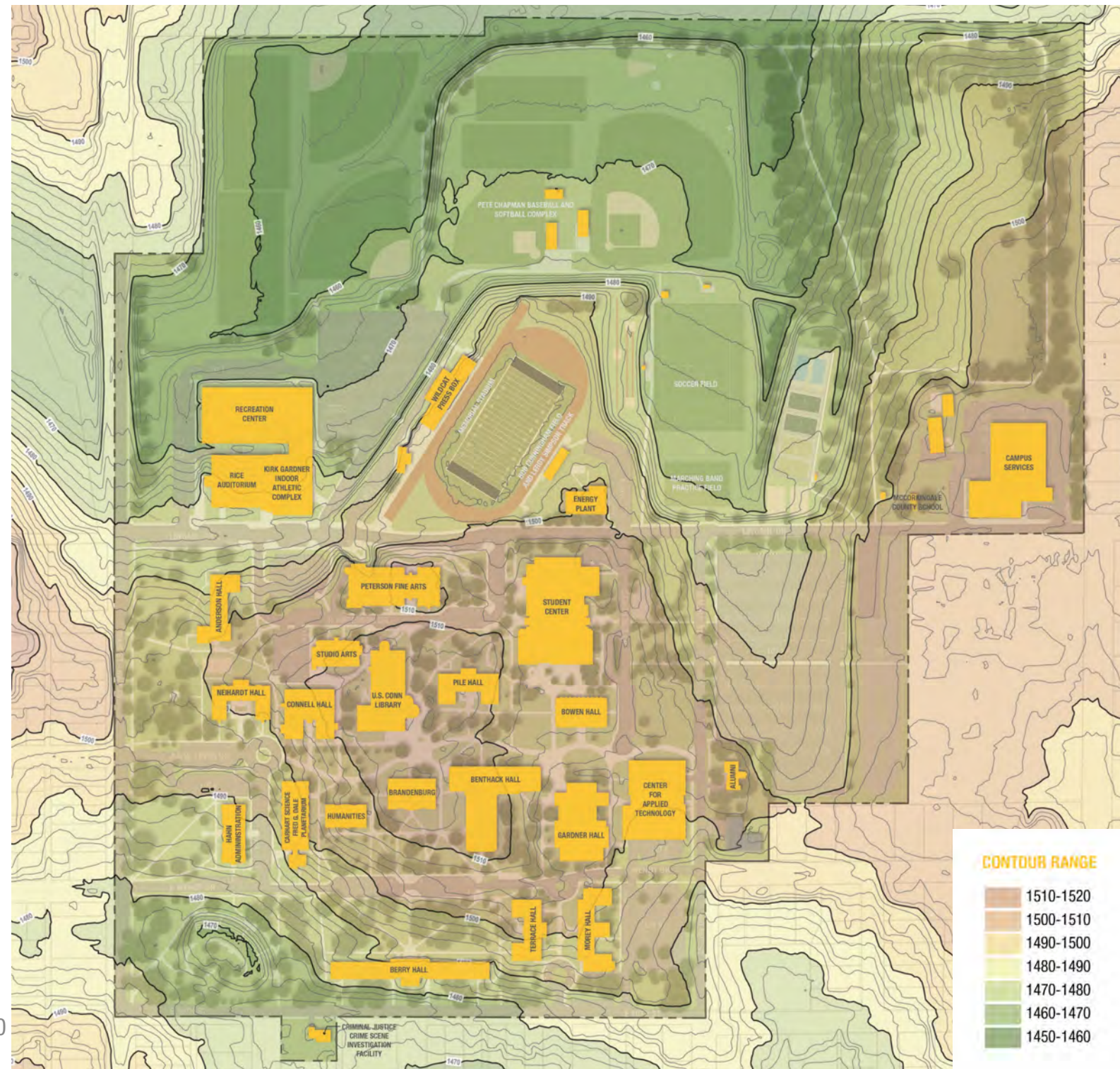


# LAND USE - CAMPUS

## TOPOGRAPHY

The topography of the campus core adds interest to the campus aesthetic as the land falls away towards the athletic district to the north and the residential community to the south. The diagram at right shows the campus's prominence on the high point in this portion of the city.

The topography overall is not overly steep or dramatic. This lends to a comfortable campus to move through and around, whether in a vehicle or as a pedestrian.





# LAND USE - CAMPUS

## SLOPE

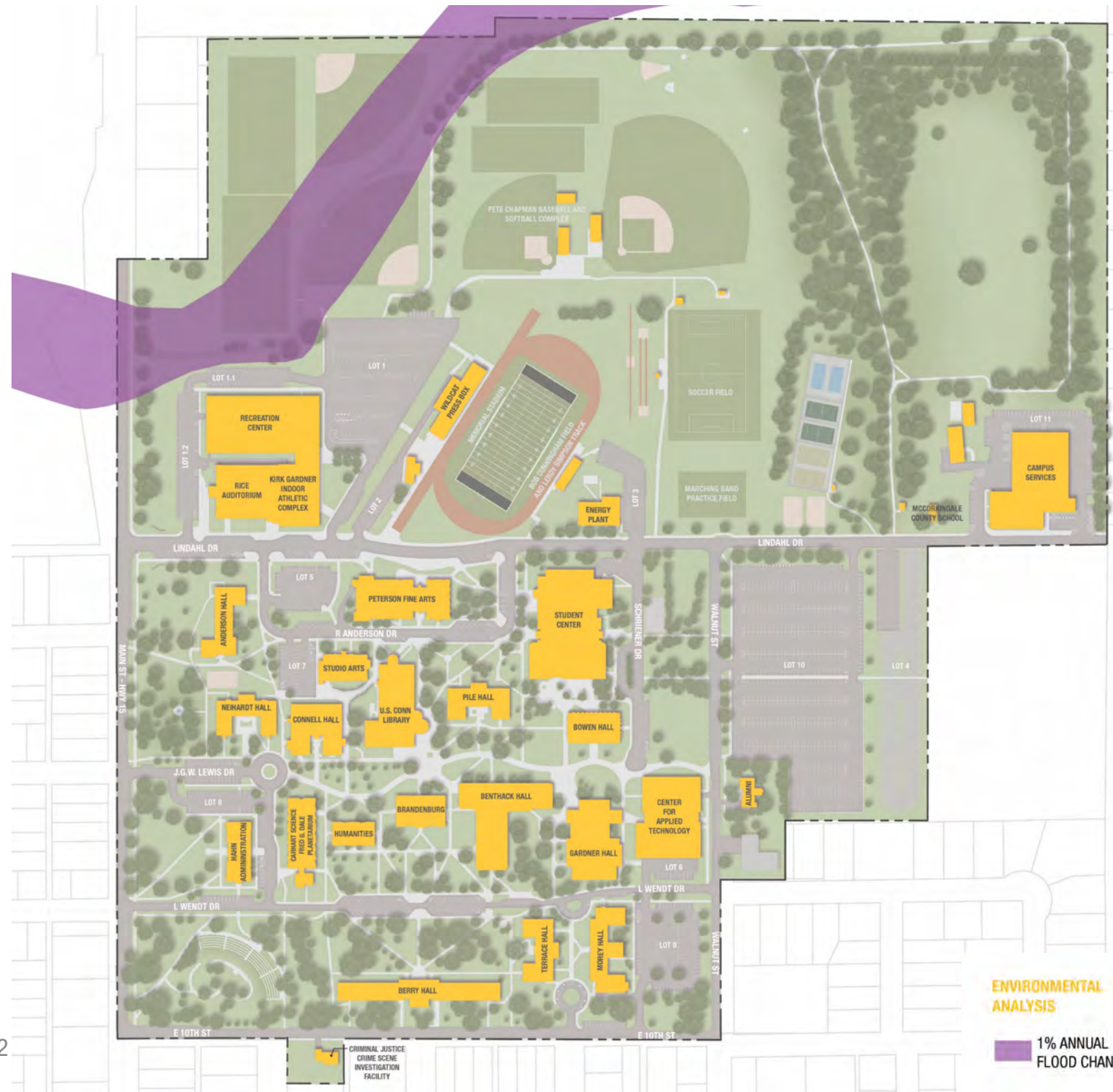
Slopes across campus are generally gradual. The slope between Lindahl Drive and Anderson Drive represents one of the steepest slopes on campus. The slope between the stadium and Lot 1 is also steep and requires stairs for access.



# LAND USE - CAMPUS

## FLOODWAY

The Runoff Creek floodway cuts across the northwest portion of campus, in the recreation and practice field district. This floodway does not impact any current facilities. The proposed dome project will require some modifications to this area to avoid any potential flood risk.



# LAND USE - BUILDINGS

## EXISTING BUILDING CONDITIONS

### Alumni House

Building is in good condition, with no identified critical needs for improvement or bringing up to code/current standards aside from door hardware, which is currently not ADA compliant. The house can accommodate approximately one dozen individuals for an evening event. Finishes are becoming dated.

### Anderson Hall

A finish update in group restrooms and sleeping rooms are in need, specifically to the floors and restroom wall tile. The HVAC system, gear and fire alarm are outdated. The hall is air conditioned by window units. A central HVAC system needs to be completed. Basement rooms need to be updated to suite-style and a food hall offering a 4th meal is warranted. Student rooms need to have updated finishes, building systems and back of house doors should be replaced or updated, and exterior masonry needs cleaning. ADA upgrades need to be made with remodeled stairs.

### Benthack Hall

Building was upgraded in 2021. Existing condition does not require immediate upgrades.

### Berry Hall

Needs either a full remodel or entire replacement. Equipment over 60 years old and has dated interiors - the building is lacking in ADA compliance, aesthetic trends and energy efficiency.

The exterior needs considerable maintenance. The 2022-2025 Residential Life Master Plan identified a suite-style layout and cost to update and upgrade Berry Hall to meet current needs and codes. The plan reduced total beds available in the Hall - this will require additional beds to be built elsewhere to meet demands.

### Bowen Hall

Building has been recently upgraded, electrical work is needed including upgrading gear and exterior cleaning and rust removal.

### Brandenburg Building

Although the building condition is fair, work has been identified to help this building function better for student needs. The building is intended to be repurposed into the student services center on campus. The repurposing and reprogramming would move several administrative functions to the building including Admissions, TRIO, Career Services,

Records & Registration, Student Financial Services, and Disability Services.

A repurposing and modification of Ley Theater will occur to allow it to continue to serve various functions on campus. As part of the renovation, replacement windows, new entrances and site improvements will be made to present a proper welcome to students. MEP upgrades are needed to bring the building up to modern-day standards and provide the greatest functionality.

### Campus Services Building

Building is in great shape. No immediate projects identified.

### Carhart Science

Exterior condition of the building is in good shape. Recommend some plumbing, fire alarm and HVAC upgrades to bring the building into compliance. Interiors should be modernized in classroom and common areas related to aesthetics, technology, and furnishings to promote collaborative learning environments.

### Center for Applied Technology

No immediate projects recommended, as the building was completed in 2018.

# LAND USE - BUILDINGS

## EXISTING BUILDING CONDITIONS

### U.S. Conn Library

Recommended work includes exterior stone repair and remodel in key areas to better accommodate student engagement. Minimal work to stairs is required to bring exterior rails and guards into ADA compliance.

As the library and its use on campus evolves, additional improvement or upgrades may be needed to meet new programming requirements.

### Connell Hall

Connell Hall needs a general finish upgrade along with several MEP upgrades including the fire alarm and lighting upgrades. Classrooms need to be renovated to create a collaborative learning environment.

### Criminal Justice Crime Scene Investigation Facility

No critical upgrades recommended.

### Energy Plant

Building is in great architectural shape, except for a few MEP projects. Upgrading of gear and lighting are needed along with cooling tower replacement.

### Gardner Hall

Building is in good shape; the fire alarm needs upgrading along with the lighting system. A finishes upgrade is warranted to keep the building fresh and reduce the amount of future work. The auditorium and classrooms need updating to support a collaborative learning environment.

### Hahn Administration

In order to maintain this building, the team recommends work to clean and repair approximately a quarter of the exterior masonry. A light remodel of all finishes is recommended.

As Brandenburg is repurposed and houses new programs or departments, additional space within Hahn will come available due to this realignment. This may require additional renovations or remodels to provide proper space and configurations for new departments or groups that may be relocated to Hahn.



# LAND USE - BUILDINGS

## EXISTING BUILDING CONDITIONS

### Humanities Building

The finishes of the building need an update. Bathrooms appear to meet ADA standards, but finishes are in poor condition. Mechanical and electrical systems including the gear are 40 years old, and the fire alarm and lighting systems are over 20 years old. These systems all need to be upgraded. The building needs to be modernized to promote collaborative learning environments in classrooms and common areas.

### Student Center

The stone panels need cleaning and some windows need to be replaced. Portions of the storefront are faded and rusting, and the kitchen needs a remodel. Together with the remodel of the kitchen, addition of an event center space would activate the use of the building beyond the current state. Bathrooms would benefit from new finishes. Mechanical and electrical gear including the fire alarm, and the southern half of the HVAC need an upgrade.

### McCorkindale Country School

Routine maintenance recommended.

### Morey Hall

The entire building, aside from the restroom upgrades recently completed and window replacement, needs to be updated. Architectural finishes and stair ADA upgrades are needed as the current stair rails do not meet ADA guidelines. Mechanically, the gear is ready for an upgrade along with upgrades to the fire alarm. Currently this building has no cooling, which does not align with current student needs.

### Neihardt Hall

The exterior masonry stairs are deteriorating, and repair and repointing should be addressed soon. Additional recommended exterior work is cleaning of cast stone. The stairs in this residence hall do not meet ADA guidelines. In general, the interior is dated and should be upgraded in the midrange time frame. The building needs a fire alarm and emergency lighting upgrades. Several key mechanical projects are recommended as the older equipment is approximately 20 years old.

### Peterson Fine Arts

The addition/renovation currently underway will include larger classrooms for the vocal and instrumental programs. Several classrooms, practice rooms, and common spaces are being updated to support a collaborative learning environment. Additionally, ADA upgrades along with the installation of an updated fire alarm system and emergency lighting upgrades are underway in the renovation project. The lower-level restrooms and some classrooms will need future renovation.

### Pile Hall

Aside from some light masonry cleaning the building assessment and subsequent discussions identified no critical recommendations, and mostly routine project work in the upcoming 10 years.

### Studio Arts Building

No immediate exterior architectural work is needed. However, mechanical upgrades needed are emergency lighting upgrades and HVAC updates. Interiors should be modernized to promote collaborative learning environments in classrooms and common areas.

# LAND USE - BUILDINGS

## EXISTING BUILDING CONDITIONS

### Terrace Hall

This building is in great condition and can benefit from a refresh of interior finishes. Upgrades to the fire alarm system and emergency lighting upgrades are recommended.

### Athletics & Recreation Buildings

The Athletics and Recreation Facility Master Plan completed by RDG Planning & Design identifies the desire and need for combining the following buildings into a single complex:

- Recreation Center
- Rice Auditorium
- Gardner Indoor Athletic Complex (IAC)

Several key components are included in the plan such as more space for lockers, turf, cardio, group exercise and weights. Further, an upgrade in quality of locker rooms, student recreation space, offices and building circulation is identified.

As the building complex has been added to over the decades, the corridor system has become disjointed, resulting in a complex that is hard to navigate. There is a desire to improve wayfinding within the building.

A single point of control for the entire complex is essential for access and security.

Also identified in this Master Plan is the need to improve access into the Rice/Rec/IAC complex for students coming from the west and east.

The existing 160-meter indoor track needs to be modified or replaced as it no longer meets NCAA requirements for indoor track meets.



# LAND USE - OUTDOOR RECREATION & ATHLETIC VENUES

## RECREATION & ATHLETIC FACILITIES

The north half of campus (north of Lindahl Drive) is dedicated primarily for Wayne State athletics and recreation. This area consists of the Athletic Complex (Rec Center, Rice Auditorium & Kirk Gardner Indoor Athletic Complex), Memorial Stadium, Stadium Services, Chapman Baseball & Softball Complex, soccer pitch, marching band practice field, recreation & athletic courts (tennis, basketball & sand volleyball), track throwing venue, practice fields, and intramural fields. Several parking lots are also present, as well as walking trails, a small stream and an ecological area used for academics. The athletic and recreation courts were recently upgraded. The practice and intramural fields are in good condition, but the irrigation system needs to be overhauled.

The walking trails recently had new asphalt topping added. The ecological area is an important resource for the campus and is in good condition. These types of spaces require periodic maintenance to keep invasive plant species from overtaking the native prairie.

The Master Plan recommends a number of improvements to the athletics area. These include:

- Parking replacement and expansions to Lots 1 & 1.2
- Rice/Indoor Athletic Landscape Improvements
- Memorial Stadium Upgrades
- Pete Chapman Complex Upgrades
- Soccer/Rugby Pitch Upgrades
- Track & Field Upgrades
- Intramural & Recreation Field Upgrades
- Disc Golf Course Enhancements
- Pedestrian Trail Lighting
- Stadium Services Shingle Replacement







# **Analysis, Observations & Conclusions**

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**--- Circulation and Parking ---**





# CIRCULATION - VEHICULAR

## VEHICULAR TRAVEL & PARKING

Vehicular circulation to, around, and through campus is easy to navigate. Access to campus is primarily from Main Street on the west or from Lindahl Drive coming from the east. Vehicular movement through campus is limited, but generally in the correct location.

The Master Plan recommends that, as part of a new visitor center project at Brandenburg Hall, Wendt Drive be reconstructed, relocating the parking located in the middle of the road (just south of Brandenburg) and creating a new drop-off drive and visitor parking lot. The Master Plan also recommends closing portions of several streets to create pedestrian malls, designed in a way to allow emergency and service vehicle access.

The Master Plan also recommends that service vehicles use dedicated routes and parking spaces. This will be studied further in the Detailed Landscape Master Plan.

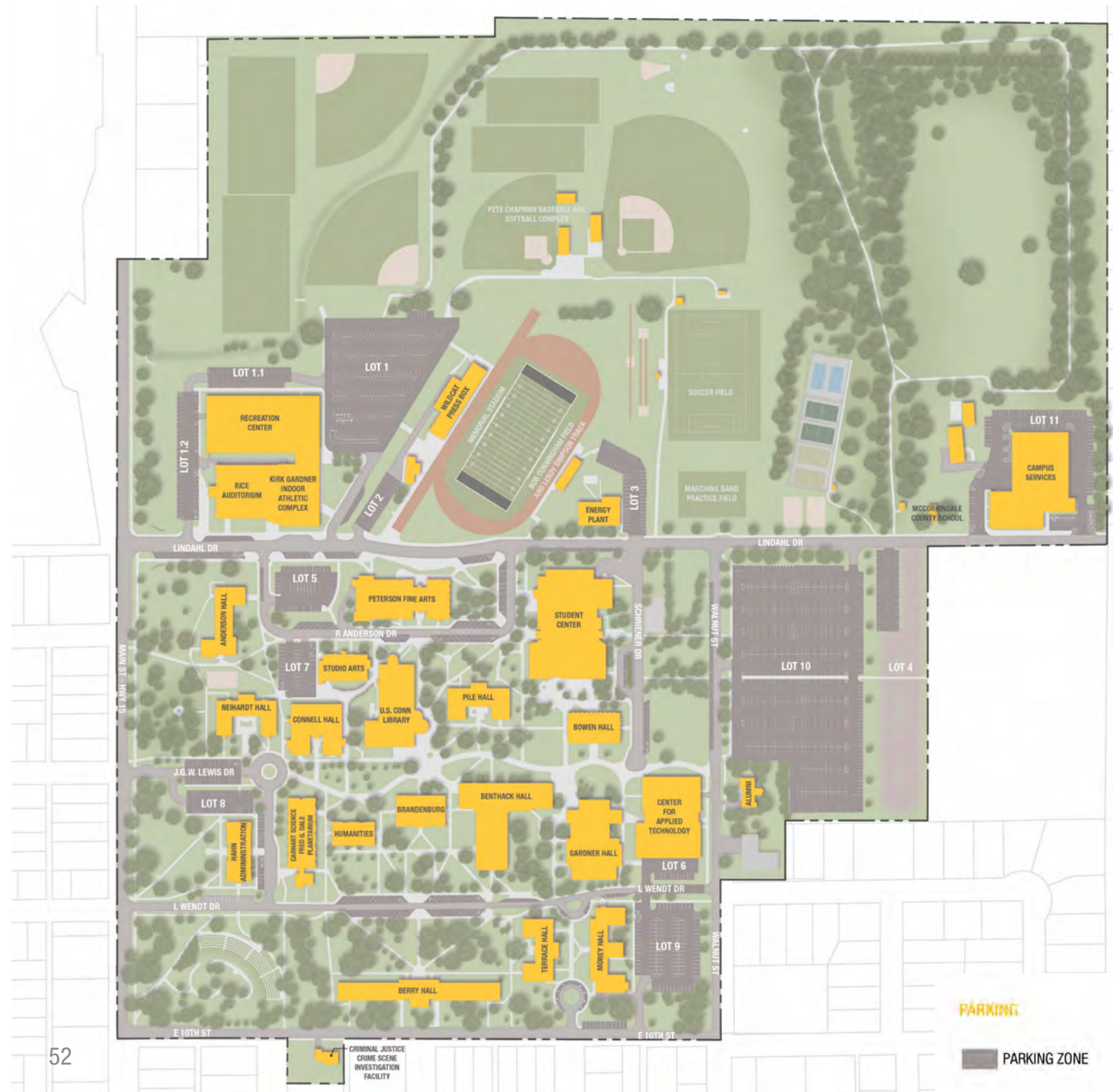


# PARKING

## PARKING & PARKING DESIGN GUIDELINES

Parking is primarily located on the perimeter of campus, with the bulk of the parking located in Lots 1, 4 & 10. Parking distribution has been an issue at Wayne State, and a recent parking study provided several recommendations to add new parking, the first of which was Lot 5.

The Master Plan recommends that the college continue to follow the recommendations of the 2020 Parking Master Plan. Additionally, the Master Plan recommends that parking lots be constructed of concrete with sustainable stormwater solutions, such as bioswales and stormwater planters, be well-lit for pedestrian and vehicle safety, and include accessible connections to the campus pedestrian circulation network. Finally, they should include shade trees around the perimeter and within landscape islands where possible to provide comfort and to aid in reducing the heat island effect.



# CIRCULATION - PEDESTRIAN

## PEDESTRIAN TRAVEL & KEY INTERSECTIONS

Pedestrian circulation around and through campus is well organized around a central spine. This primary pedestrian spine provides great access to and from the various campus zones and facilities. The gentle rolling of the campus landscape creates a peaceful and parklike walking experience throughout campus.

Campus pedestrian lighting was observed to need improvement.

The Master Plan recommends pedestrian enhancements at several key intersections along the perimeter of campus, most notably along Main Street at Lewis Drive and Wendt Drive, and at Walnut and Wendt. The Master Plan also recommends pedestrian improvements along 10<sup>th</sup> Street and the creation of several pedestrian malls, including through Lots 4 & 10 and converting a portion of Walnut Street. The Master Plan recommends maintaining the interior circulation of campus in its current state but widening all primary walks to a standard 8-foot width and all secondary walks to a 6-foot width. Walks should be primarily of concrete construction with specialty pavement at key locations. See the Detailed Landscape Master Plan for more information.





# **Analysis, Observations & Conclusions**

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**--- Aesthetics, Open Space and Landscaping ---**







# BUILDING AND LANDSCAPE GUIDELINES

## Building Guidelines

To ensure that the campus is not over-built, the Master Plan recommends that a maximum floor area ratio (the ratio of total gross square feet of buildings divided by the overall square footage of the site) of no more than 0.25. The proposed Master Plan includes several additions, several new facilities and two potential long range building locations has a FAR of 0.20.

Massing of all additions and new facilities should be in scale with the existing architecture on campus. The Master Plan does not recommend a particular style of architecture given the existing combination of styles on campus, but new facilities and additions should respect the forms and massing of the original buildings on campus.

Building height should be consistent with existing buildings, with no more than three stories in overall height. Some building uses may dictate a taller structure (e.g. Indoor Turf Facility). These structures should be designed in a manner that does not over-emphasize the height of the facility.

## Landscape Guidelines

Campus Landscape Guidelines will be part of the Detailed Landscape Master Plan, to be completed in the summer of 2022.

In general, the campus landscape should continue to maintain the same level of quality across the campus.

Hardscapes are recommended to utilize concrete pavement for drives, parking and walks. The use of specialty pavement (pavers, brick, or stone) should be designated for key areas, such as plazas, building entrances, and pedestrian malls.

The Master Plan recommends that landscapes utilize a diverse palette of plant materials that are either native or proven adapted species. Enhancements to the arboretum through an expansion of the number of species is also encouraged.

## Outdoor Recreation Guidelines

Outdoor Recreation Guidelines will be part of the accompanying Detailed Landscape Master Plan, to be completed in the summer of 2022.

The Master Plan recommends the addition of a new outdoor recreation courts area located just east of Bowen Hall. In addition, the Master Plan recommends creating several new outdoor gathering spaces on campus, located near student life facilities (residence halls, Student Center, or the Rec Center). These spaces should include seating, shade, convenience power, landscaping, and flexibility. Optionally, these spaces could include pergolas, natural gas fire pits, grills, putting greens, yard games, and more. These spaces will be further defined in the Detailed Landscape Master Plan.



# **Analysis, Observations & Conclusions**

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**--- Utilities, Energy & Technology ---**





# MECHANICAL, ELECTRICAL & PLUMBING (MEP) CAMPUS SUMMARY

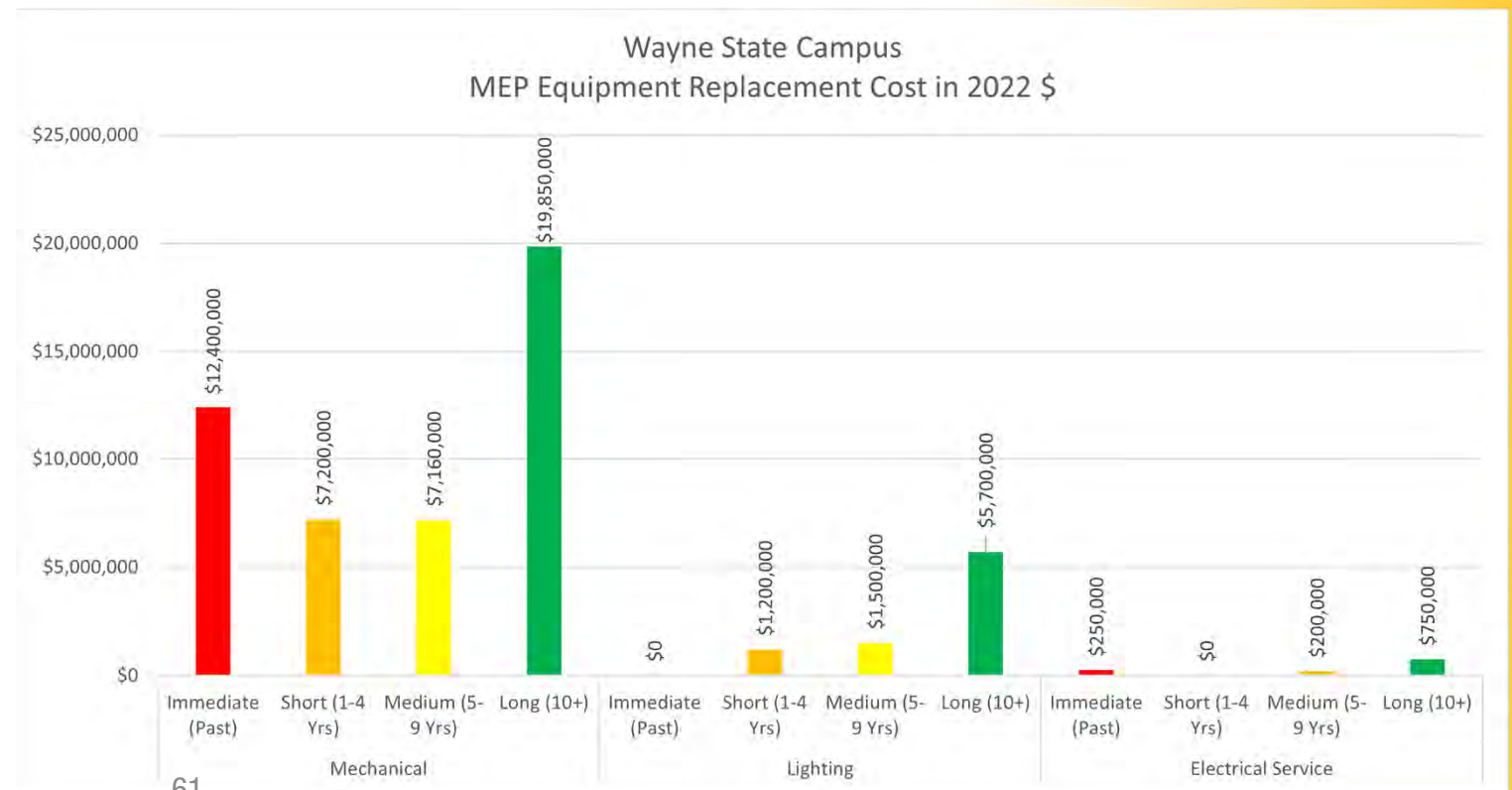
## Campus Overview

Wayne State is home to 32 Buildings:

- 1 Administration (Hahn)
- 3 Campus Support (Energy Plant, Campus Services, Quonset)
- 2 Student Services (U.S. Conn Library, Student Center)
- 10 Academic (Benthack, Brandenburg, Carhart, Center for Applied Technology, Connell, Gardner, Humanities, Peterson, Studio Arts, Criminal Justice Crime Scene Investigation Facility)
- 7 Athletics (Memorial Stadium, Recreation Center, Indoor Athletic Complex, Rice, Baseball, Softball, Stadium Services)
- 7 Residence Halls (Anderson, Berry, Bowen, Morey, Neihardt, Pile, Terrace)
- 2 Ancillary (Alumni House, McCorkindale Country School House)



## Campus Replacement Cost Chart:



# MECHANICAL/PLUMBING CAMPUS SUMMARY

## Mechanical Systems Summary

Mechanically across campus, many of the mechanical systems and equipment are past life expectancy (Immediate replacement priority). Most of the equipment that falls under this category is past life expectancy by more than 10 years. Each building should be evaluated individually to determine if mechanical systems stay with the same type or are changed to other types of systems such as geothermal.

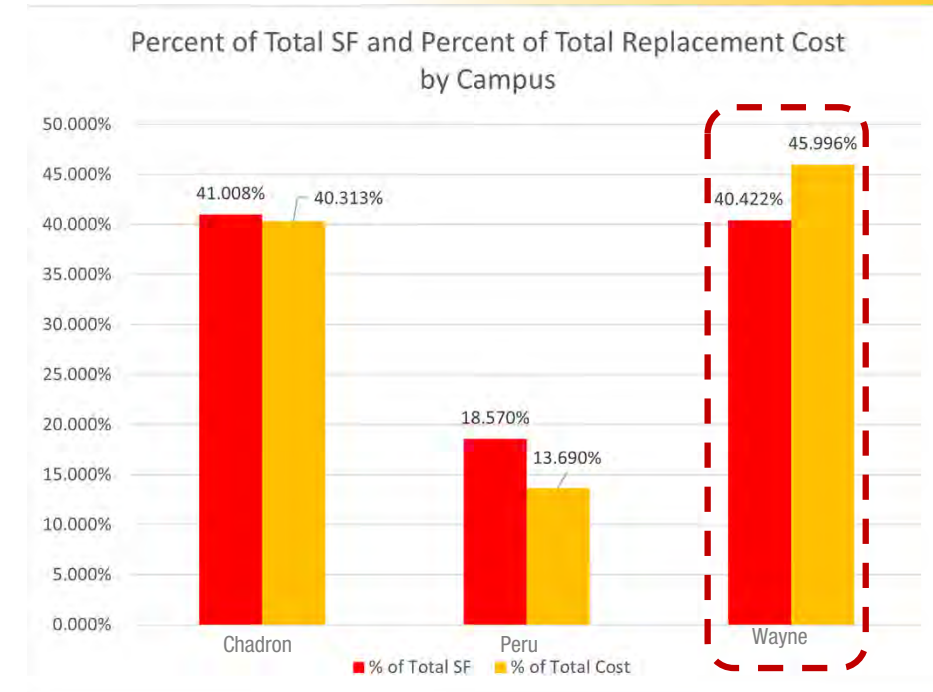
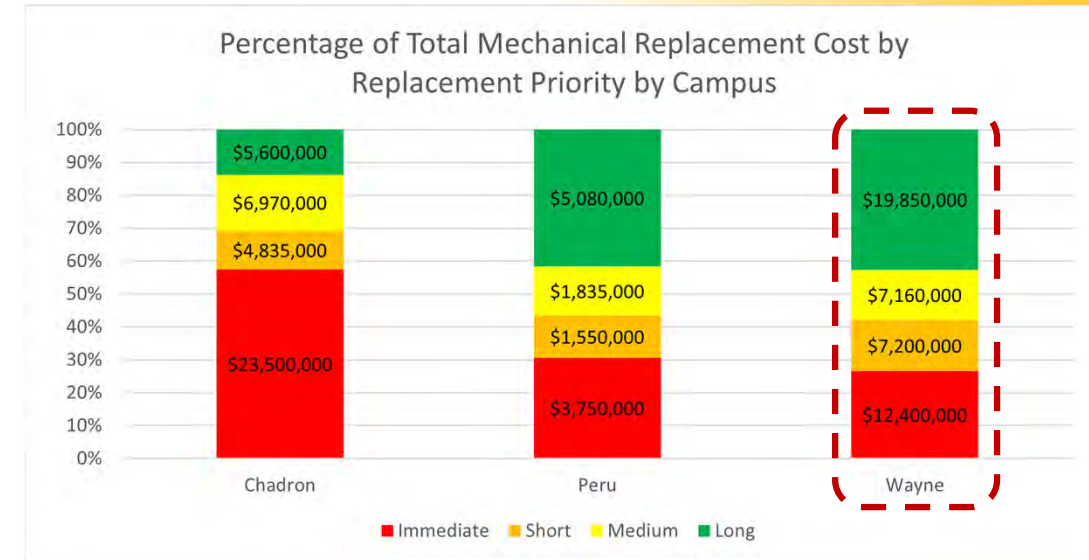
For certain buildings it would make sense to convert to geothermal due to surrounding area available for a well field as well as for the size of the building and the occupancy schedule of said building. The ages of the equipment range from as little as one year or less to original to the building in some cases. Very few pieces of equipment were in poor condition when observed during field verification. Most equipment was observed to be in operational condition and in good condition during verification.

Plumbing systems in most of the buildings are older and original and should be replaced as buildings are remodeled or renovated. Water heaters should be replaced as they fail, many are not original to the buildings.

Many buildings receive chilled water and steam from the campus loop. This piping is routed through tunnels and direct buried.

The charts at right compare Wayne State to the other colleges of the Nebraska State College System.

- When looking at all the colleges, Wayne State has the lowest need for equipment to be replaced immediately in terms of percentage of the campus total (top right).
- The included total square foot by campus chart (bottom right) is provided to help discern why one campus might have lower costs than the others.
- All prices used in this portion of the Master Plan are from RS Means 2020 and AES Historical Data along with an additional 30% added to account for the current supply chain issues due to the COVID-19 pandemic.



# ELECTRICAL CAMPUS SUMMARY

## Electrical Service and Lighting Summary

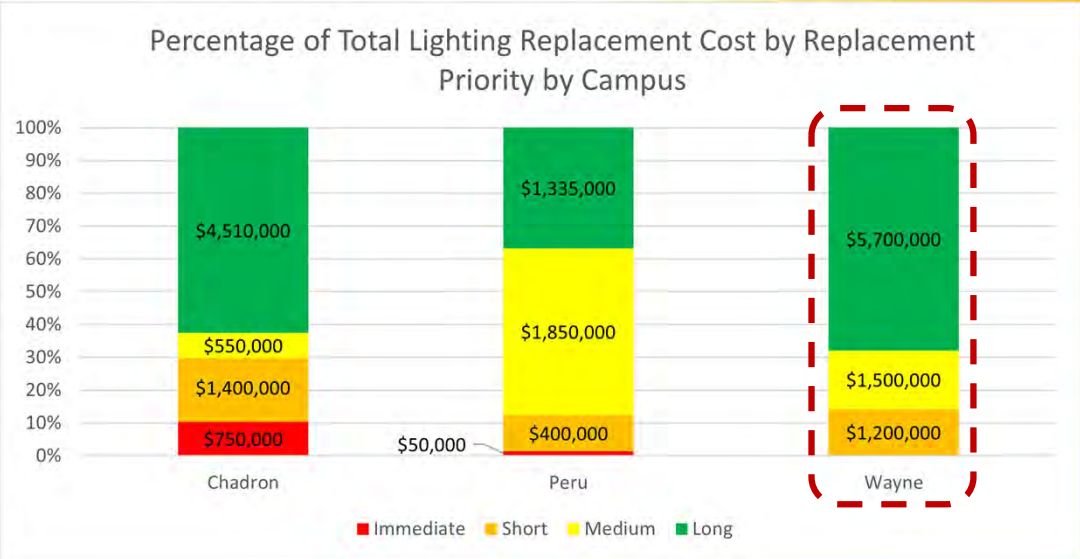
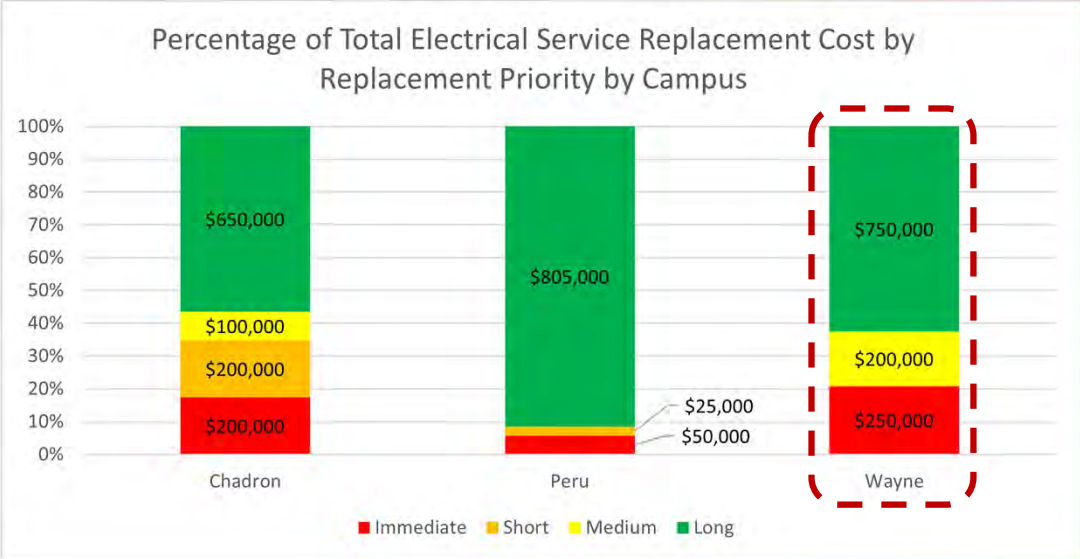
Electrical service to buildings at Wayne State is in operational working order but some buildings have service getting past the life expectancy of the equipment. For these buildings, problems can arise such as breakers needing to be reset often. In addition, replacement parts for older services may be harder and more expensive to acquire in the future.

Lighting across all buildings should be updated to LED Technology as current implemented technology (fluorescents, metal halide, incandescent) starts to fail, and for better energy efficiency and greater cost savings.

Emergency lighting across campus should be updated as needed and to increase coverage to buildings that may be deemed inadequate in terms of coverage by authorities having jurisdiction. Some buildings have older lighting that should be updated to more current technology.

The included charts compare Wayne State to the other colleges of the Nebraska State College System.

- When looking at all the colleges, Wayne State has the highest need for electrical service equipment to be replaced immediately.
- All prices used in this portion of the Master Plan are from RS Means 2020 and AES Historical Data along with an additional 30% added to account for the current supply chain issues due to the COVID-19 pandemic.



# MEP CAMPUS SUMMARY

## Campus Utilities Summary

There are various HVAC systems utilized across the campus. Many buildings utilize the campus steam system for heating and domestic hot water production. Cooling is provided by the campus chilled water loop for most of the buildings with the remaining buildings utilizing geothermal systems or refrigerant based cooling.

All the HVAC information is summarized into the Campus HVAC Systems Chart to the right.

The following summarizes each utility:

- **Campus Steam:** High pressure steam is generated at the Energy Plant and is distributed throughout campus to most buildings. At each building, it is generally reduced to low pressure and utilized to make heating hot water and domestic hot water.
- **Chilled Water:** Chilled water is generated at the Energy Plant and is distributed throughout campus to most buildings. At each building, it is used directly by the HVAC units.
- **Domestic Water:** In general, taps from domestic water city mains distributed around campus are used to feed each building individually for domestic water and fire sprinkler needs.
- **Storm Sewer:** Building roof drains and site area drains are routed to city storm sewer mains.
- **Sanitary Sewer:** Building sanitary sewer lines are routed through campus and eventually end up at city sanitary sewer mains. In general, buildings have one sewer outlet per building.
- **Natural Gas:** Fewer than 50% of the buildings utilize natural gas. These buildings have single connections from a mix of private and utility owned distribution piping.
- **Geothermal:** Currently three buildings utilize closed loop geothermal well fields for heating and cooling. These well fields are adjacent to the buildings they serve.

B	BACKUP
C	COOLING
H	HEATING
H/C	HEATING/COOLING

## Campus HVAC Systems Chart:

WAYNE STATE	CAMPUS STEAM	GEO THERMAL	CAMPUS CHILLED WATER	MINI SPLIT/SPLIT SYSTEM	REMOTE CONDENSER	WINDOW A/C	VRF
ANDERSON	H					C	
ALUMNI HOUSE				H/C			
BENTHACK	H		C				
BERRY	H						
BOWEN	H		C				
BRANDENBURG	H		C				
CARHART	H		C				
CAMPUS SERVICES				H/C			
CENT. APPLIED TECH		H/C					
CONN	H		C				
CONNELL	H		C				
CSI FACILITY				H/C			
ENERGY	H		C				
GARDNER	H		C				
HAHN	B	H/C					
HUMANITIES	H		C				
STUDENT CENTER	H				C		
SCHOOL HOUSE				H/C			
MEMORIAL		H/C					
MOREY	H						
NEIHARDT	H		C				
PETERSON	H		C				
PILE	H		C				
REC CENTER	H		C				
RICE	H		C				
STUDIO ARTS	H		C				
TERRACE	H						H/C



# Sustainability

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# SUSTAINABILITY

## Overview

The look of sustainability on campus can take many forms with some being physical or facility related, others being operational and others being institutional, or policy related. Each of these - even in part - can dramatically change the look, feel, and vision for WSC.

Today's students are consistently looking for institutions that have a strong vision with regards to sustainability, health, and wellness on campus; one that aligns with their own vision. If a campus can not only provide facilities but also programs that promote sustainability and wellness, this can serve as a recruitment and retention tool.

While not every idea can be achieved, the shift in mindset or approach can have incremental impacts on the cost, operations, maintenance, and health of the building and those within. These impacts may not always show up on the bottom line but can provide a return-on-investment that exceeds any monetary value.

The following should be (or should continue to be) implemented to ensure that WSC provides a sustainable and healthy campus for faculty, staff, students, and visitors.

## Facility Impacts

As new buildings are constructed or existing buildings are renovated, WSC should evaluate the following sustainable strategies:

- Building orientation.
- Low-flow plumbing fixtures.
- LED lighting (interior and exterior).
- Occupancy and CO<sub>2</sub> sensors.
- Photovoltaics or other alternate energy sources.
- Wellness (i.e., availability of high-quality drinking water, daylighting, views, promotion of healthy activities, occupant environmental control, etc.).
- Energy use tracking and metering.
- Occupant comfort surveys.
- Waste reduction through increased recycling and composting.
- Rainwater harvesting for use in toilets, urinals, campus utilities and landscape watering.
- Grey water reclamation.
- Reclaimed humidity condensate.

## Best Practices - Materials

- Consider a Contractor Waste Management & Recycling Plan, providing detailed directions regarding material disposal for contractors when demolishing or renovating existing structures, or building new construction.
- Consider providing locations of recycling facilities, as well as instructions for size and quality of demolished materials based on recycling facility requirements.
- When selecting building materials for interior and exterior, consider products containing rapidly renewable materials, with a high recycled content value, and produced regionally (within 500 miles).
- Repurpose existing materials on campus or donate to a local reuse organization.
- Harvest new wood products from a sustainably managed forest, if available.
- To improve indoor air quality, consider composite woods without added urea formaldehyde resins and low VOC materials.

# SUSTAINABILITY

## Curriculum and Student Involvement

A key to the momentum of campus sustainability efforts is the involvement of students and staff. The current Green Team should be expanded to provide greater influence by faculty, staff, students, and community members to promote existing programs and develop new programs to shape the policy on campus. As we witnessed during our student engagement sessions, there are already students looking to become involved in this effort and who want to make a change on campus. Create programs tailored to sustainability issues such as alternative energy, high performance construction, environmental law, public health, sustainable agriculture, energy and climate, sustainable communities, biodiversity conservation and management, and land and water resources.

### Sustainability Resources

WSC should explore implementing (or partially implementing components of) the following nationally recognized certification standards.

- Living Building Challenge
- WELL Building Standard
- LEED
- Green Globes
- Energy Star

## Community

Creating connections with the community and services through alternative transportation will promote lower emissions and also promote an active commute through campus.

- Place secure bike racks near entrances to all facilities.
- Make walking and bike paths visible and accessible and provide connections to services on and off campus.
- Consider other multi modal methods of alternative transportation such as a campus wide bike sharing program, electric charging stations for golf carts or vehicles, and carpool sharing programs and stalls.
- Create competitions with students/staff to promote alternative transportation and carpooling on campus.
- Consider launching other wellness initiatives.



# SUSTAINABILITY GUIDELINES

## Water Reclamation and Reuse – Not recommended at this time

In general, collecting, storing and using reclaimed water can reduce potable water usage and costs. Collected water can be used for lawn water, make up water and for use in water closets. These systems require a substantial upfront investment, loss of space to place tanks, pumps and equipment as well as ongoing maintenance and added electrical costs. Based on these factors and cost savings calculated it is determined that these systems will not payback in a reasonable timeframe.

- Rainwater water harvesting: Wayne has a current average rainfall of about 26.2 inches. It is calculated that roughly 50%-70% of lawn irrigation water could be collected if reclamation was used in every building on campus.
- Reclaimed HVAC humidity condensate: An estimated 43,000 gallons of humidity condensate is produced monthly and 520,000 gallons yearly for all the HVAC equipment on campus. This is only about 6% of the estimated 7.9 million gallons of water used on the campus yearly.
- Grey water reclamation: The amount of water that can be potentially reclaimed is difficult to estimate and would depend on how many fixtures are re-piped to be collected.

## Renewable Energy

Renewable energy technologies are continually improving and becoming more cost-effective. Wayne State College does enjoy low energy rates, the flip side to this is that it takes investments into renewable energy technologies longer to payback.

- Wind Energy: Due to the campus's close proximity to the local airport and federal guidelines the installation of wind turbines is not very feasible.
- Solar Energy: Wayne State College is currently investigating a 250kW solar array to the north-east of the existing outdoor recreation courts. This array would be connected to the existing transformer at the Campus Services and Security building to provide power to the campus electrical grid. Additionally, the feasibility of solar structures is being explored in the parking lot to the south of the outdoor recreation courts.
- Geothermal: Wayne State College has invested in geothermal for (3) buildings up to 2022. Paybacks for geothermal vary and are dependent on many factors include building use and occupancy but generally payback in a time deemed acceptable by the college. Geothermal should be continued to be considered for all building projects.



# Recommendations and Master Plan

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# RELEVANT INFORMATION AND PREVIOUS STUDIES

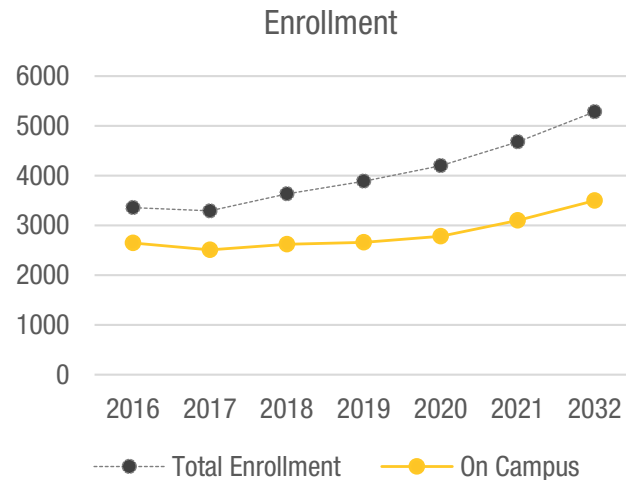
## Relevant Information

### Campus and Facilities Quantities

- 32 buildings
- 132 classrooms
- 1.2M+/- SF
- 128 acres

### Enrollment Data and Projections

Below are the historical and projected enrollment numbers for Wayne State College. For the purpose of the Master Plan, enrollment gains are expected in the range of 13% over the next ten years.



## Previous Studies

In addition to this Master Plan, additional plans have been done in prior years as separate projects. Recommendations and results from these plans have been accounted for in the recommendations of this Master Plan.

### Residential Life Master Plan

Wayne State College finalized a three-year Residential Life Master Plan in March 2022 to respond to current and future student expectations. The plan retains current number of beds, supports the remodeling of existing facilities, and diversifies housing options for undergraduate students. Once this plan is fully implemented, the residence hall system would see a nominal increase of 10 beds.

As a part of the planning process, Wachalski Advisory, Inc. was engaged to assist with defining key strategic objectives, engaging students in focus groups, completing a student survey, and compiling information from peer institutions as well as the off-campus student housing market.

Davis Design was also engaged to complete a facility condition assessment on five of the seven existing residence halls. Finally, Wayne State staff and students conducted five site visits to regional institutions to gain an understanding of the region's on-campus housing options.

The four goals of the plan included retaining the current number of beds, renovating existing residence halls to better meet the needs of today's students, diversifying housing options to include suite-style units, and sustaining hall occupancy level between 90% and 94%.

To address these goals, the plan proposes the following projects:

- Add a suite-style hall by either renovating Berry Hall or replacing the facility with a new structure that would result in a decrease of 180 beds.
- Construct a 200-bed suite-style hall through a public/private partnership.
- Renovate Morey Hall to include restroom renovations, central air, electrical upgrades, on-floor study/community lounges, kitchen renovation, paint

# PREVIOUS STUDIES

## Residential Life Master Plan, cont'd

and carpet in sleeping rooms and hallways, and main lobby and lower-level community space improvements resulting in a decrease of ten beds.

Once these projects are completed, Wayne State residence hall capacity will increase by ten beds, moving from 1,539 to 1,549. This calculation is based on a decline in Berry Hall occupancy from 305 to 125 beds (as a result of either a renovation or new construction), Morey Hall occupancy will decline by ten beds (216 to 206) due to the addition of lounges on the second and third floors, and the new suite-style hall will house 200 students.

Current hall occupancy is 1,539 beds minus 180 beds (change in Berry Hall) minus ten beds (Morey Hall lounges) plus 200 beds (new suite-style hall) which equals 1,549.

## Campus Parking Study

In July 2020 a campus parking study was completed. The study provided an analysis of the current parking space numbers and lot occupancy rates, both under current parking demands as well as forecasted demands 5 years into the future. In addition to the average daily parking demand, campus events were also evaluated against the current and future parking spaces available to estimate parking occupancy and need during campus events. The study found that parking for the current number of staff, faculty, and students on campus is adequate and meets industry standards, but that the location of the available parking spaces are not desirable and tend to be in more remote areas of campus.

For event parking, the study identified shortfalls when large events happen during weekdays, with students still on campus. The study supported the construction of parking lot 5, west of Peterson Fine Arts, to provide an additional 57 parking spots for such events and commuter parking.

Parking lot 5 was completed in August 2020. Even with this addition, the study indicates that campus events during the week will not have adequate parking close to the event.

For future planning, the parking study identified a target enrollment of 4,316 students and 561 faculty/staff in 2024. Using industry ratio standards to determine parking space needs, the study said that we currently have a surplus of parking spaces to accommodate those increased numbers, but there would be parking shortfalls during sporting and theater events. Reassigning current parking spaces to accommodate faculty/staff parking and adding new parking lots west of Rice Auditorium and east of the Student Center was suggested to accommodate increased campus parking needs.

# PREVIOUS STUDIES

## Campus Parking Study, Cont'd

The parking study identified long term strategies including tiered permit pricing, performing an enforcement study, additional motorcycle/motor scooter parking, upgrading Lot 4 to a paved surface, optimization of class schedules, enhanced bike and pedestrian facilities, metered parking and parking lot construction/expansion. If parking construction/expansion becomes less feasible, permit restrictions were suggested. The study was performed by Pat Byrd of JEO Consulting Group and finalized July 1, 2020.

## Athletics & Recreation Program Statement

On November 11, 2021 the NSCS Board of Trustees approved the Athletics and Recreation program statement with an addendum approved on January 12, 2022. RDG Planning & Design assisted the College with the program planning for these future indoor athletic and recreation improvements. The improvements are planned to be completed in three main phases as summarized in the following sections.

## *Air Supported Structure and Auxiliary Link Structure (Phase 01)*

The newly constructed 97,820 GSF Air Supported Indoor Athletics and Recreation Structure (bubble) will include a 4-6 lane 300m synthetic track, two pole vault boxes and runways, two long jump/triple jump pits and runways, and two throw circles and safety cages. The infield of the track creates a multi-functional artificial turf surface with a perimeter protective netting system and four baseball/softball/golf hitting cages. This facility will also be equipped with a synthetic practice putting surface in one of the outside corners of the 300m track. Two pressurized air lock rooms, one for pedestrian users and one for service vehicles, will provide ingress and egress into the facility.

The auxiliary link and structure are 6,739 GSF and will provide the primary means for access to the Air Supported Structure and its connection to the Recreation Center. This will house the two newly constructed locker rooms for the men's and women's cross country/track and field programs. There will be a small vestibule and lobby within the link structure

which will provide a place for waiting and access to men's and women's restrooms for facility users (separate from the men's and women's track and field locker rooms). The link structure will also contain a stairway and hydraulic elevator to compensate for the grade difference between the Recreation Center and the Air Supported Structure, providing adequate ADA accessibility.

## *Wildcat Alley (Phase 02A)*

Wildcat Alley will be a newly constructed 17,693 GSF addition filling in the unoccupied open-air alley space between the Recreation Center and Rice Auditorium. This will create a new east entrance vestibule with glass doors and windows to provide maximum light, aesthetics, and transparency. This will lead into an expanded lobby space for pre-event waiting, social gathering and studying space for students, spectator access into Rice Auditorium and improved wayfinding to the Health, Human Performance and Sports Department.

# PREVIOUS STUDIES

## [Athletics & Recreation Program Statement, cont'd](#)

The new general student recreation weight room will be located on the first level with access provided from within the Recreation Center. This will also create an expanded central access desk into the Recreation Center. The Sports Information Director's Office will be relocated on the second level of the link adjacent to a new ticketing window, providing additional fan access into Rice Auditorium. A new hydraulic elevator will be installed to provide ADA accessibility and access to the second level of Wildcat Alley and Rice Auditorium seating. An additional storage area will be created on the second level with direct access from the Rice Auditorium gymnasium.

## [Recreation Center \(Phase 02B\)](#)

This 59,671 GSF building was constructed in 1987 and houses a 160-meter indoor track and court areas for basketball, volleyball, tennis and other wellness activities, racquetball courts, cardio equipment, student weight room and offices. It was completed in 1988 and was financed by student fees. Some minor

modifications have occurred to the building, including updated HVAC and conversion of a racquetball court to a functional fitness workout room. In 2021 the indoor track received a new surface to replace the original surface which had significantly deteriorated.

Planned renovations include a new synthetic flooring system which will increase the number of basketball/ volleyball courts from three to four courts with hanging baskets; the 160-meter track will be converted into a 2-3 lane walking/jogging track; additional cardio space and flooring; a protective netting system; and additional group exercise rooms with equipment. The racquetball courts will be converted into women's and men's general student locker rooms with lockers, showers and restrooms. The second level above the racquetball courts will be converted into additional offices and/or classroom space.

## [Rice Auditorium / Gardner Indoor Athletic Complex \(Phase 03\)](#)

Rice Auditorium is a 59,173 GSF building constructed in 1958, housing the Departments of Health, Human Performance, and Sports

and Athletics. Spaces in the building include a gymnasium/auditorium, wood basketball/volleyball court, classrooms, offices, and various physical education support areas. The gymnasium seats approximately 1,800 spectators. The building was named for John D. Rice, College President from 1951 to 1956.

The Kirk Gardner Indoor Athletic Complex, formerly known as the Carlson Natatorium, is a 30,958 GSF building constructed in 1964. The building housed the former swimming pool, offices, and locker rooms. It was renovated in 2020 into multi-use athletic and recreation space with artificial turf, a protective netting system, centralized check-in desk/area, storage, and offices. The artificial turf and netting system will be replaced with a basketball/volleyball wood floor with wall-hung baskets and volleyball post inserts to serve as an auxiliary/ practice gym. Offices for the Women's Basketball coaches, Men's Basketball coaches, and Volleyball coaches will be constructed in this area, replacing the women's recreation locker room.

# Recommendations and Master Plan

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--- Facilities Master Plan ---

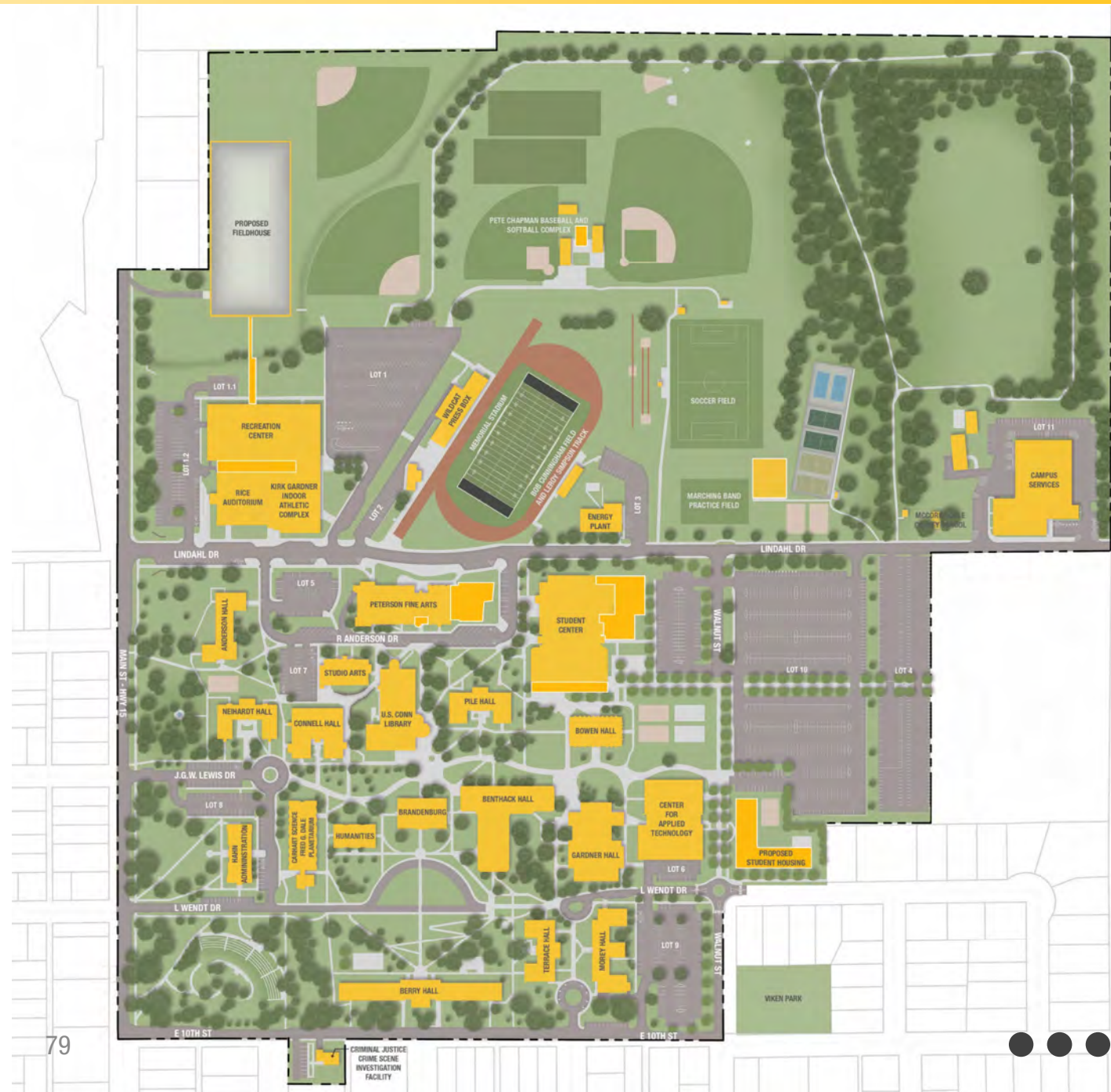




# FACILITIES MASTER PLAN

The College Facilities Master Plan identifies the necessary demolitions, additions, and renovations to address program deficiencies and deteriorating facilities. It focuses primarily on educational, student service, and residence life facilities as these will have the greatest impact on the student experience and are currently in the greatest need in terms of facility condition. The Plan is a logical extension of the thorough building assessments performed as preparation for the facilities master planning process. Where building systems or conditions are sub-par, renovations are called for to address the issues, and where the need for more programmatic space has been voiced by College leadership, faculty, staff, and students, facility expansions have been recommended.

The Plan also considers projects that have already been identified or are underway on campus including Brandenburg, Berry Hall, the new indoor athletic facility and renovations to athletic and recreation facilities, and others. It is important that the momentum for these projects is supported by the Plan to encourage successful completion for the benefit of the campus community. As mentioned, supplemental master plans and aspects of them have been identified and incorporated into the strategic facilities plan.



# FACILITIES MASTER PLAN

## Facilities Master Plan Summary

The overall Facilities Master Plan for the College is graphically summarized on the following several pages, which list the facilities and indicate their location on an aerial view of the campus, starting with the main campus/south zone, and then the north zone (mainly recreation and athletic venues). Symbols are added to each facility indicating whether an addition, a new building, a renovation, or demolition applies. Each facility line also has a priority designation of high, medium, or low. Thus, the Facilities Master Plan can be easily understood in the context of these aerial view pages that wrap in the most pertinent facilities project information.

## Facilities Master Plan Priorities

Facilities project priorities are identified in the Plan in three groups – high, medium, and low – as designated by the College Facilities Master Plan Steering Committee. These decisions were informed by the data gathered and building assessments generated by the consulting team, led by the firm of RDG Planning & Design, Inc. The general significance and meaning of the three priority categories are as follows:

**High Priority** – Facility projects in this category should be at the forefront of the College's efforts to plan, and if possible, acquire funding, in the term of the Facilities Master Plan (approximately ten years).

**Medium Priority** – In this category, facility projects may not necessarily need to be planned during the Facilities Master Plan term but should occur once projects in the high priority category get funded. Also, if an opportunity for major funding of a medium priority project materializes, efforts to complete the funding and start the project ahead of high priority projects is acceptable.

**Low Priority** – Facility projects in this category can be deferred to the next facilities master planning process. However, as with the medium priority category, the College may choose to pursue a low priority project if major funding materializes unexpectedly.



# FACILITIES MASTER PLAN

## Individual Facility and Project Information

Following the Facility Master Plan summary pages are the individual facility information pages, with each page dedicated to a single facility. In addition to the priority and project types (demolition, addition, or renovation) information already indicated on the Plan summary pages, descriptions of potential improvements are provided, along with the size of the facility and whether the work impacts the facility in categories of high, medium, and low. The general significance and meaning of the three facility impact categories are as follows:

**High Impact** – Indicates that the facility needs extensive renovations throughout the building, to include mechanical and electrical significant upgrades and replacement, as well as major code updates for ADA and fire/life safety (fire alarm and suppression) systems. This work typically involves removal and construction of walls and ceilings, and usually includes some structural modifications. Demolitions and additions also qualify as high impacts to an existing facility.

**Medium Impact** – In this category, the facility renovations may include significant modifications to walls and ceilings, in addition to refresh of finishes, but typically the work proposed does not include extensive upgrades of building HVAC systems and infrastructure. In some cases, modest fire & life safety upgrades are included in the medium impact category.

**Low Impact** – This work typically involves the refresh of finishes, minimal mechanical and electrical upgrades, and minor, or no, modifications to walls, ceilings, and structure.

## Cost Estimates


















The individual facility pages also include cost estimates for identified recommended projects. The cost estimates have been developed using a combination of current market trends and construction cost data generated from actual construction projects. The cost estimate amounts are generally not inflated, but are shown in current (2022) values, and include all “soft” costs such as design fees, fixtures, furnishings, and equipment (FFE), and contingencies.

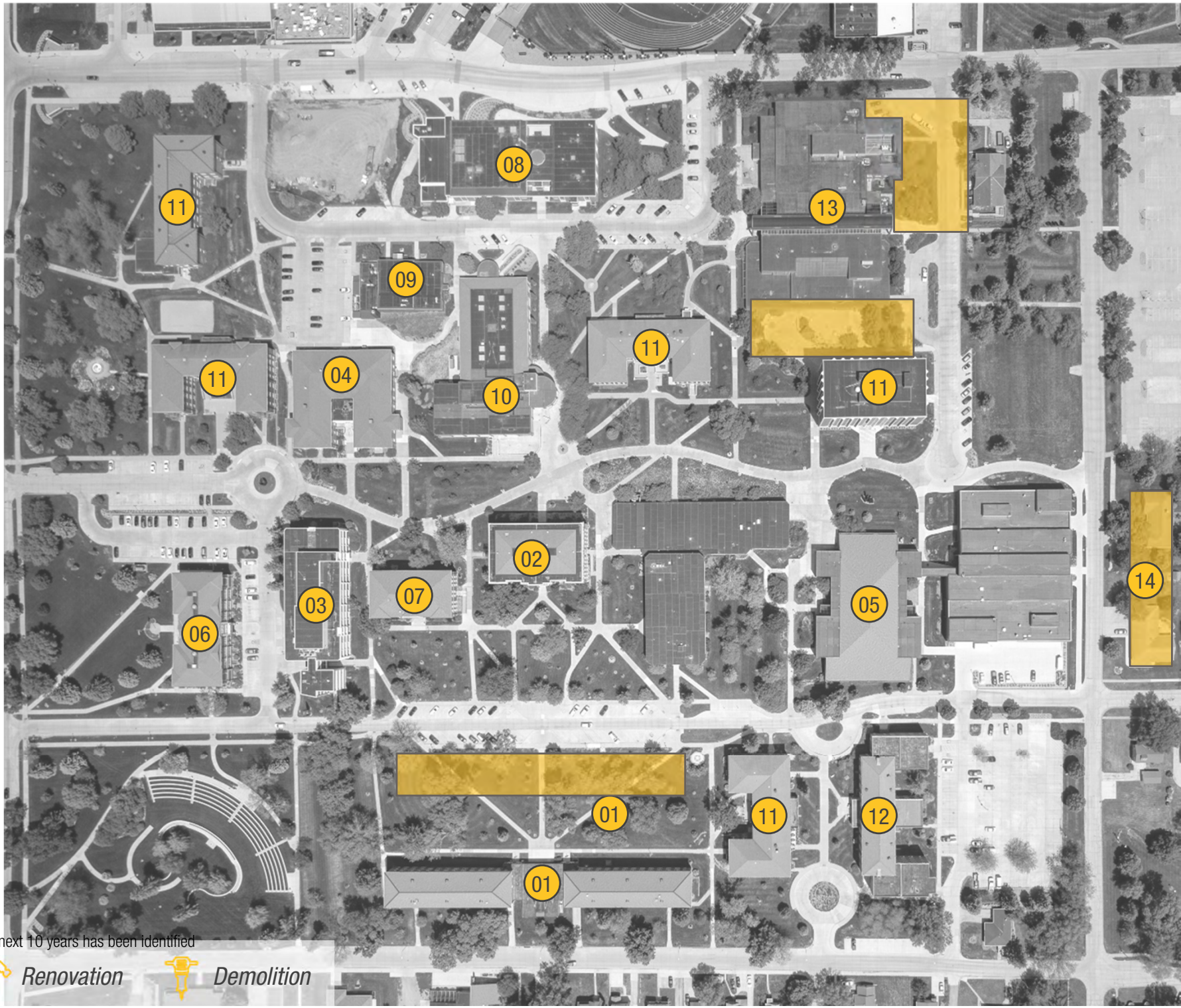
Because the estimates attempt to include these variable and unpredictable costs, and due to the pricing uncertainty in the current volatile post-pandemic construction market, higher contingencies are built into the cost estimates. However, as high priority projects start to be planned in more detail, it is possible that overall project totals may moderate due to more precise information upon which to develop the cost estimates.

## Recommendations: Campus & Site Master Plan

The Campus and Site Improvements Master Plan is provided in the section immediately following the Facilities Master Plan. Much of the information provided above for the Facilities Master Plan also applies to the Campus and Site Improvements Master Plan, including summary/priorities format, individual projects pages, and cost estimating.

# FACILITIES MASTER PLAN – SOUTH ZONE

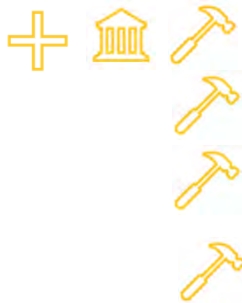
-    **01: Berry Hall (2 Options)**
-  **02: Brandenburg Building**
-  **03: Carhart Science Building**
-  **04: Connell Hall**
-  **05: Gardner Hall**
-  **06: Hahn Administration**
-  **07: Humanities Building**
-  **08: Peterson Fine Arts**
-  **09: Studio Arts**
-  **10: U.S. Conn Library**
-  **11: Misc. Res Hall Updates**
-  **12: Morey Hall**
-  **13: Student Center**
-   **14: New Suite-style Residence Hall**



\* If buildings are not noted or identified; no significant work over the next 10 years has been identified

-  *Addition*
-  *New Building*
-  *Renovation*
-  *Demolition*

# FACILITIES MASTER PLAN – NORTH ZONE



















- 15:** Athletic & Recreation Renovations + Additions
- 16:** Rice Auditorium (HHPs)
- 17:** Stadium Services Re-Roof
- 18:** Energy Plant Upgrades

\* See Site Improvements section for other athletic facility improvements



# FACILITIES MASTER PLAN: PRIORITIES SOUTH ZONE

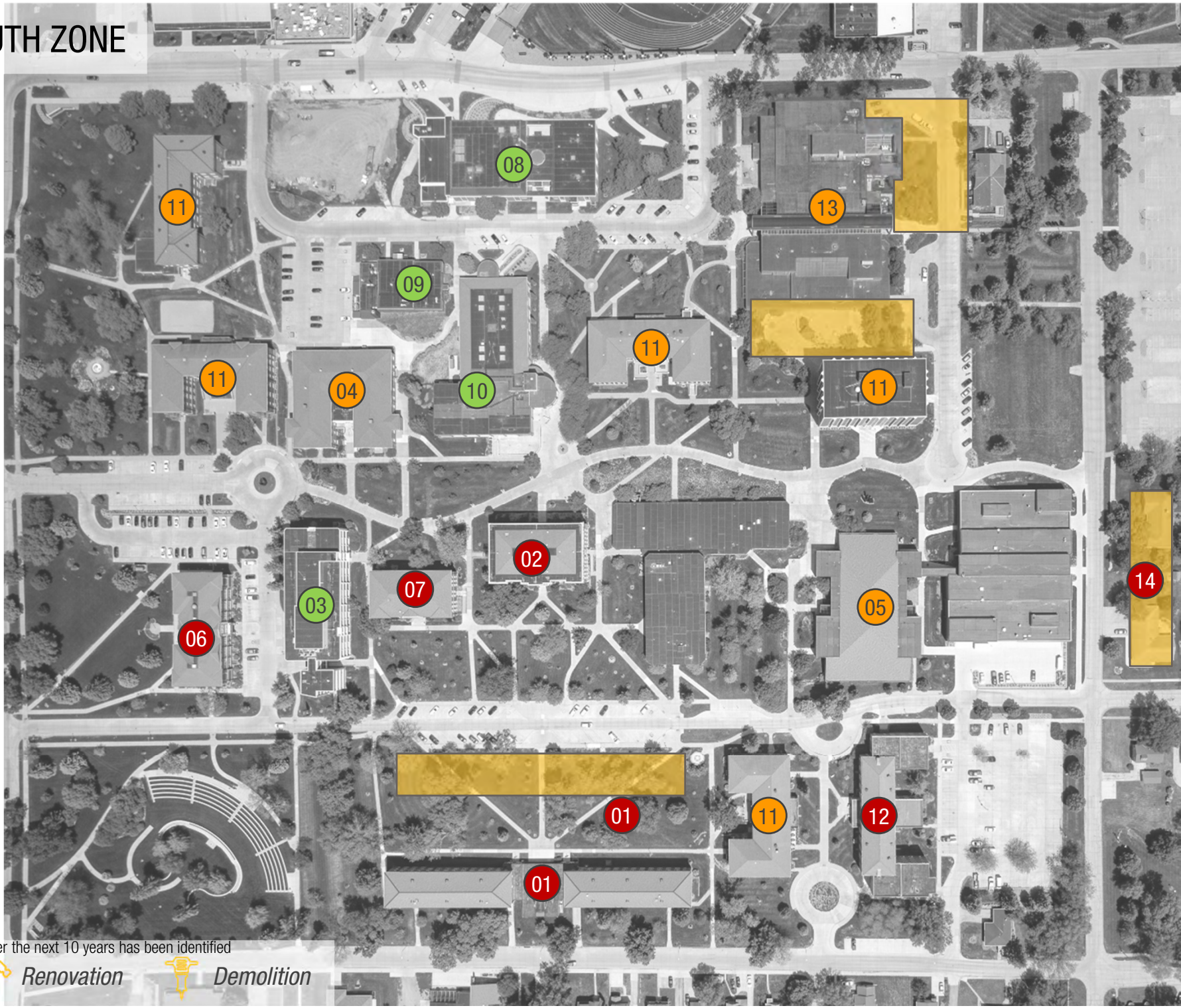
-   **H** 01: Berry Hall (2 Options)
-  **H** 02: Brandenburg Building
-  **L** 03: Carhart Science Building
-  **M** 04: Connell Hall
-  **M** 05: Gardner Hall
-  **H** 06: Hahn Administration
-  **H** 07: Humanities Building
-  **L** 08: Peterson Fine Arts
-  **L** 09: Studio Arts
-  **L** 10: U.S. Conn Library
-  **M** 11: Misc. Res Hall Updates
-  **H** 12: Morey Hall
-  **M** 13: Student Center
-   **H** 14: New Suite-style Residence Hall

**H** High Priority    **M** Medium Priority    **L** Low Priority



 Addition     New Building     Renovation     Demolition

\* If buildings are not noted or identified; no significant work over the next 10 years has been identified



# FACILITIES MASTER PLAN: PRIORITIES NORTH ZONE

-    **H 15: Athletic Reno/Indoor Field**
-  **L 16: Rice Auditorium (HHPs)**
-  **M 17: Stadium Services Reroof**
-  **M 18: Energy Plant**

\* See landscape section for other athletic facilities



**H** High Priority    **M** Medium Priority    **L** Low Priority



 Addition     New Building     Renovation     Demolition





\* If buildings are not noted or identified; no significant work over the next 10 years has been identified

# FACILITIES MASTER PLAN

# 01

## Berry Hall Renovation/Replacement

TYPE

-  Addition
-  New Building
-  Renovation
-  Demolition

SPACE

-  ~72,876 GSF (Option 1)  
Available
-  ~60,000 GSF (est. Option 2)  
Program
-  ~XX,000 GSF  
Delta

RENOVATION

- |   |   |
|---|---|
|  High Impact   |  High Priority   |
|  Medium Impact |  Medium Priority |
|  Low Impact    |  Low Priority    |

**Renovation Notes:**

- Option 1 (125 beds)
  - Complete renovation/reconfiguration into a suite-style residence hall per Residential Life Masterplan
- Option 2 (125 beds)
  - Demolition of Berry Hall and construct a new suite-style residence hall on campus



**Potential Projects**

Potential Projects	Potential Project Cost
Renovation/Reconfiguration (Option 1)	15,000,000
Replacement of Berry (includes demolition of Berry) (Option 2)	15,000,000



# FACILITIES MASTER PLAN

# 02

## Brandenburg Building

### TYPE

-  Addition
-  New Building
-  Renovation




### SPACE

-  ~37,251 GSF  
Available
-  ~XX,000 GSF  
Program
-  ~XX,000 GSF  
Delta

### RENOVATION

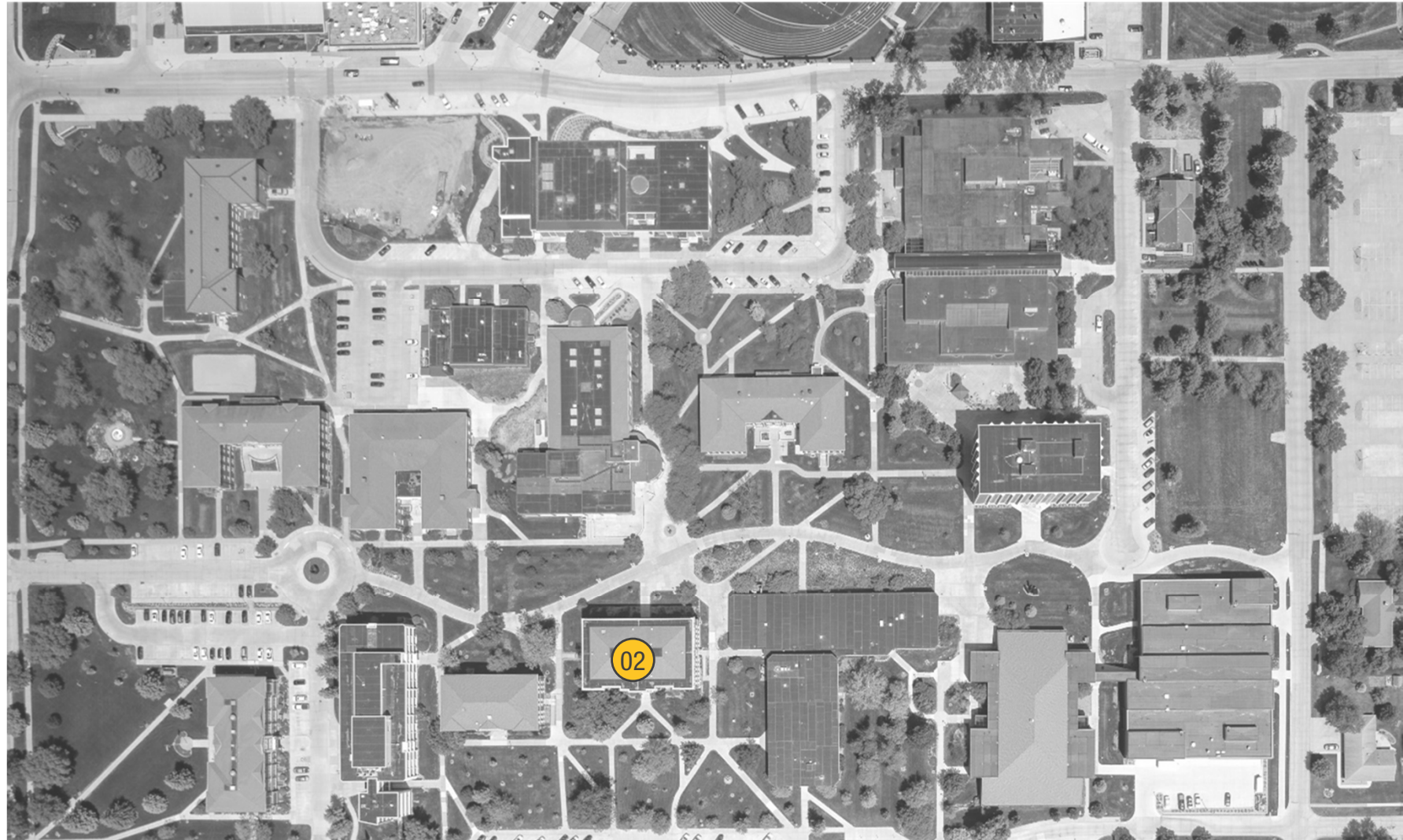
-  High Impact
-  Medium Impact
-  Low Impact

### PRIORITY

-  High Priority
-  Medium Priority
-  Low Priority

#### Renovation Notes:

- Consolidate student services pulling programs from Hahn and the Student Center
- Re-purpose the Ley Theatre
- Update building systems as part of the renovation
- New entrances



#### Potential Projects

Remodel and Renovation to Accommodate Student Services, Enrollment, etc

- Window Replacement
- Upgrade Electrical Gear
- Upgrade Fire Alarm
- Upgrade Lighting
- Upgrade HVAC/Codes
- Reconfigure spaces
- New Entrances

#### Potential Project Cost

- 9,000,000
- 715,000
- 100,000
- 100,000
- 250,000
- 5,500,000
- 2,135,000
- 200,000



# FACILITIES MASTER PLAN

# 03

## Carhart Science Building




### TYPE

-  Addition
-  New Building
-  Renovation




### SPACE

-  ~69,674 GSF  
Available
-  ~XX,000 GSF  
Program
-  ~XX,000 GSF  
Delta

### RENOVATION

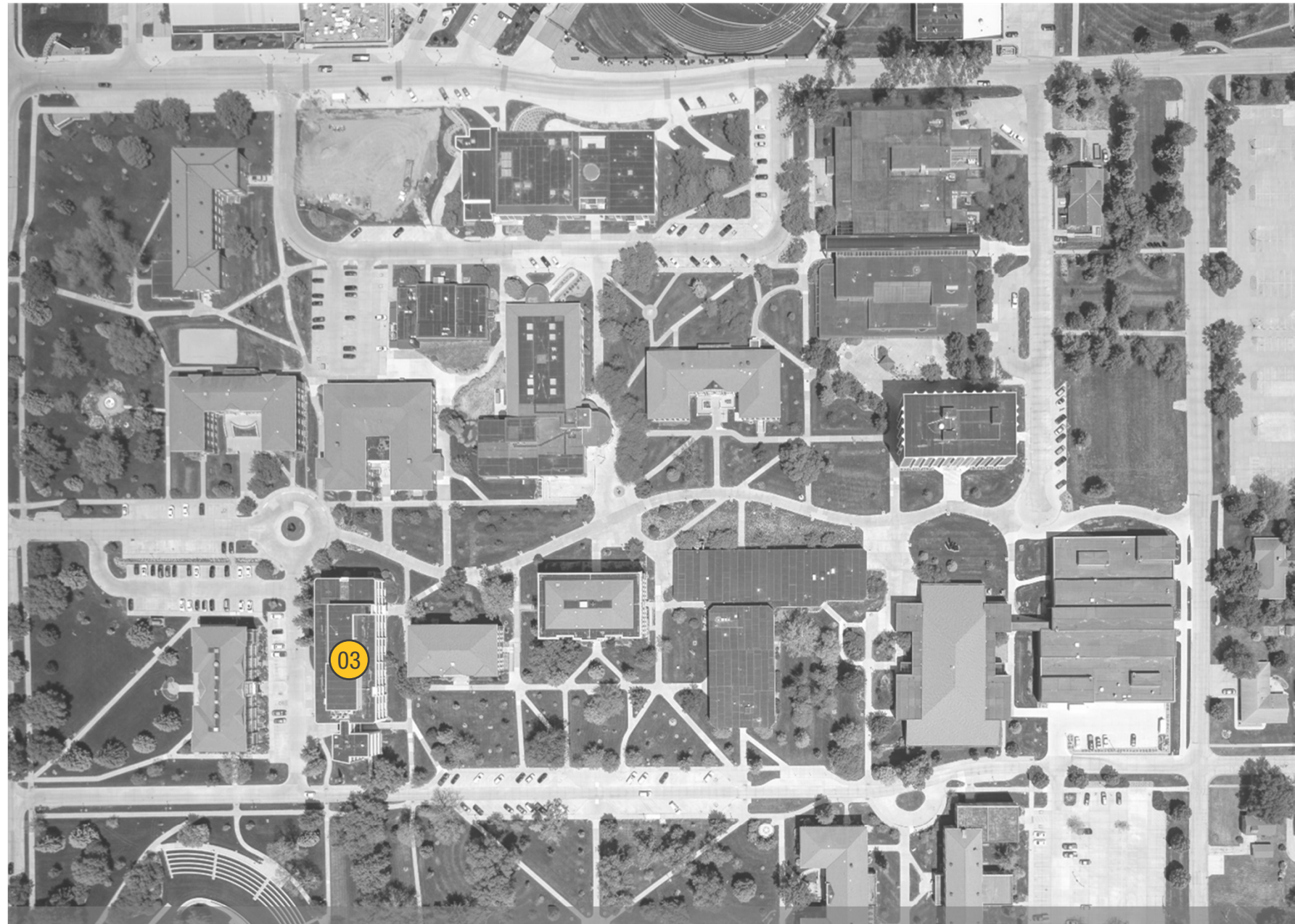
-  High Impact
-  Medium Impact
-  Low Impact

### PRIORITY

-  High Priority
-  Medium Priority
-  Low Priority

#### Renovation Notes:

- Upgrade strobic fans
- Modernize classroom, science labs and common area aesthetics, technology, and furnishings to promote collaborative learning environments



#### Potential Projects

Renovate

- Modernize classrooms and labs (limited scope)
- Upgrade strobic fans
- Upgrade Fire Alarm

#### Potential Project Cost

950,000  
500,000  
300,000  
150,000



# FACILITIES MASTER PLAN

# 04

Connell Hall



## TYPE

-  Addition
-  New Building
-  Renovation

## SPACE

-  ~48,288 GSF  
Available
-  ~XX,000 GSF  
Program
-  ~XX,000 GSF  
Delta

## RENOVATION

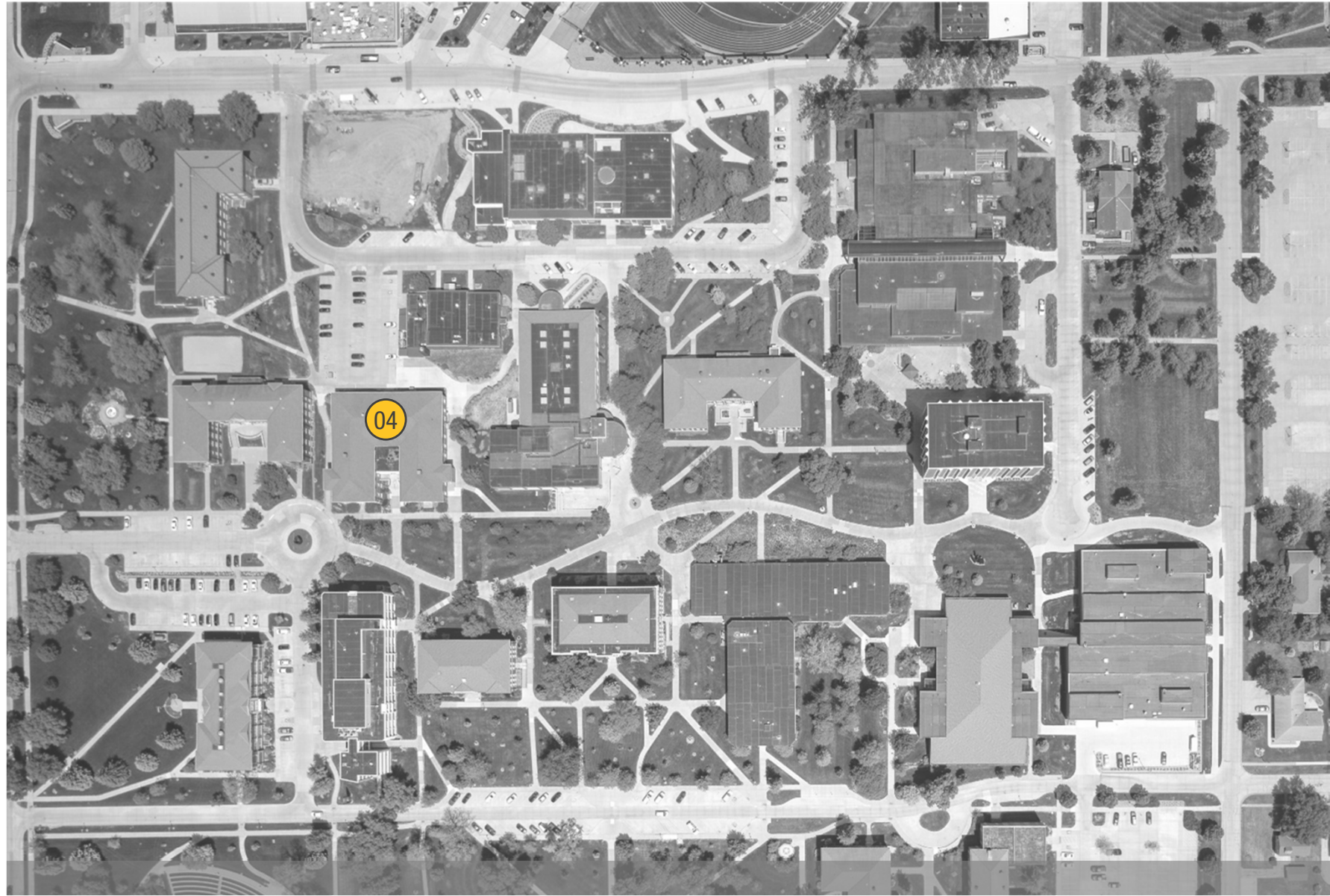
-  High Impact
-  Medium Impact
-  Low Impact

## PRIORITY

-  High Priority
-  Medium Priority
-  Low Priority

### Renovation Notes:

- Modernize classroom and common area aesthetics, technology, and furnishings to promote collaborative learning environments.
- Update building systems



### Potential Projects

Renovate

- Modernize classrooms and common areas (limited scope)
- Masonry cleaning/repainting
- HVAC Equipment Replacement
- Fire Alarm Upgrade
- Lighting Upgrade

### Potential Project Cost

- 3,435,000
- 500,000
- 385,000
- 2,100,000
- 100,000
- 350,000

# FACILITIES MASTER PLAN

# 05

Gardner Hall

## TYPE

-  Addition
-  New Building
-  Renovation

## SPACE

-  ~30,958 GSF  
Available
-  ~XX,000 GSF  
Program
-  ~XX,000 GSF  
Delta

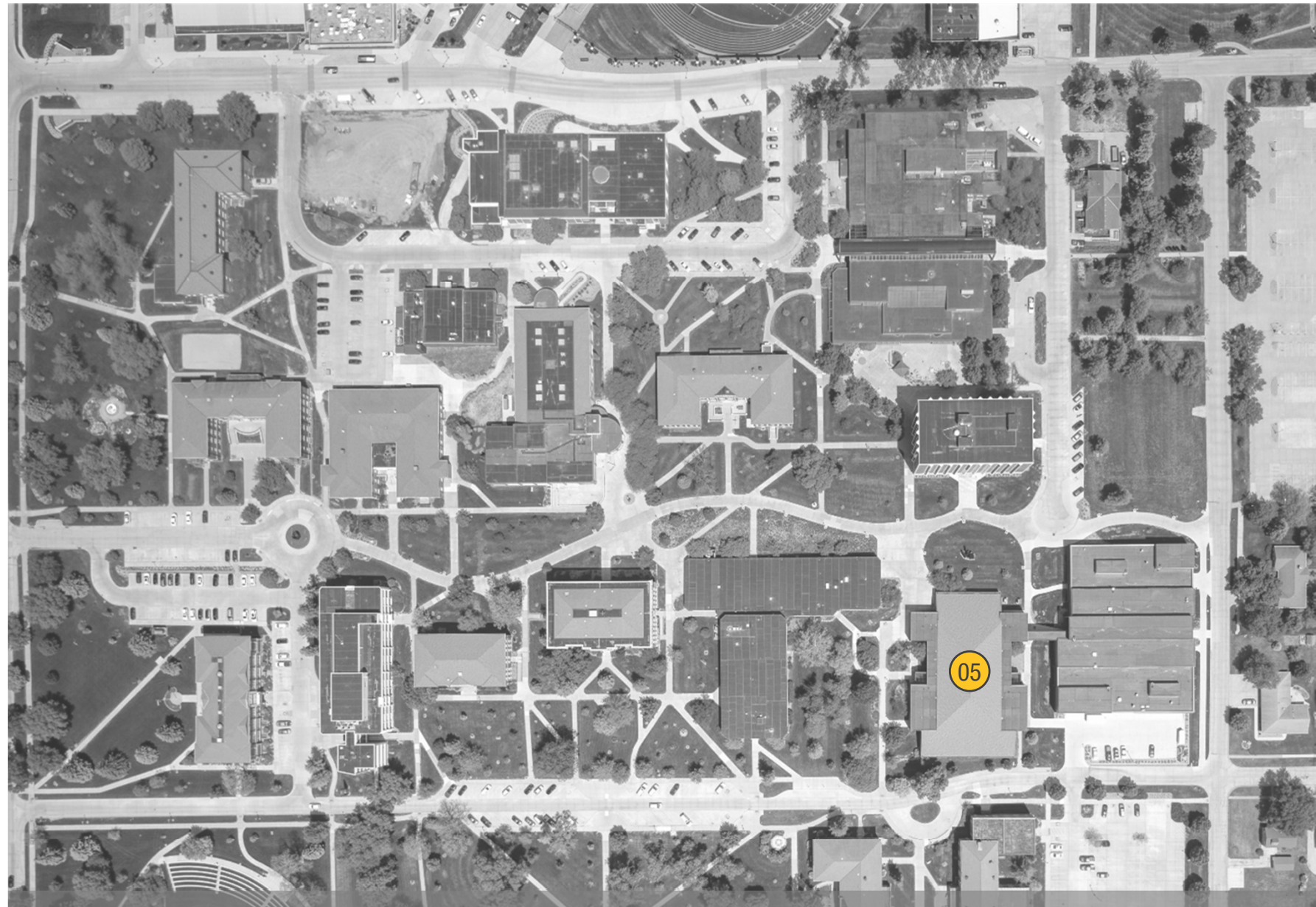
## RENOVATION

- |   |   |
|---|---|
|  High Impact   |  High Priority   |
|  Medium Impact |  Medium Priority |
|  Low Impact    |  Low Priority    |

## PRIORITY

### Renovation Notes:

- Modernize classroom and common area aesthetics, technology, and furnishings to promote collaborative learning environments
- Upgrading building systems



### Potential Projects

### Potential Project Cost

Renovate	1,500,000
- Modernize classrooms and common areas (limited scope)	500,000
- HVAC Equipment Replacement (One for One)	600,000
- Upgrade Fire Alarm	100,000
- Upgrade Lighting	300,000

# FACILITIES MASTER PLAN

# 06

## Hahn Administration




### TYPE

-  Addition
-  New Building
-  Renovation




### SPACE

-  ~40,968 GSF  
Available
-  ~XX,000 GSF  
Program
-  ~XX,000 GSF  
Delta

### RENOVATION

-  High Impact
-  Medium Impact
-  Low Impact

### PRIORITY

-  High Priority
-  Medium Priority
-  Low Priority

#### Renovation Notes:

- Right size current occupants: President, Academic Affairs, HR, Finance, Accounting, Foundation, Marketing



Potential Projects	Potential Project Cost
Remodel and right size all floors once spaces are vacated	3,000,000
Masonry cleaning	40,000

# FACILITIES MASTER PLAN

# 07

## Humanities Building

TYPE

-  Addition
-  New Building
-  Renovation

SPACE

-  ~29,474 GSF  
Available
-  ~XX,000 GSF  
Program
-  ~XX,000 GSF  
Delta

RENOVATION

- |   |   |
|---|---|
|  High Impact   |  High Priority   |
|  Medium Impact |  Medium Priority |
|  Low Impact    |  Low Priority    |

**Renovation Notes:**

- Additional window treatments
- Modernize classroom, media labs and common area aesthetics, technology, and furnishings to promote collaborative learning environments
- Larger classroom space along with additional study spaces
- Upgrade building systems



**Potential Projects**

Renovate

- Modernize classrooms, media labs and common areas (limited scope)
- HVAC Equipment Replacement (One for One) and Code Upgrades
- Upgrade Gear
- Upgrade Fire Alarm
- Upgrade Lighting
- Window Treatments

**Potential Project Cost**

Renovate	5,440,000
- Modernize classrooms, media labs and common areas (limited scope)	500,000
- HVAC Equipment Replacement (One for One) and Code Upgrades	4,400,000
- Upgrade Gear	100,000
- Upgrade Fire Alarm	100,000
- Upgrade Lighting	240,000
- Window Treatments	100,000

# FACILITIES MASTER PLAN

# 08

## Peterson Fine Arts

### TYPE

-  Addition
-  New Building
-  Renovation




### SPACE

-  ~62,369 GSF  
Available
-  ~XX,000 GSF  
Program
-  ~XX,000 GSF  
Delta

### RENOVATION

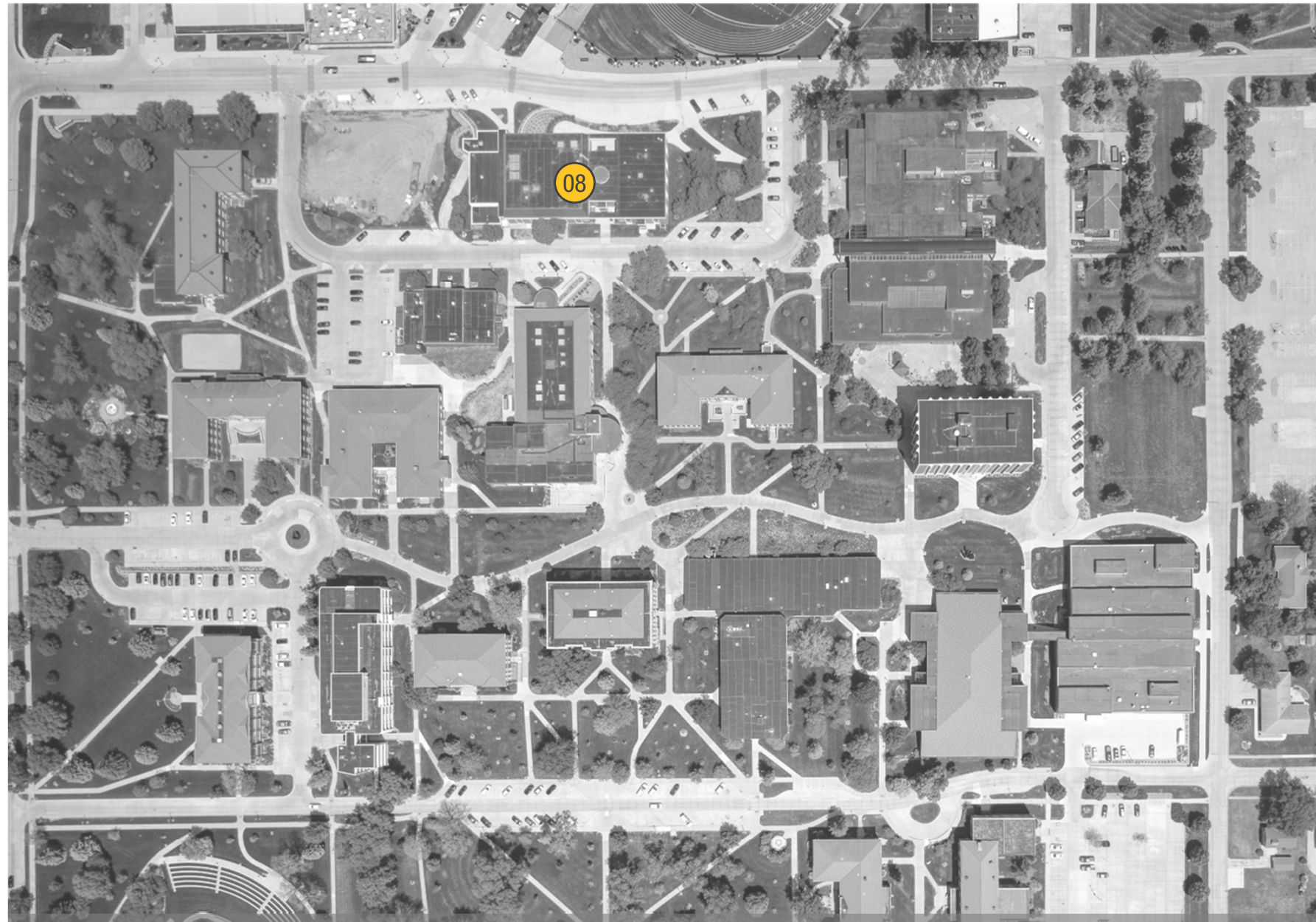
-  High Impact
-  Medium Impact
-  Low Impact

### PRIORITY

-  High Priority
-  Medium Priority
-  Low Priority

#### Renovation Notes:

- Complete drain line replacement; renovate lower-level restrooms
- Modernize classrooms not addressed in current renovation to address aesthetics, technology, and furnishings to promote collaborative learning environments
- Refresh Ramsey Theater with new carpet and upholstery



#### Potential Projects

##### Renovate

- Lower-level renovations of restrooms and classrooms (limited scope)
- Theater carpeting and upholstery
- Replace drain line

#### Potential Project Cost

- 775,000
- 500,000
- 215,000
- 60,000

\* Note projects above reflect future state once the current remodel is complete



# FACILITIES MASTER PLAN

# 09

## Studio Arts

TYPE

-  Addition
-  New Building
-  Renovation

SPACE

-  ~15,227 GSF  
Available
-  ~XX,000 GSF  
Program
-  ~XX,000 GSF  
Delta

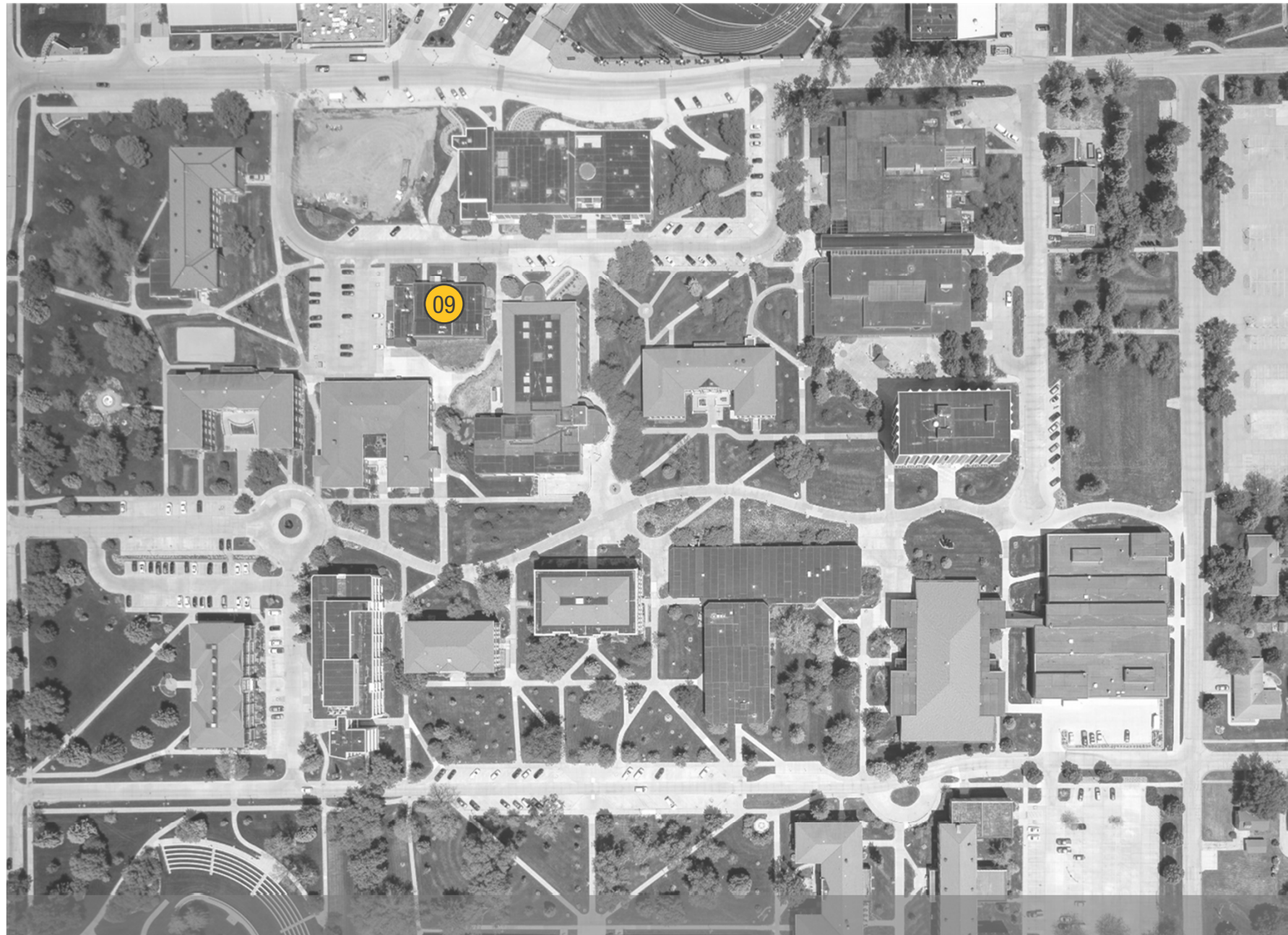
RENOVATION

- |   |   |
|---|---|
|  High Impact   |  High Priority   |
|  Medium Impact |  Medium Priority |
|  Low Impact    |  Low Priority    |

PRIORITY

### Renovation Notes:

- Complete drain line replacement; renovate lower-level restrooms
- Modernize studios and common spaces to address aesthetics, technology, and furnishings to promote collaborative learning environments



### Potential Projects

	Potential Project Cost
Renovate	1,200,000
- Modernize studios and common areas (limited scope)	500,000
- HVAC Equipment Replacement (One for One)	700,000

# FACILITIES MASTER PLAN

# 10

U.S. Conn Library

TYPE

-  Addition
-  New Building
-  Renovation

SPACE

-  ~90,219 GSF  
Available
-  ~XX,000 GSF  
Program
-  ~XX,000 GSF  
Delta

RENOVATION

- |   |   |
|---|---|
|  High Impact   |  High Priority   |
|  Medium Impact |  Medium Priority |
|  Low Impact    |  Low Priority    |

PRIORITY

**Renovation Notes:**

- Repurpose areas currently used for collections storage
- Create additional group/collaboration rooms
- Enhance instructional resource/learning center
- Additional small group and study rooms
- Pivot to future state library services: interlibrary loan, focus on research support that could reduce collections and increase study space for students



**Potential Projects**

- Remodel/reconfiguration/repurpose of areas due to program shifts
- Exterior Stone Repair

**Potential Project Cost**

- 500,000
- 20,000



# FACILITIES MASTER PLAN

# 11

Misc. Residence Hall Updates

TYPE

-  Addition
-  New Building
-  Renovation

SPACE

-  ~269,438 SF Available
-  ~XX,000 GSF Program
-  ~XX,000 GSF Delta

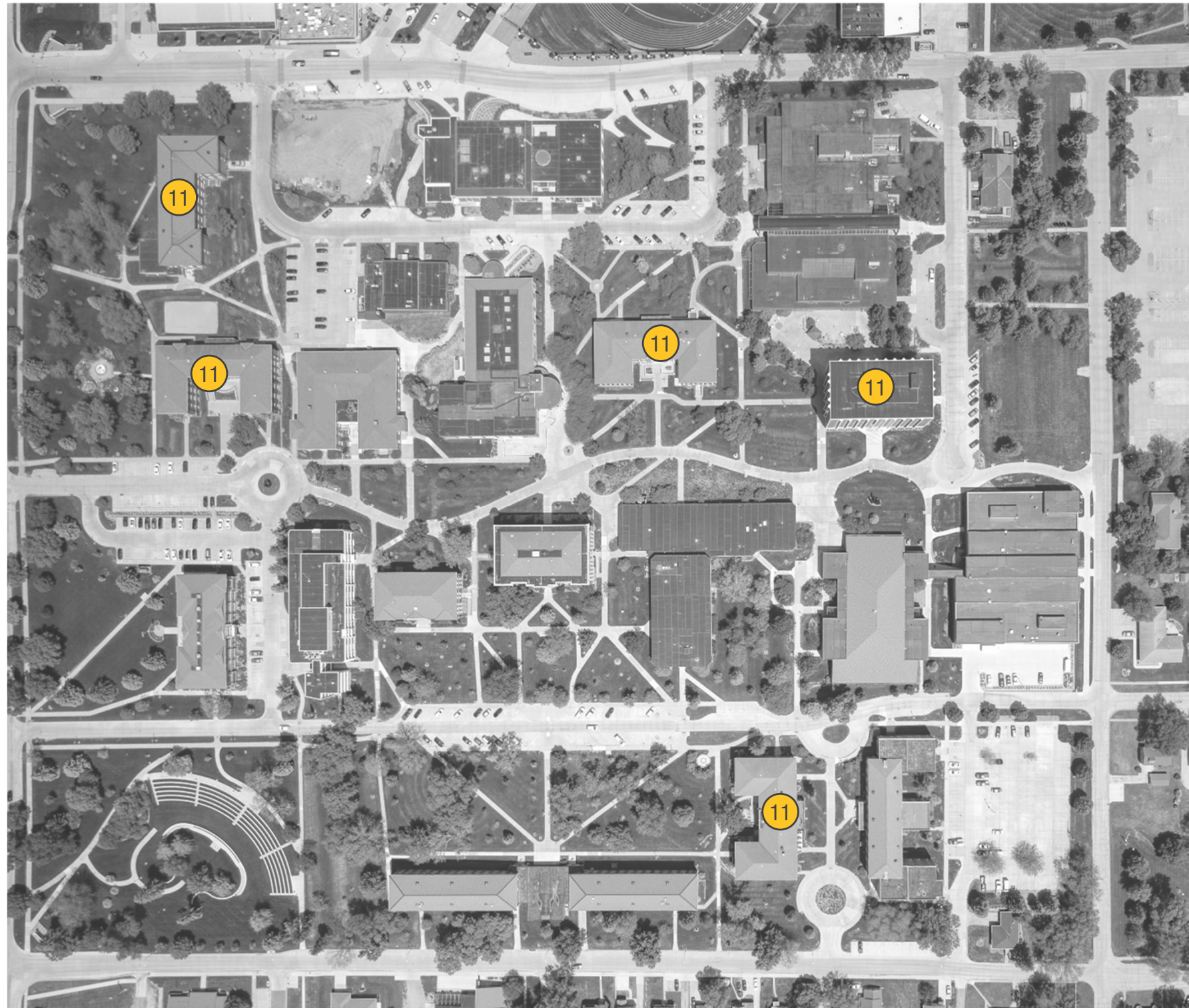
RENOVATION

- |   |   |
|---|---|
|  High Impact   |  High Priority   |
|  Medium Impact |  Medium Priority |
|  Low Impact    |  Low Priority    |

PRIORITY

**Renovation Notes:**

- Renovate the residence hall rooms including new paint, carpet, doors, sinks, casework
- Building system upgrades including plumbing, mechanical (HVAC), electrical, controls and low voltage
- ADA upgrades
- Create new and modernize existing student study and gathering spaces





# FACILITIES MASTER PLAN

# 11

Misc. Residence Hall Updates

TYPE

-  Addition
-  New Building
-  Renovation

SPACE

-  ~269,438 SF Available
-  ~XX,000 GSF Program
-  ~XX,000 GSF Delta

RENOVATION

- |   |   |
|---|---|
|  High Impact   |  High Priority   |
|  Medium Impact |  Medium Priority |
|  Low Impact    |  Low Priority    |

**Renovation Notes:**

- Renovate the residence hall rooms including new paint, carpet, doors, sinks, casework
- Building system upgrades including plumbing, mechanical (HVAC), electrical, controls and low voltage
- ADA upgrades
- Create new and modernize existing student study and gathering spaces



Anderson Hall		
Renovate		5,832,000
- HVAC Upgrades (Adding cooling)		2,000,000
- Upgrade Plumbing		710,000
- Upgrade Electrical Gear		200,000
- Upgrade Fire Alarm		100,000
- Renovate residence rooms (floors 1-3)	(sinks, flooring, doors, paint)	550,000
- Lower-Level 4th Meal (limited scope)		200,000
- Lower-Level suite style rooms		2,000,000
- Stair ADA upgrade		24,000
- Door hardware upgrades (security, ADA)		24,000
- Masonry cleaning/repainting		24,000



# FACILITIES MASTER PLAN

# 11

## Misc. Residence Hall Updates

TYPE

-  Addition
-  New Building
-  Renovation

SPACE

-  ~269,438 SF Available
-  ~XX,000 GSF Program
-  ~XX,000 GSF Delta

RENOVATION

- |   |   |
|---|---|
|  High Impact   |  High Priority   |
|  Medium Impact |  Medium Priority |
|  Low Impact    |  Low Priority    |

**Renovation Notes:**

- Renovate the residence hall rooms including new paint, carpet, doors, sinks, casework
- Building system upgrades including plumbing, mechanical (HVAC), electrical, controls and low voltage
- ADA upgrades
- Create new and modernize existing student study and gathering spaces

Bowen Hall		
Upgrade Electrical Gear		200,000
Cast Stone cleaning		100,000
Terrace Hall		
Renovate		2,017,000
- Renovate residence rooms (flooring, sinks, paint, doors) (limited scope)		934,000
- Refresh common areas (limited scope)		200,000
- Upgrade mechanical, electrical, plumbing		450,000
- Upgrade Fire Alarm		100,000
- Upgrade Lighting		300,000
- Masonry Cleaning		33,000



Neihardt Hall		
Renovate		1,474,000
- Refresh Common Areas (limited scope)		500,000
- HVAC upgrades		200,000
- HVAC plumbing		350,000
- Upgrade Fire Alarm		100,000
- Upgrade Lighting		300,000
- Masonry Cleaning/Repointing		24,000

Pile Hall		
Masonry Cleaning		50,000



# FACILITIES MASTER PLAN


# 12

Morey Hall

TYPE

-  Addition
-  New Building
-  Renovation

SPACE

-  ~56,741 SF Available
-  ~61,000 GSF Program
-  ~XX,000 GSF Delta

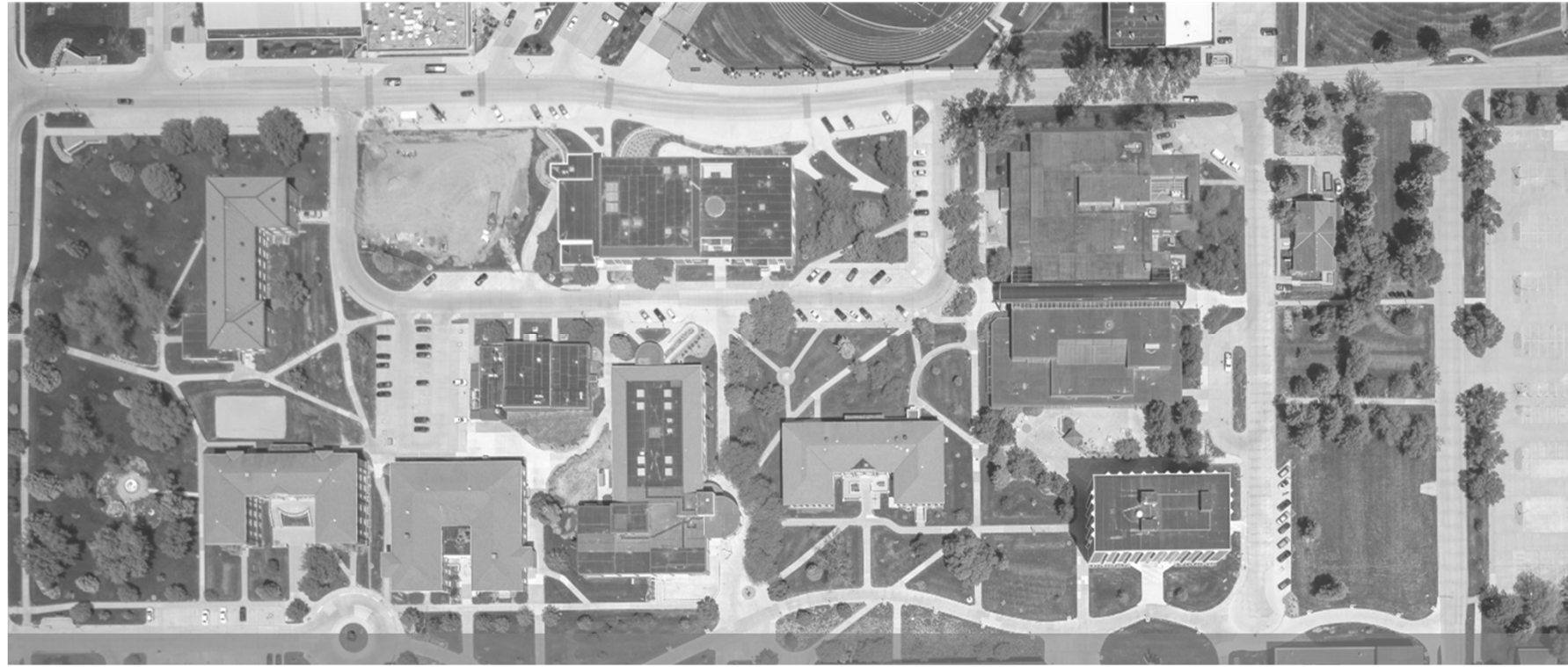
RENOVATION

- |   |   |
|---|---|
|  High Impact   |  High Priority   |
|  Medium Impact |  Medium Priority |
|  Low Impact    |  Low Priority    |

PRIORITY

### Renovation Notes:

- Renovate the residence hall rooms including new paint, carpet, doors, sinks, casework
- Building system upgrades including plumbing, mechanical (HVAC), electrical, controls and low voltage
- ADA upgrades
- Create new and modernize existing student study and gathering spaces



### Potential Projects

Potential Projects		Potential Project Cost
Renovate		4,974,000
- HVAC Equipment Replacement including adding air conditioning		3,000,000
- Upgrade Electrical Gear		250,000
- Update plumbing		1,000,000
- Update student rooms (limited scope) (sinks, doors, flooring, paint, casework)		500,000
- Upgrade Fire Alarm		200,000
- Stair ADA upgrades		24,000



# FACILITIES MASTER PLAN


# 13

Student Center

TYPE

-  Addition
-  New Building
-  Renovation

SPACE

-  ~90,578 SF Available
-  ~12,000 GSF (Event Center); ~9,000 GSF (Frey) Program
-  ~XX,000 GSF Delta

RENOVATION

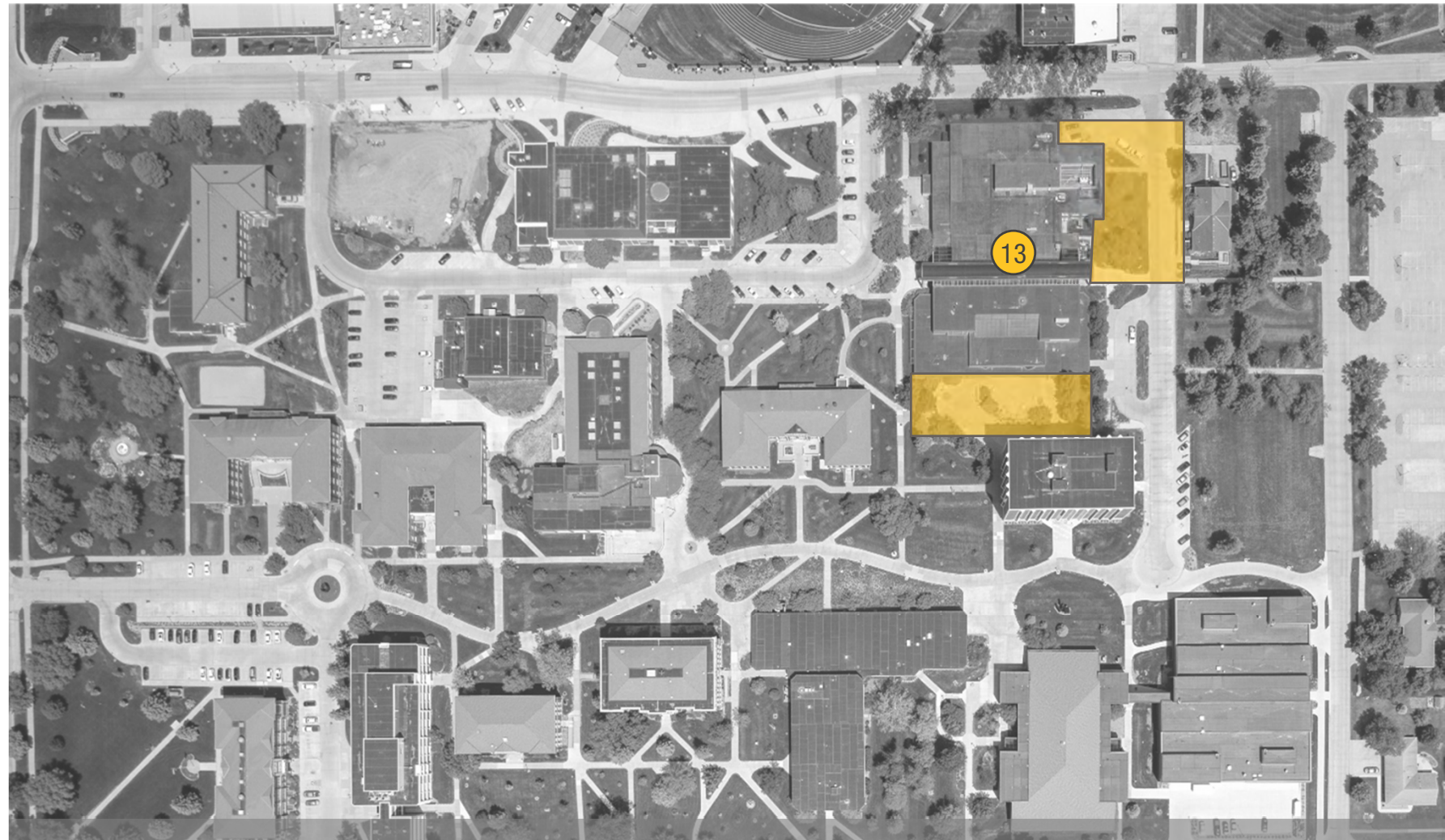
- |   |   |
|---|---|
|  High Impact   |  High Priority   |
|  Medium Impact |  Medium Priority |
|  Low Impact    |  Low Priority    |

PRIORITY

**Renovation Notes:**

- Add a larger Event Center and study spaces for students
- Update building systems including lighting in the atrium
- Improve the aesthetics in the building to provide a more modern look (railings, doors, windows, etc.)
- Increase the size of the Frey and reconfigure existing space to create pre-function space off the atrium via a new addition to the South
- Renovate the existing kitchen

100



**Potential Projects**

Potential Projects	Potential Project Cost
Renovation and Additions	12,719,000
- Events and Dining Addition and Renovation	5,000,000
- Frey South Addition	3,400,000
- Aesthetics refresh	100,000
- Renovate existing kitchen	1,800,000
- HVAC Equipment Replacement (One for One)	2,000,000
- Upgrade Electrical Gear	200,000
- Upgrade Fire Alarm	200,000
- Masonry Cleaning	19,000






# FACILITIES MASTER PLAN


# 14

## New Suite-style Residence Hall

TYPE

-  Addition
-  New Building
-  Renovation

SPACE

-  ~70,000 SF (4 floors)  
Available
-  ~61,000 GSF  
Program
-  ~XX,000 GSF  
Delta

PROJECT

- |   |   |
|---|---|
|  High Impact   |  High Priority   |
|  Medium Impact |  Medium Priority |
|  Low Impact    |  Low Priority    |

**Project Notes:**

- 50 beds per floor configured in a suite-style = 200 total



Potential Projects	Potential Project Cost
Public - Private New Residence Hall (includes site costs)	19,000,000



# FACILITIES MASTER PLAN


# 15

## Athletic and Recreation Renovations and Additions



TYPE

-  Addition
-  New Building
-  Renovation




SPACE

-  ~192,902 SF Available
-  ~XX,000 GSF Program
-  ~XX,000 GSF Delta

RENOVATION

-  High Impact
-  Medium Impact
-  Low Impact

PRIORITY

-  High Priority
-  Medium Priority
-  Low Priority

**Renovation Notes:**

- Build additions and renovate as detailed in the Athletic and Recreation Program Statement

Potential Projects	Potential Project Cost
Renovate and Additions	25,558,814
- Build air supported structure and auxiliary link structure (Phase 01)	7,928,471
- Build Wildcat Alley addition (Phase 02A)	7,273,117
- Renovate Recreation Center (Phase 02B)	7,692,991
- Renovate Rice Auditorium and Gardner Indoor Athletic Complex (Phase 03)	2,664,235



# FACILITIES MASTER PLAN

# 16

Rice Auditorium (Lower Level/Health Human Performance Sport)


TYPE

-  Addition
-  New Building
-  Renovation




SPACE

-  ~59,173 SF Available
-  ~XX,000 GSF Program
-  ~XX,000 GSF Delta

RENOVATION

-  High Impact
-  Medium Impact
-  Low Impact

PRIORITY

-  High Priority
-  Medium Priority
-  Low Priority

**Renovation Notes:**

- Create more space for students to congregate/meeting space
- Modernize classrooms and commons area aesthetics, technology, and furnishings to promote collaborative learning environments



Potential Projects	Potential Project Cost
Renovate and modernize student gathering/study spaces	500,000
Update technology and Wi-Fi	640,000



# FACILITIES MASTER PLAN

# 17

## Stadium Services Reroof




TYPE

-  Addition
-  New Building
-  Renovation

SPACE

-  ~2,058 SF  
Available
-  ~XX,000 GSF  
Program
-  ~XX,000 GSF  
Delta

RENOVATION

-  High Impact
-  Medium Impact
-  Low Impact

PRIORITY

-  High Priority
-  Medium Priority
-  Low Priority

**Renovation Notes:**

- Replace roof



Potential Projects	Potential Project Cost
Roof replacement	50,000



# FACILITIES MASTER PLAN

# 18

Energy Plant upgrades



TYPE

-  Addition
-  New Building
-  Renovation

SPACE

-  ~7,256 SF Available
-  ~XX,000 GSF Program
-  ~XX,000 GSF Delta

RENOVATION

-  High Impact
-  Medium Impact
-  Low Impact

PRIORITY

-  High Priority
-  Medium Priority
-  Low Priority

**Renovation Notes:**

- Fire sprinkler installation
- Cooler tower replacement



Potential Projects	Potential Project Cost
Fire sprinkler installation	50,000
Cooler tower replacement	600,000





# Recommendations and Master Plan

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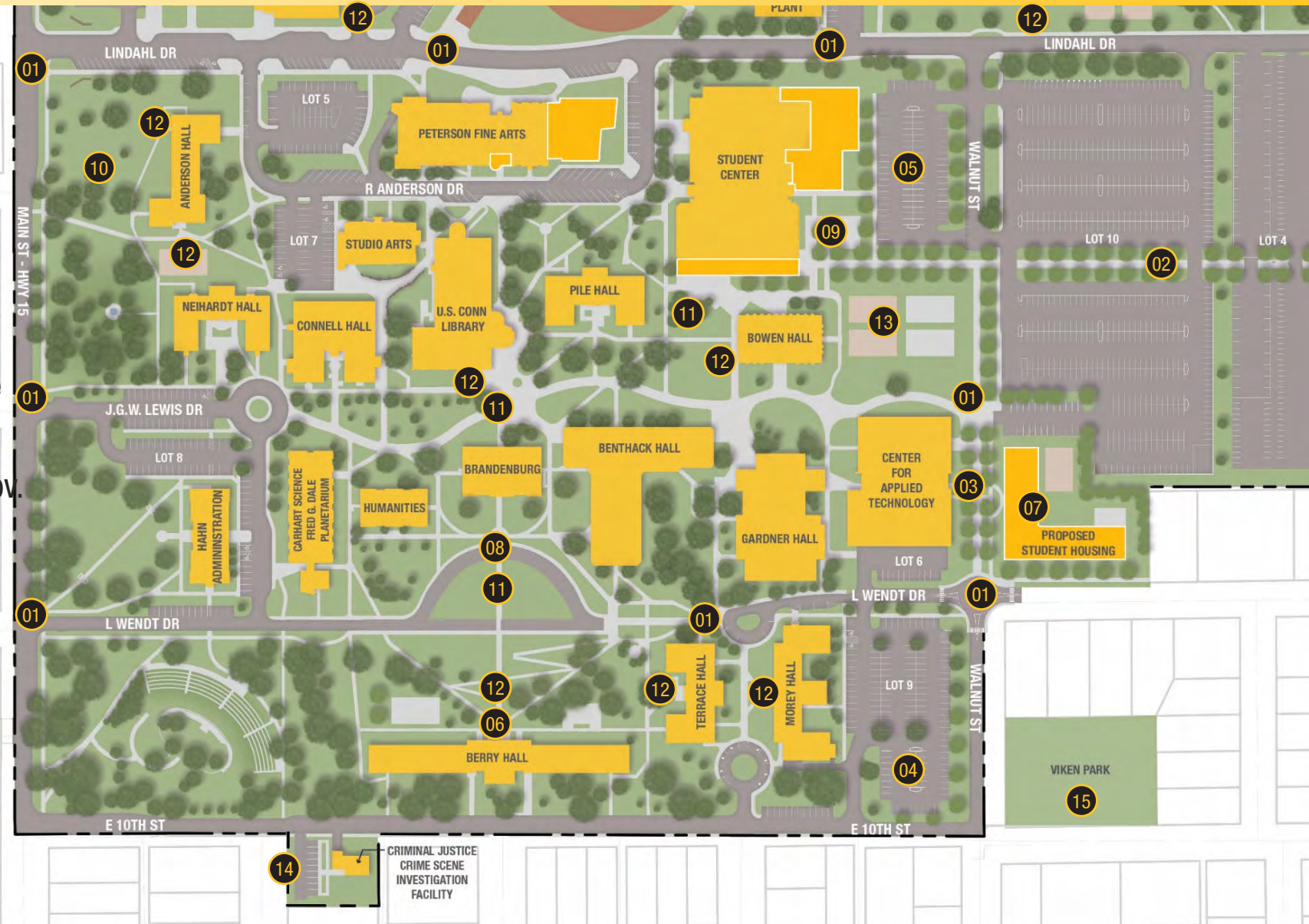
## --- Site & Campus Master Plan ---





# CAMPUS MASTER PLAN – SITE IMPROVEMENTS SOUTH ZONE

- + 01: Pedestrians Safety Enhancements
- + 02: Lot 4 & 10 Pedestrian Mall
- + 03: Walnut Street Pedestrian Mall
- + 04: Expand Lot 9
- + 05: Student Center Expansion Parking
- + 06: Berry Hall Landscape Improvements
- + 07: New Residence Hall Landscape Imp.
- + 08: Brandenburg Visitor Entry Experience
- + 09: Student Center Landscape Improv.
- + 10: Anderson Hall West Landscape Improv.
- + 11: Campus Icon Projects
- + 12: Student Gathering Spaces
- + 13: Outdoor Recreation Courts
- + 14: Criminal Justice Parking
- + 15: Viken Park Acquisition




+ New Project

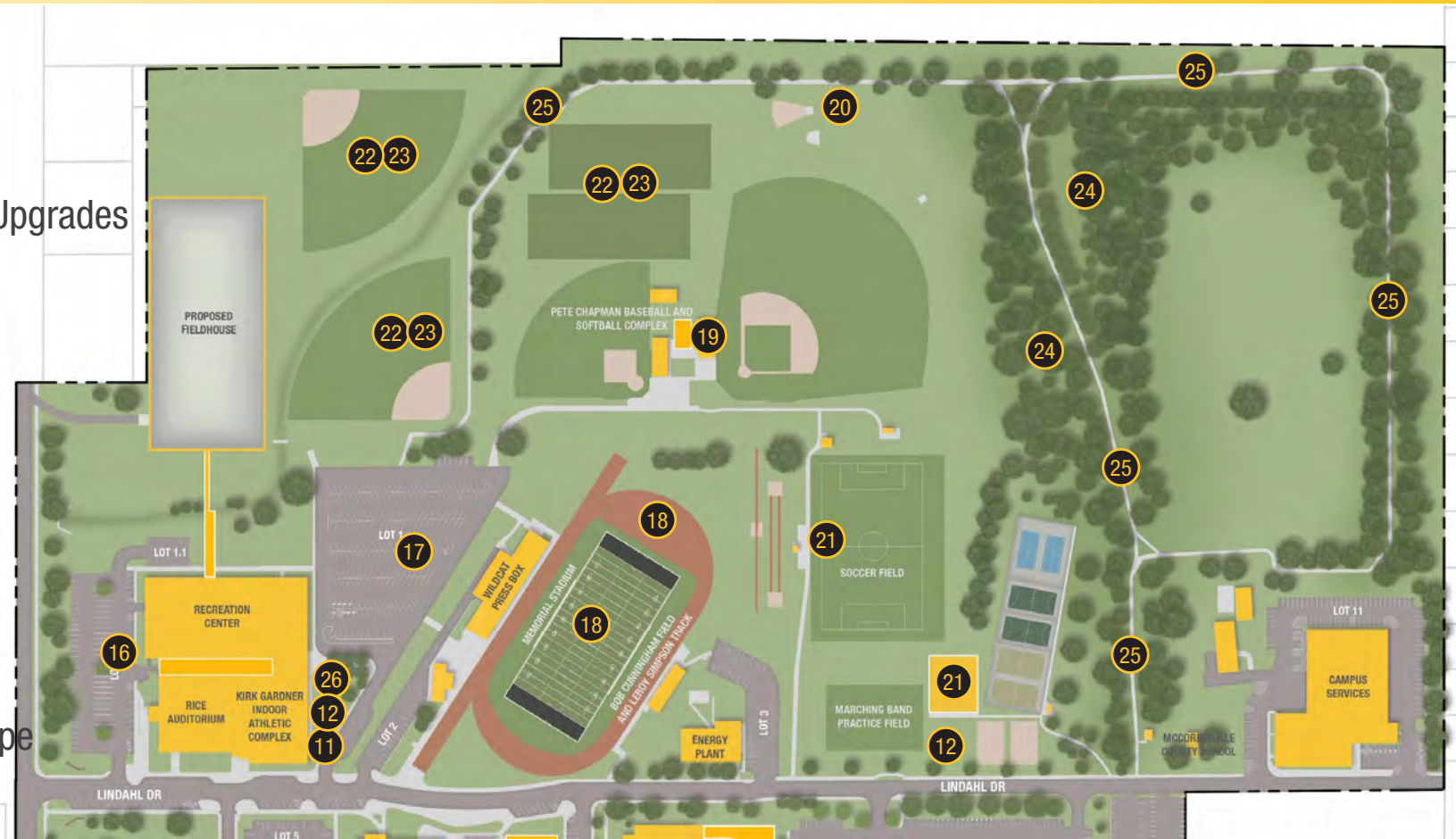
 Renovation

 Demolition/Restoration 109



# CAMPUS MASTER PLAN – SITE IMPROVEMENTS NORTH ZONE

- + 11: Campus Icon Projects
- + 12: Student Gathering Spaces
- + 16: Rice Parking Lot Expansion
- +   17: Lot 1 Reconstruction & Storm Sewer Upgrades
- +  18: Memorial Stadium Upgrades
- +  19: Pete Chapman Complex Upgrades
- +  20: T&F Throws Venues Safety Upgrades
- + 21: Soccer/Rugby Pitch Upgrades
- +  22: Intramural/Practice Field Upgrades
- +  23: Natural Turf Field Irrigation Upgrades
- +  24: Disc Golf Enhancements
- + 25: Pedestrian Trail Lighting
- +  26: Rice/Indoor Athletic Complex Landscape Improvements



+ *New Project*

 *Renovation*

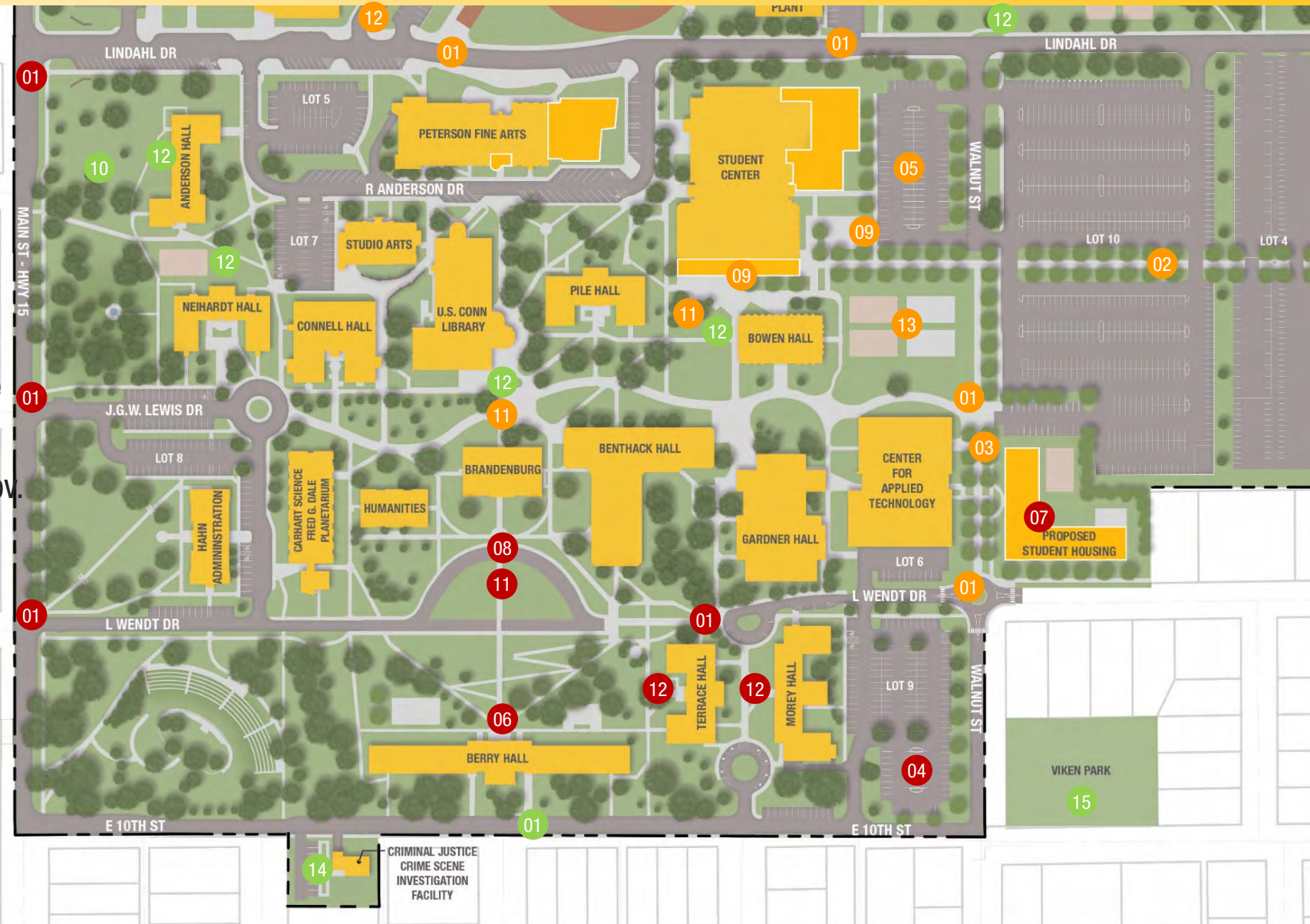
 *Demolition/Restoration*



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE - PRIORITIES

- + ● ● ● 01: Pedestrians Safety Enhancements
- + ● 02: Lot 4 & 10 Pedestrian Mall
- + ● 03: Walnut Street Pedestrian Mall
- + ● 04: Expand Lot 9
- + ● 05: Student Center Expansion Parking
- + ● 06: Berry Hall Landscape Improvements
- + ● 07: New Residence Hall Landscape Imp.
- + ● 08: Brandenburg Visitor Entry Experience
- + ● 09: Student Center Landscape Improv.
- + ● 10: Anderson Hall West Landscape Improv.
- + ● ● ● 11: Campus Icon Projects
- + ● ● ● 12: Student Gathering Spaces
- + ● 13: Outdoor Recreation Courts
- + ● 14: Criminal Justice Parking
- + ● 15: Viken Park Acquisition

● High Priority   ● Medium Priority   ● Low Priority



+ New Project

Renovation

Demolition/Restoration



# CAMPUS MASTER PLAN – SITE IMPROVEMENTS NORTH ZONE - PRIORITIES

- + L 11: Campus Icon Projects
- + M L 12: Student Gathering Spaces
- + H 16: Rice Parking Lot Expansion
- + H 17: Lot 1 Reconstruction & Storm Sewer Upgrades
- + H M 18: Memorial Stadium Upgrades
- + M 19: Pete Chapman Complex Upgrades
- + M 20: T&F Throws Venues Safety Upgrades
- + H M 21: Soccer/Rugby Pitch Upgrades
- + L 22: Intramural/Practice Field Upgrades
- + M 23: Natural Turf Field Irrigation Upgrades
- + L 24: Disc Golf Enhancements
- + M 25: Pedestrian Trail Lighting
- + M 26: Rice/Indoor Athletic Complex Landscape Improvements



H High Priority    M Medium Priority    L Low Priority



+ New Project

🚚 Renovation

🔨 Demolition/Restoration





# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE

## 01

### Pedestrian Safety Enhancements

New Project

Renovation

Demolition / Restoration

7 Intersections + E 10<sup>th</sup> Street  
Scale

Enhance crosswalks, add sidewalks & lighting.  
Scope

High Impact

Medium Impact

Low Impact

#### PRIORITY

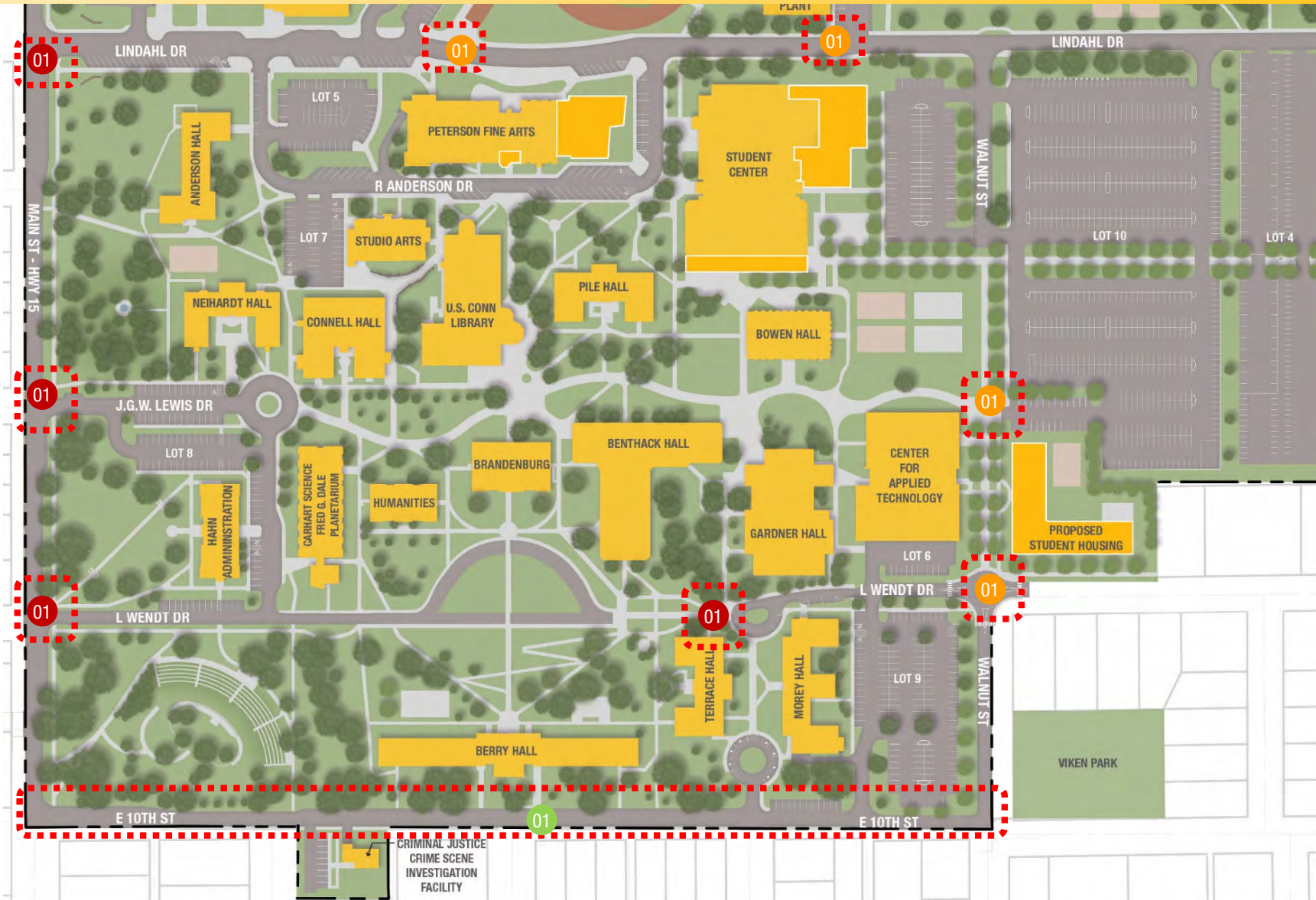
High Priority

Medium Priority

Low Priority

#### Project Notes:

- Add pedestrian focused crosswalks
- Consider speed tables at intersections
- Improve lighting
- Add sidewalk along E 10<sup>th</sup> St.
- Improve signage at intersections



#### Potential Projects

Pedestrian Safety Enhancements

#### Potential Project Cost

\$ 500,760



New Project

Renovation

Demolition/Restoration<sup>113</sup>



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE

## 02

### Lots 4 & 10 Pedestrian Mall

New Project

Renovation

Demolition / Restoration

50,000 SF  
Scale

Add pedestrian walk from Lot 4 to Student Center.  
Scope

High Impact

Medium Impact

Low Impact

#### PRIORITY

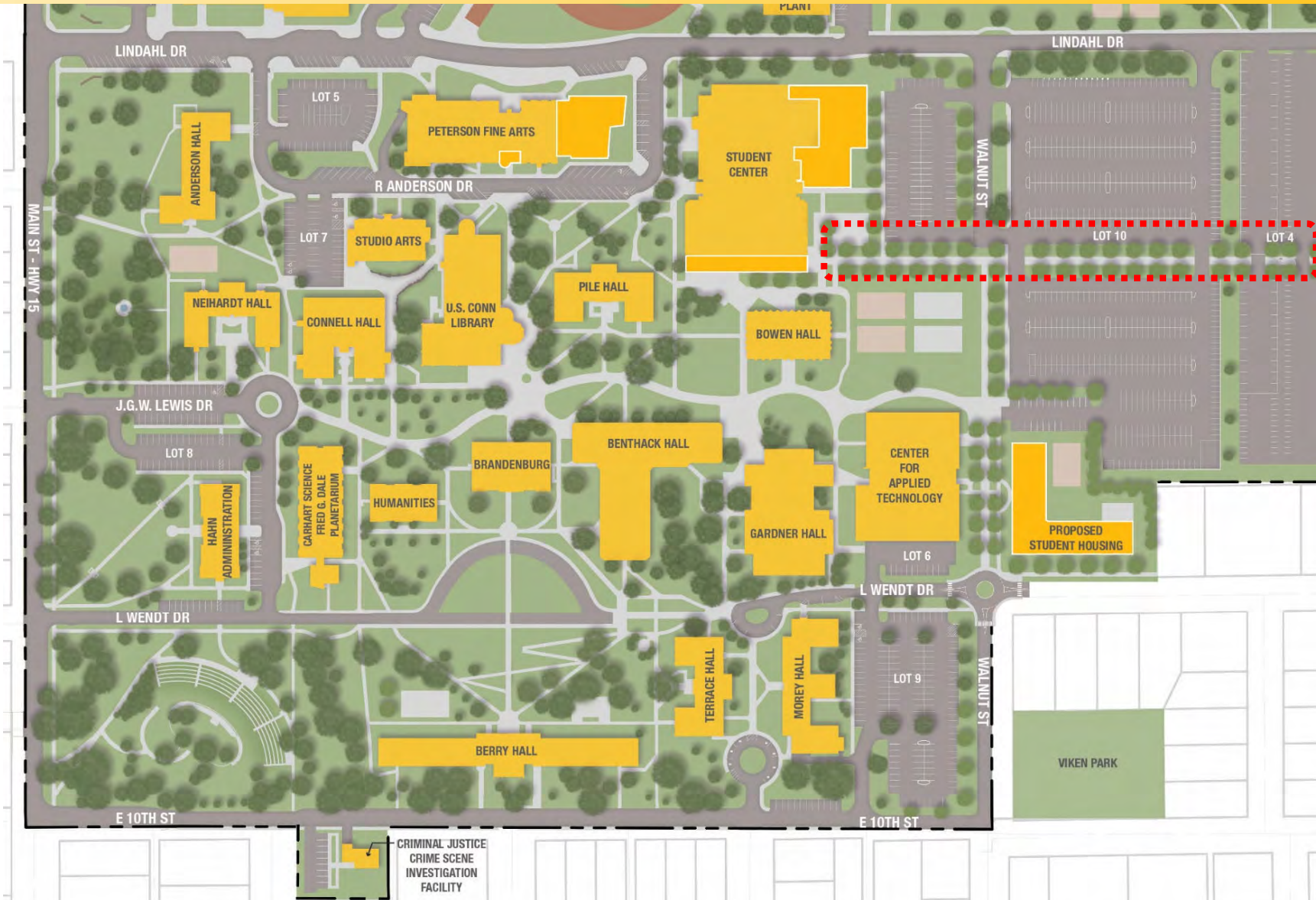
High Priority

Medium Priority

Low Priority

#### Project Notes:

- Wide (12' Min.) concrete walk
- Pedestrian lighting
- Shade trees and landscaping
- Benches
- Architectural features or integrated artwork



#### Potential Projects

Lots 4 & 10 Pedestrian Mall

#### Potential Project Cost

\$ 2,320,500



New Project

Renovation

Demolition/Restoration



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE

# 03

## Walnut Street Pedestrian Mall

New Project

Renovation

Demolition / Restoration

40,000 SF  
Scale

Convert 2 blocks of Walnut Street to a pedestrian mall.  
Scope

High Impact

Medium Impact

Low Impact

**PRIORITY**

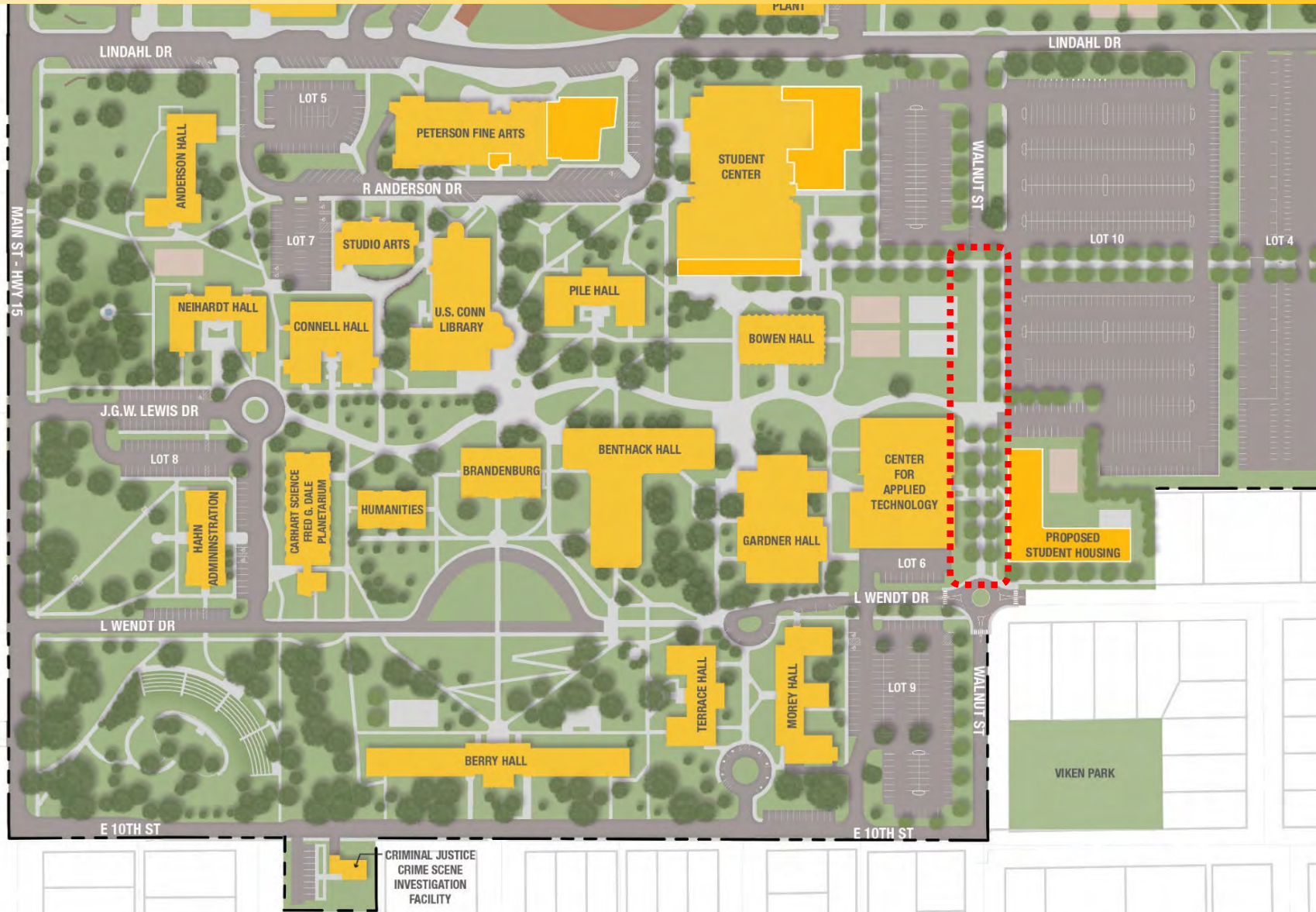
High Priority

Medium Priority

Low Priority

**Project Notes:**

- Wide (16' Min.) concrete walk
- Pedestrian lighting
- Shade trees and landscaping
- Benches
- Architectural features or integrated artwork
- Maintain vehicular access for emergency vehicles, move-in/move-out days and deliveries



**Potential Projects**

Walnut Street Pedestrian Mall

**Potential Project Cost**

\$ 2,121,600

New Project

Renovation

Demolition/Restoration 115



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE

## 04 Expand Lot 9

New Project

Renovation

Demolition / Restoration

~ 40 Parking Spaces  
Scale

Expand Lot 9 to the south  
Scope

High Impact

Medium Impact

Low Impact

**PRIORITY**

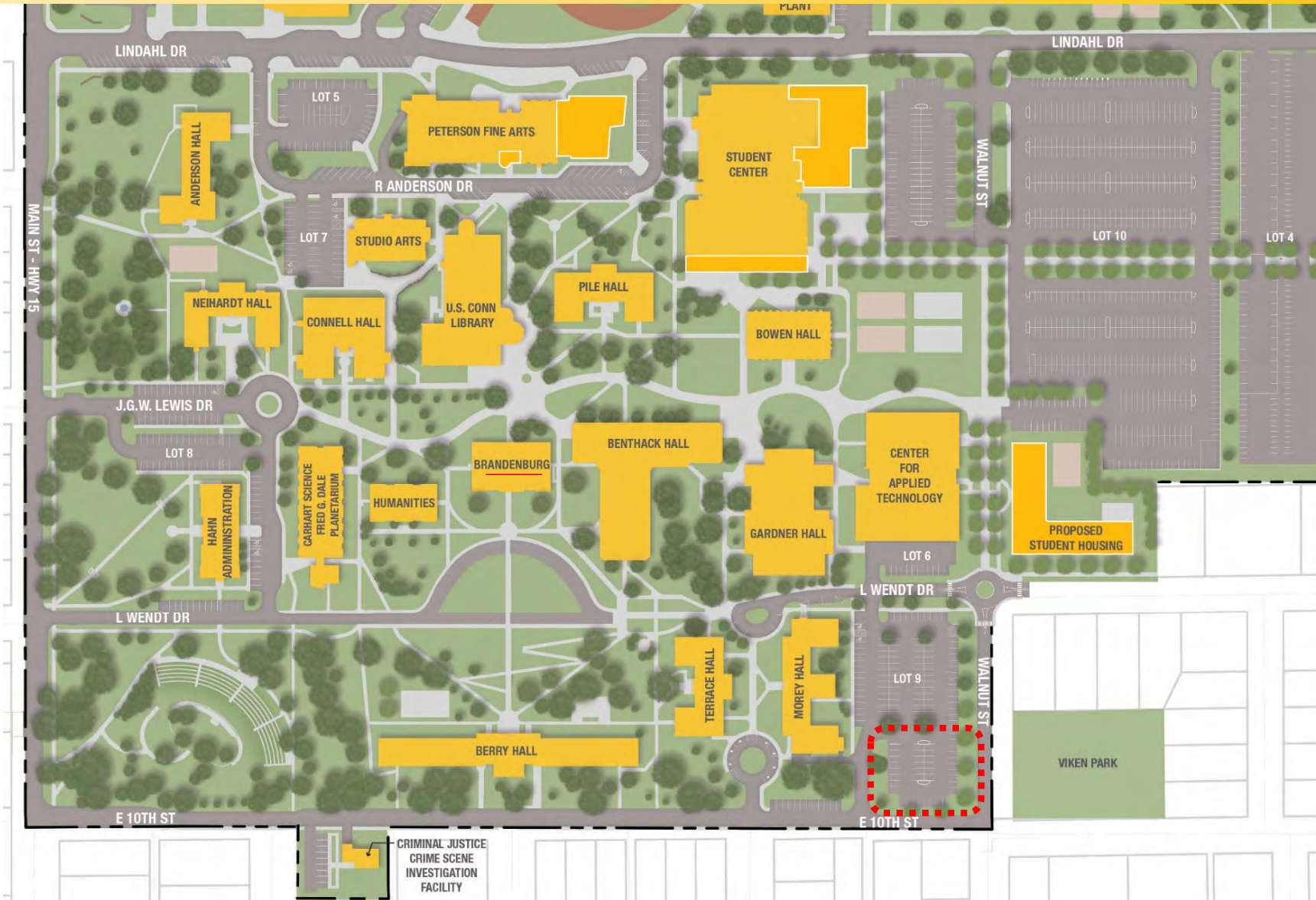
High Priority

Medium Priority

Low Priority

**Project Notes:**

- Concrete pavement
- Turf and shade trees
- Directly connect to Lot 9
- Not connected directly to E 10<sup>th</sup> St
- Sustainable stormwater solutions



**Potential Projects**

Expand Lot 9

**Potential Project Cost**

\$ 451,440



New Project

Renovation

Demolition/Restoration



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE

# 05

## Student Center Expansion Parking

New Project

Renovation

Demolition / Restoration

~ 80 Parking Spaces

Create new lot in conjunction with Student Center Expansion

High Impact

Medium Impact

Low Impact

**PRIORITY**

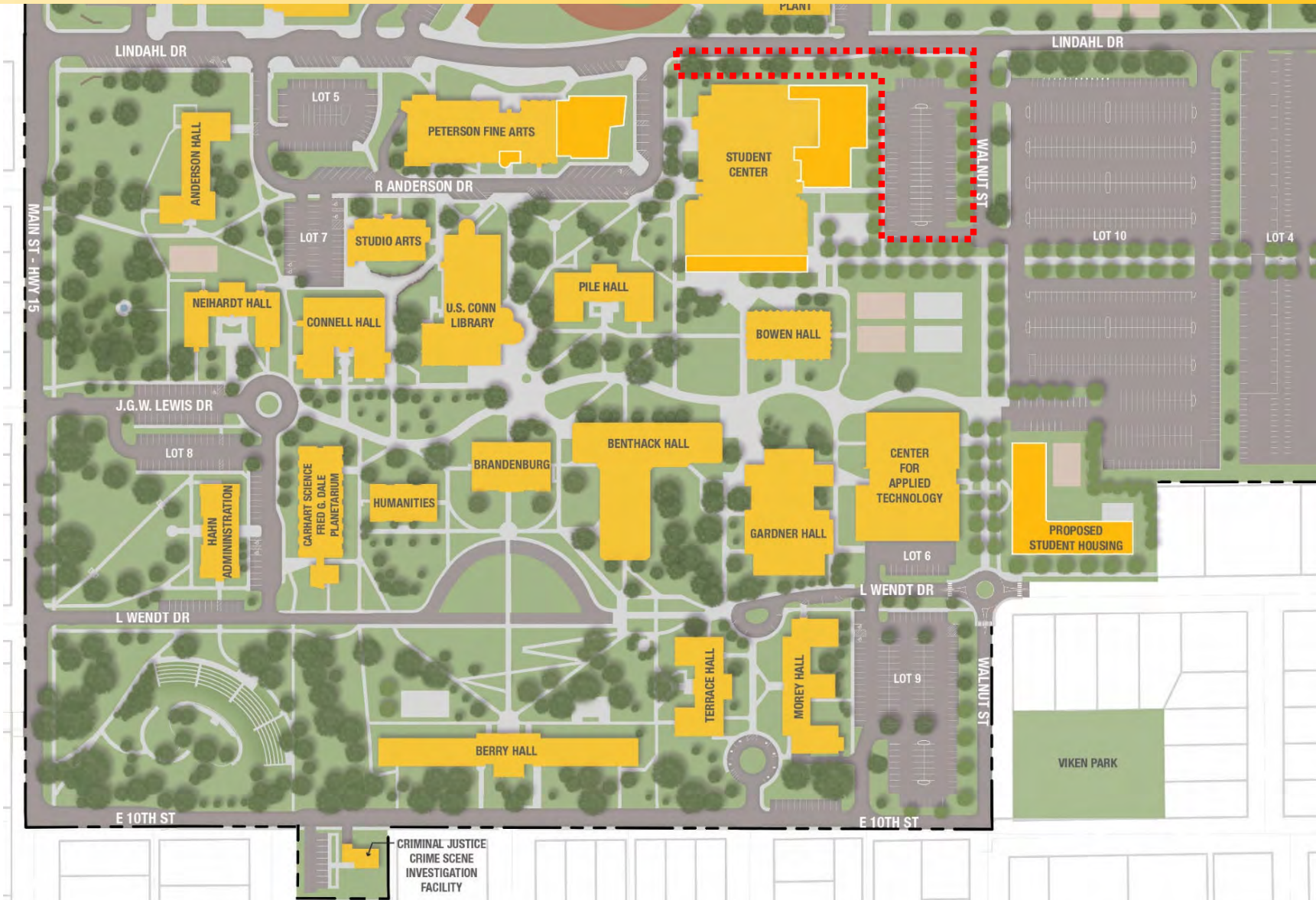
High Priority

Medium Priority

Low Priority

**Project Notes:**

- Concrete pavement
- Turf and shade trees
- Directly connect to Walnut Street
- Accessible parking stalls
- Add walk along Lindahl Drive
- Sustainable stormwater solutions



**Potential Projects**

Student Center Expansion Parking

**Potential Project Cost**

\$ 1,527,500



New Project

Renovation

Demolition/Restoration 117



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE

# 06

## Berry Hall Landscape Improvements

New Project

Renovation

Demolition / Restoration

~ 100,000 SF  
Scale

Site improvements associated with Berry Hall renovation  
Scope

High Impact

Medium Impact

Low Impact

**PRIORITY**

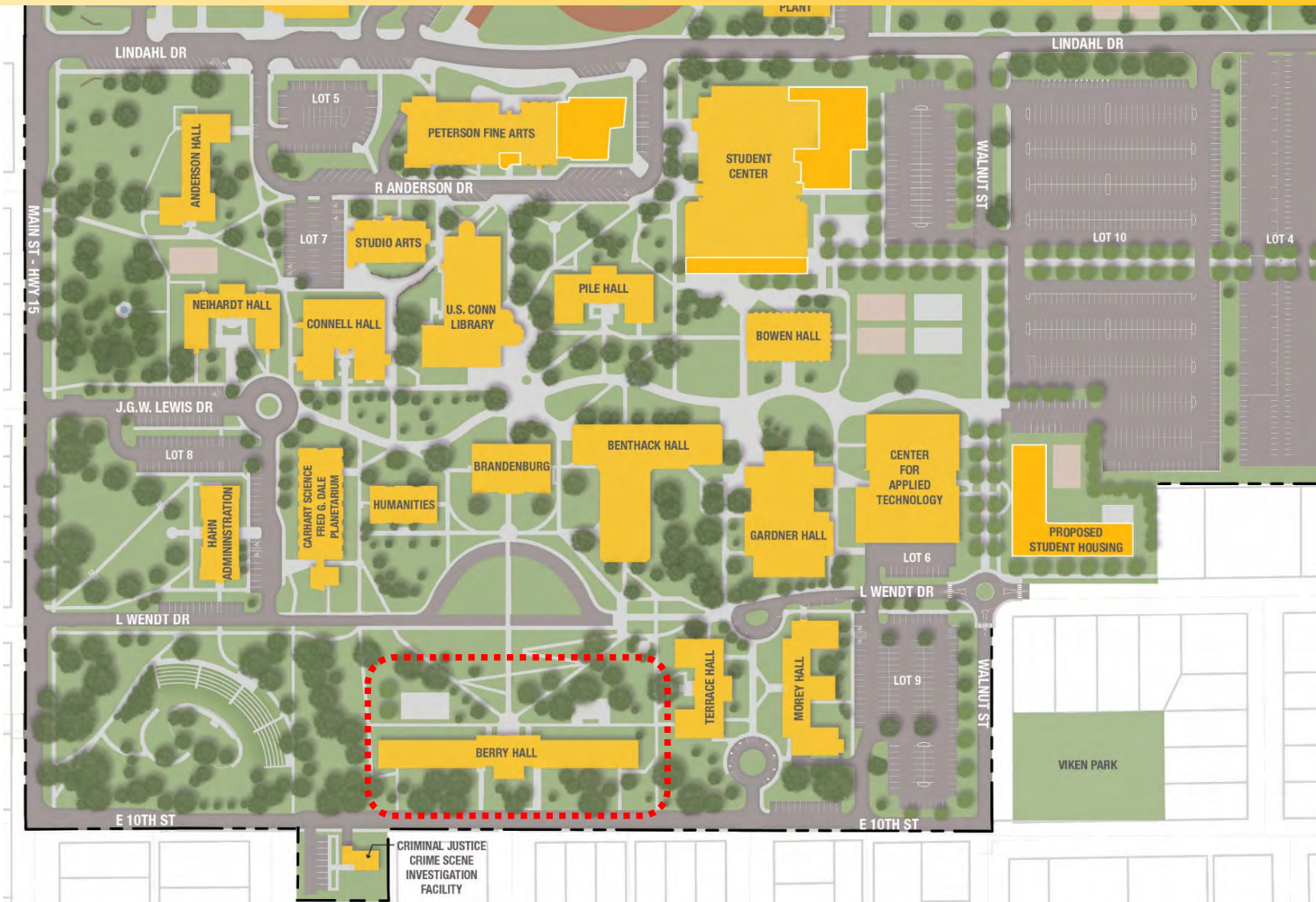
High Priority

Medium Priority

Low Priority

**Project Notes:**

- Improved accessibility (ramps, sloped walks, terracing, etc.)
- Entry plaza
- Outdoor patio
- Landscaping
- Recreation Court



**Potential Projects**

Berry Hall Landscape Improvements

**Potential Project Cost**

\$ 1,326,000



New Project

Renovation

Demolition/Restoration 118



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE

# 07

## New Residence Hall Landscape Improvements

New Project

Renovation

Demolition / Restoration

~ 40,000 SF  
Scale

Site improvements associated a New Residence Hall  
Scope

High Impact

Medium Impact

Low Impact

**PRIORITY**

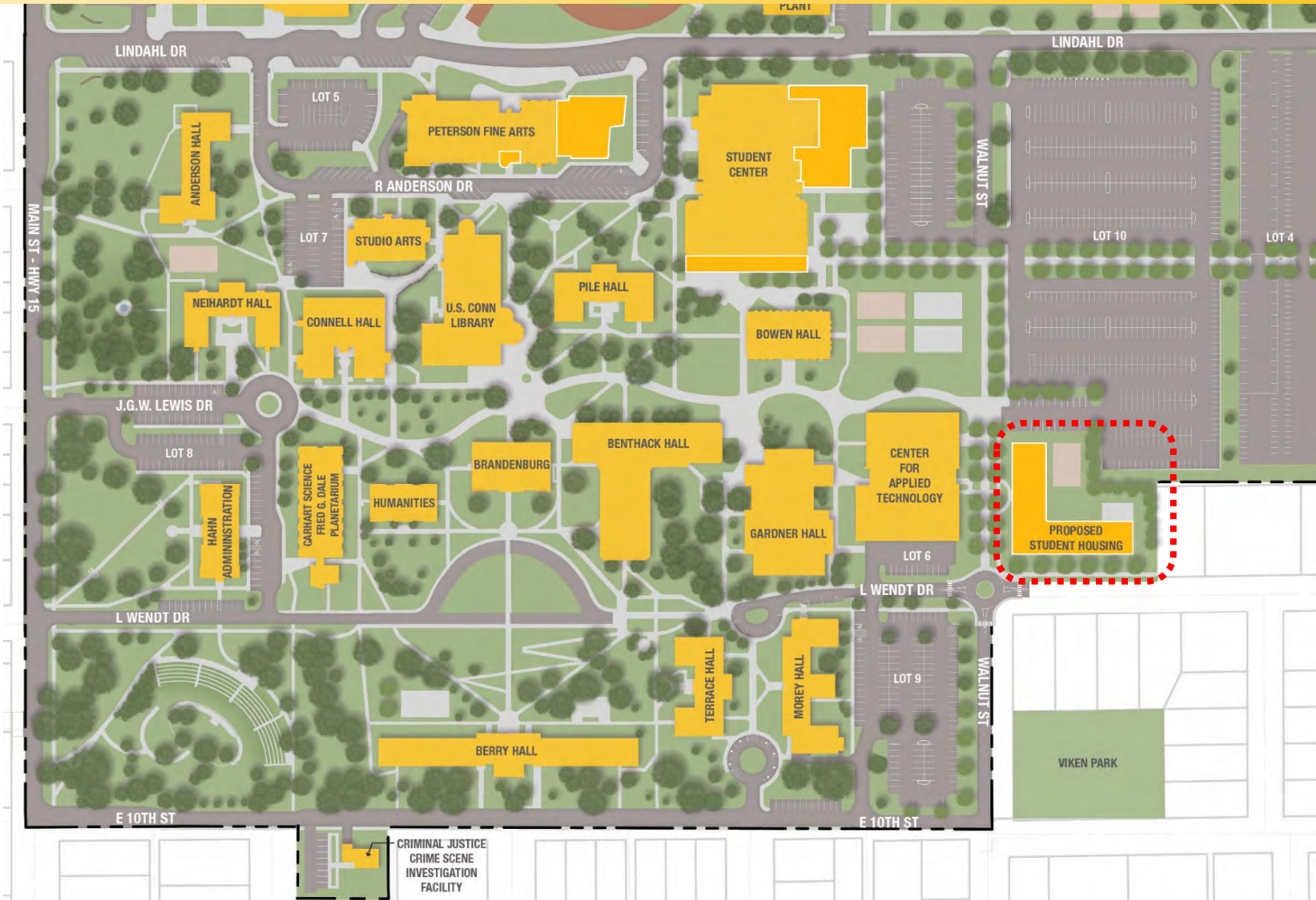
High Priority

Medium Priority

Low Priority

**Project Notes:**

- Entry plaza
- Outdoor patio
- Landscaping
- Recreation Court



**Potential Projects**

New Residence Hall Landscape Improvements (parking included in Facilities Plan #14)

**Potential Project Cost**

\$ 1,920,000



New Project

Renovation

Demolition/Restoration



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE

# 08

## Brandenburg Visitor Entry Experience

New Project

Renovation

Demolition / Restoration

~ 80,000 SF  
Scale

New visitor drop-off, parking and landscaping  
Scope

High Impact

Medium Impact

Low Impact

**PRIORITY**

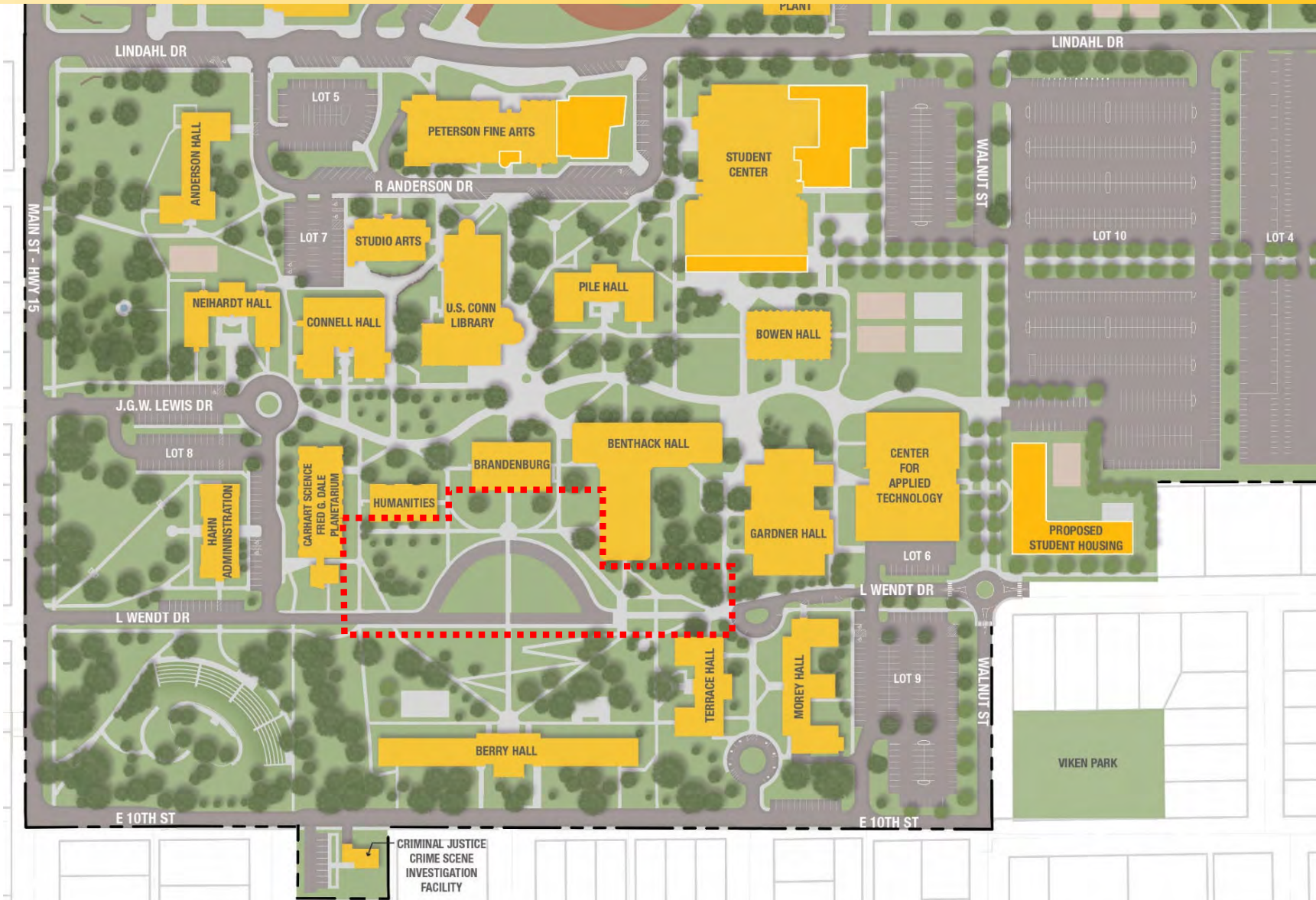
High Priority

Medium Priority

Low Priority

### Project Notes:

- Close Wendt Drive north of Terrace Hall
- Create loop drive, drop-off and parking south of Brandenburg Hall
- Pedestrian walks and entry plaza to Brandenburg
- Architectural features and/or integrated artwork
- High impact landscaping
- Specialty lighting
- Wildcat Statue



### Potential Projects

Brandenburg Visitor Entry Experience

### Potential Project Cost

\$ 4,108,800

New Project

Renovation

Demolition/Restoration 120





# CAMPUS MASTER PLAN – SITE IMPROVEMENTS SOUTH ZONE

# 09

## Student Center Landscaping Improvements

New Project

Renovation

Demolition / Restoration

~ 50,000 SF  
Scale

Site and landscape improvements associated with SC addition  
Scope

High Impact

Medium Impact

Low Impact

**PRIORITY**

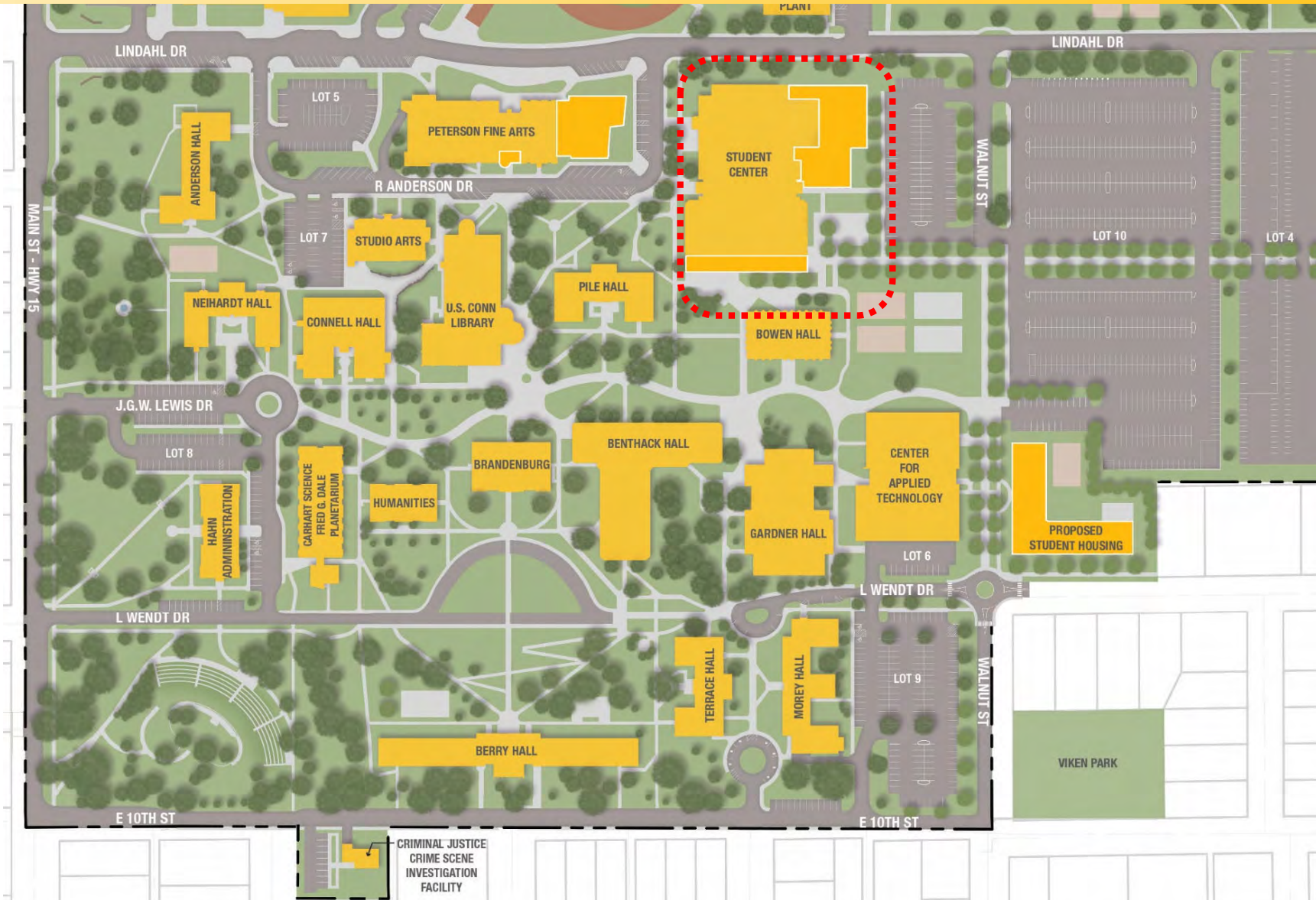
High Priority

Medium Priority

Low Priority

**Project Notes:**

- Outdoor patios w/ specialty paving, lighting, built-in and freestanding seating, landscape beds
- Landscape restoration around all of SC
- Connection to new Pedestrian Mall



**Potential Projects**

Student Center Landscaping Improvements

**Potential Project Cost**

\$ 3,210,000



New Project

Renovation

Demolition/Restoration 121



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE

# 10

## Anderson Hall West Landscaping

New Project

Renovation

Demolition / Restoration

~ 100,000 SF

Arboretum and landscape restoration

High Impact

Medium Impact

Low Impact

**PRIORITY**

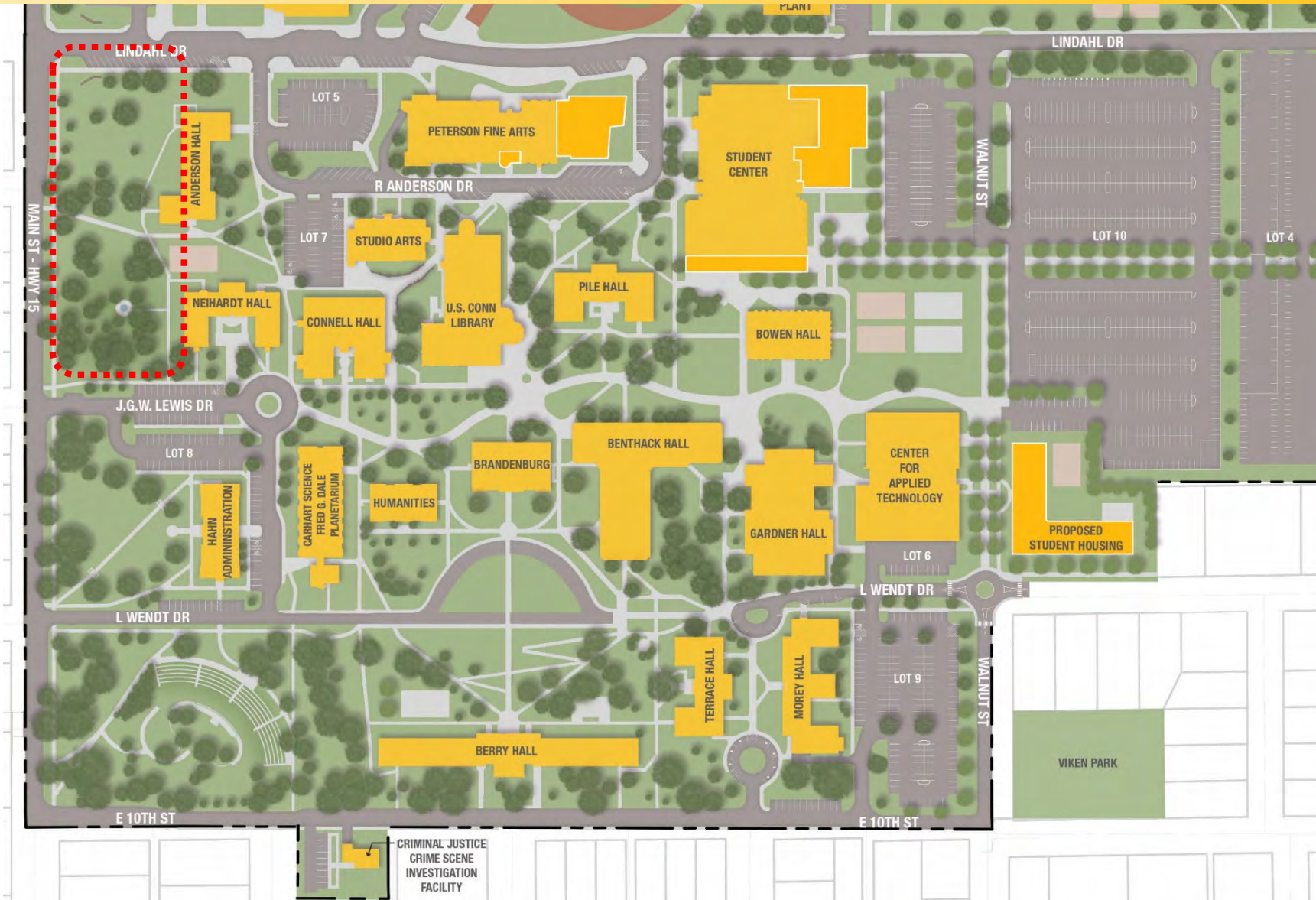
High Priority

Medium Priority

Low Priority

**Project Notes:**

- Improve organization of arboretum and campus trees
- Improve open space to encourage passive recreation
- Expand diversity of trees and shrubs
- Upgrade landscape around existing art feature west of Neihardt Hall.



**Potential Projects**

Anderson Hall West Landscaping

**Potential Project Cost**

\$ 449,400



New Project

Renovation

Demolition/Restoration



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE

# 11

## Campus Icon Projects

New Project

Renovation

Demolition / Restoration

~ 5,000 SF  
Scale

New Campus Icons  
Scope

High Impact

Medium Impact

Low Impact

### PRIORITY

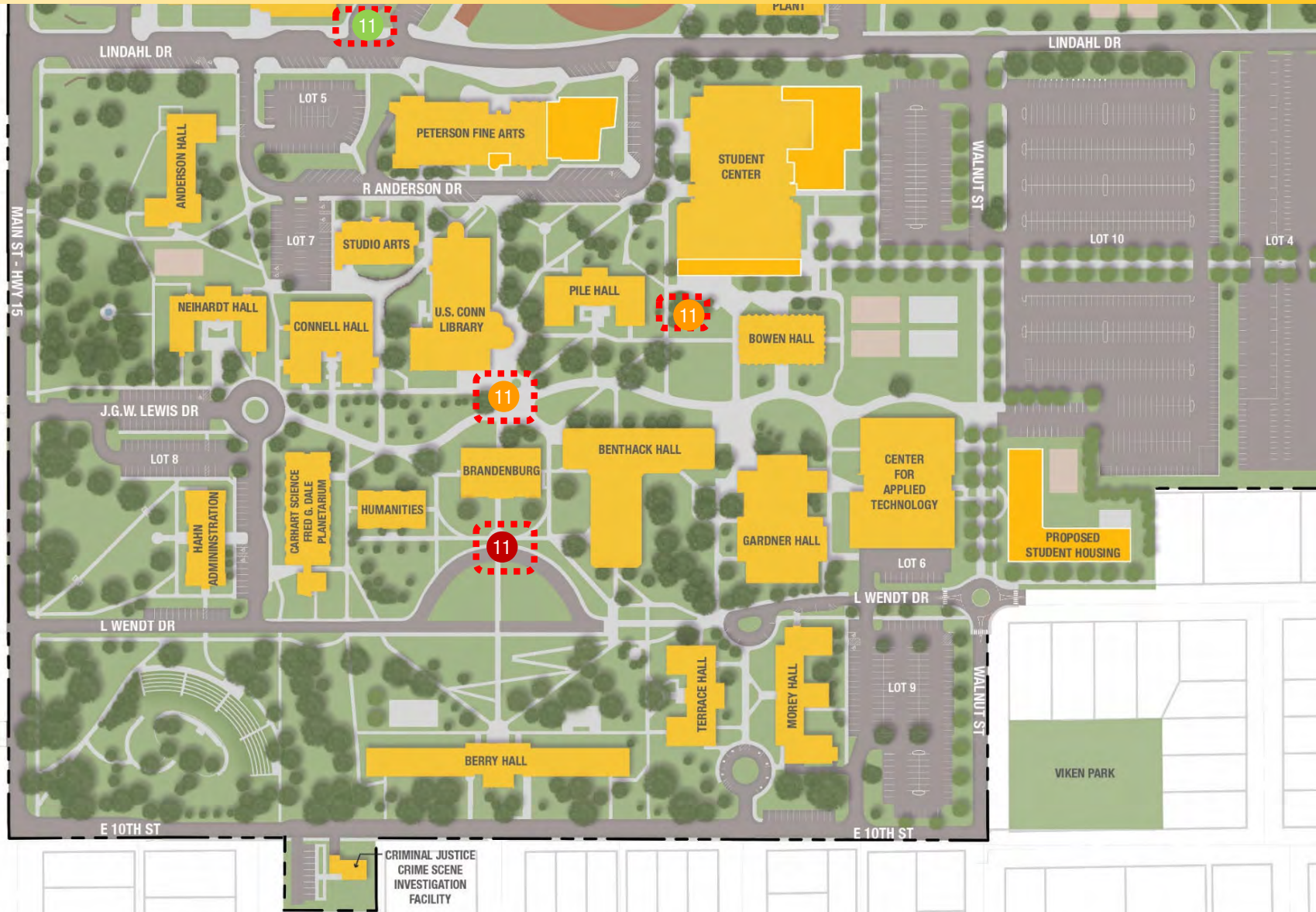
High Priority

Medium Priority

Low Priority

### Project Notes:

- Add Icons across campus
- Icons could be any number of features, including but not limited to:
  - Sculpture
  - Bell tower
  - Artwork



### Potential Projects

Campus Icon Projects (price per location)

### Potential Project Cost

\$ 102,540 - \$ 331,500

New Project

Renovation

Demolition/Restoration



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE

## 12 Student Gathering Spaces

New Project

Renovation

Demolition / Restoration

~ 15,000 SF (each)  
Scale

Creation of 8 outdoor gathering spaces located near student life facilities  
Scope

High Impact

Medium Impact

Low Impact

**PRIORITY**

High Priority

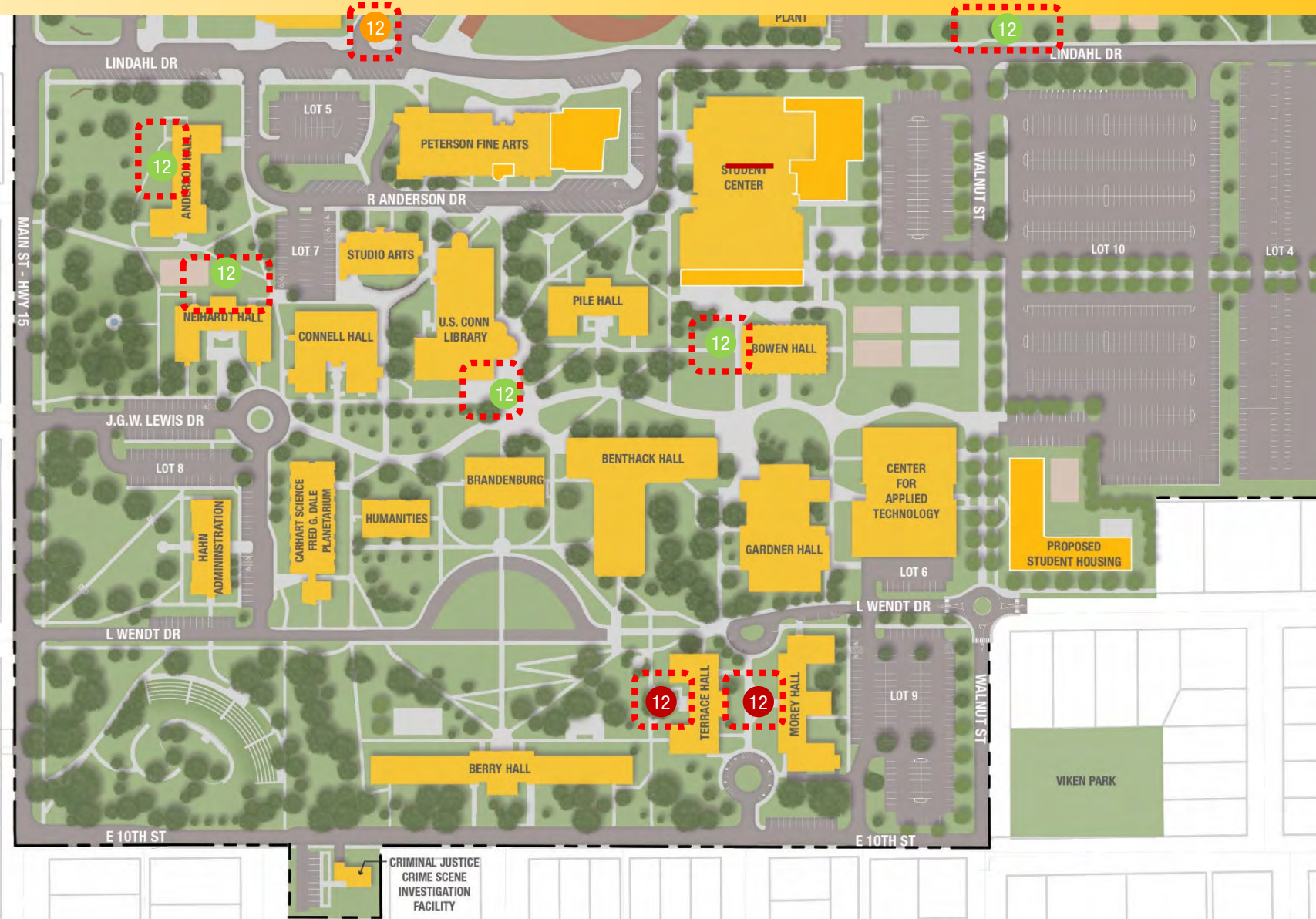
Medium Priority

Low Priority

**Project Notes:**

- Patio
- Pergola/Arbor/Trellis
- Fireplace
- Grilling station

- Seating
- Landscaping
- Furnishings
- Lighting
- Hammock posts



**Potential Projects**

Student Gathering Spaces (8 total – average cost per space)

**Potential Project Cost**

\$ 321,000 - \$ 352,000



New Project

Renovation

Demolition/Restoration 124



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE

## 13 Outdoor Recreation Courts

**+** New Project

Renovation

Demolition / Restoration

~ 40,000 SF (each)  
**Scale**

Creation of 4 recreation courts  
**Scope**

High Impact

Medium Impact

Low Impact

**PRIORITY**

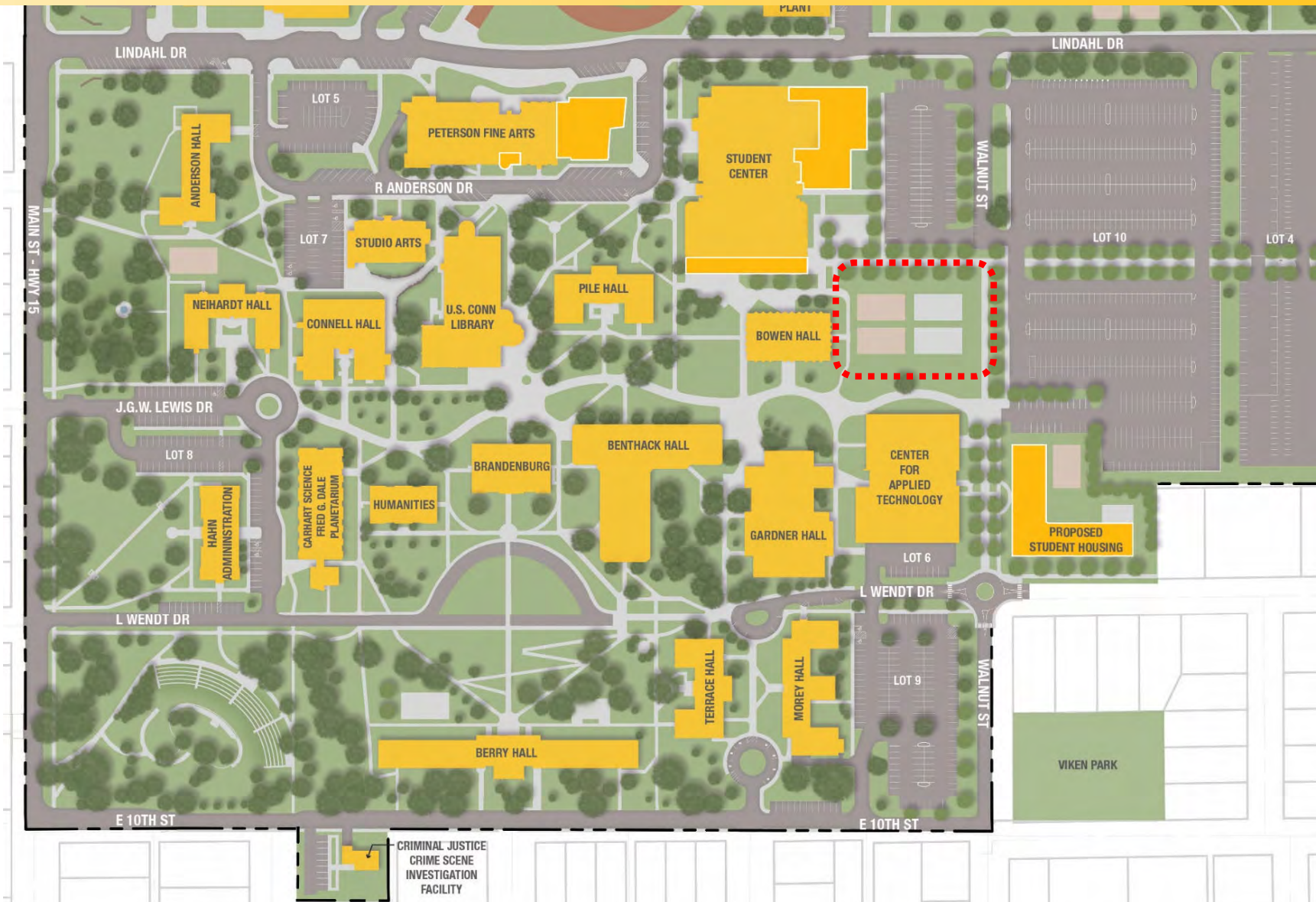
High Priority

Medium Priority

Low Priority

**Project Notes:**

- Sand Volleyball
- Basketball
- Pickleball
- Pedestrian walkways
- Seating
- Lighting
- Landscaping



**Potential Projects**

Residence Hall Outdoor Recreation Courts

**Potential Project Cost**

\$ 663,000

New Project

Renovation

Demolition/Restoration 125



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE

# 14

**Criminal Justice Facility Parking**

**+** New Project

Renovation

Demolition / Restoration

~ 15 spaces  
**Scale**

New parking lot  
**Scope**

High Impact

Medium Impact

Low Impact

**PRIORITY**

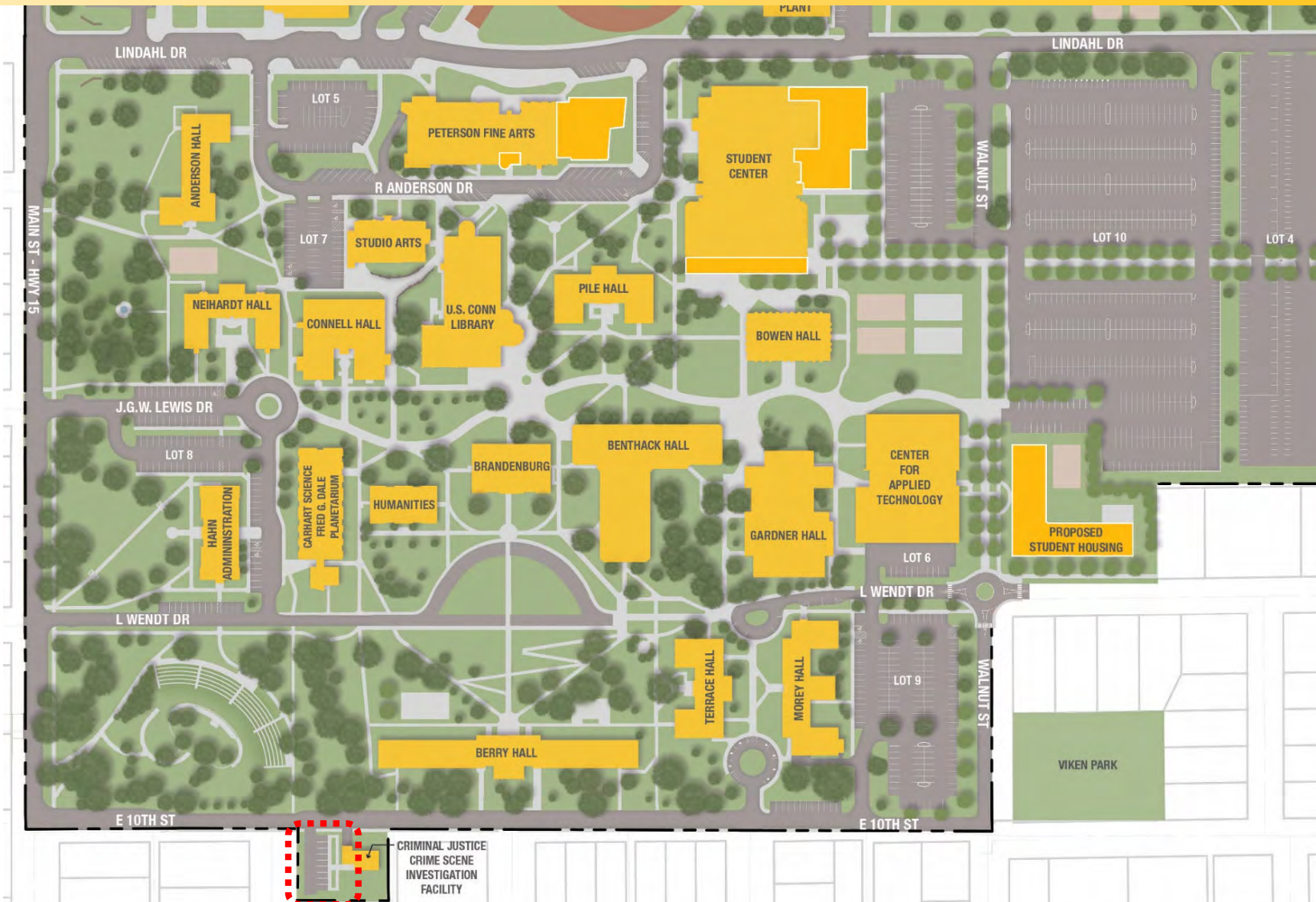
High Priority

Medium Priority

Low Priority

**Project Notes:**

- New concrete parking
- Lot may require terracing
- Walks, stairs and ramps
- Vehicular and pedestrian lighting
- Sustainable stormwater solutions



**Potential Projects**

New Parking Lot

**Potential Project Cost**

\$ 289,900



**+** New Project

Renovation

Demolition/Restoration



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS SOUTH ZONE

# 15

Viken Park Acquisition

New Project

Renovation

Demolition / Restoration

45,000 SF  
Scale

Greenspace  
Scope

High Impact

Medium Impact

Low Impact

**PRIORITY**

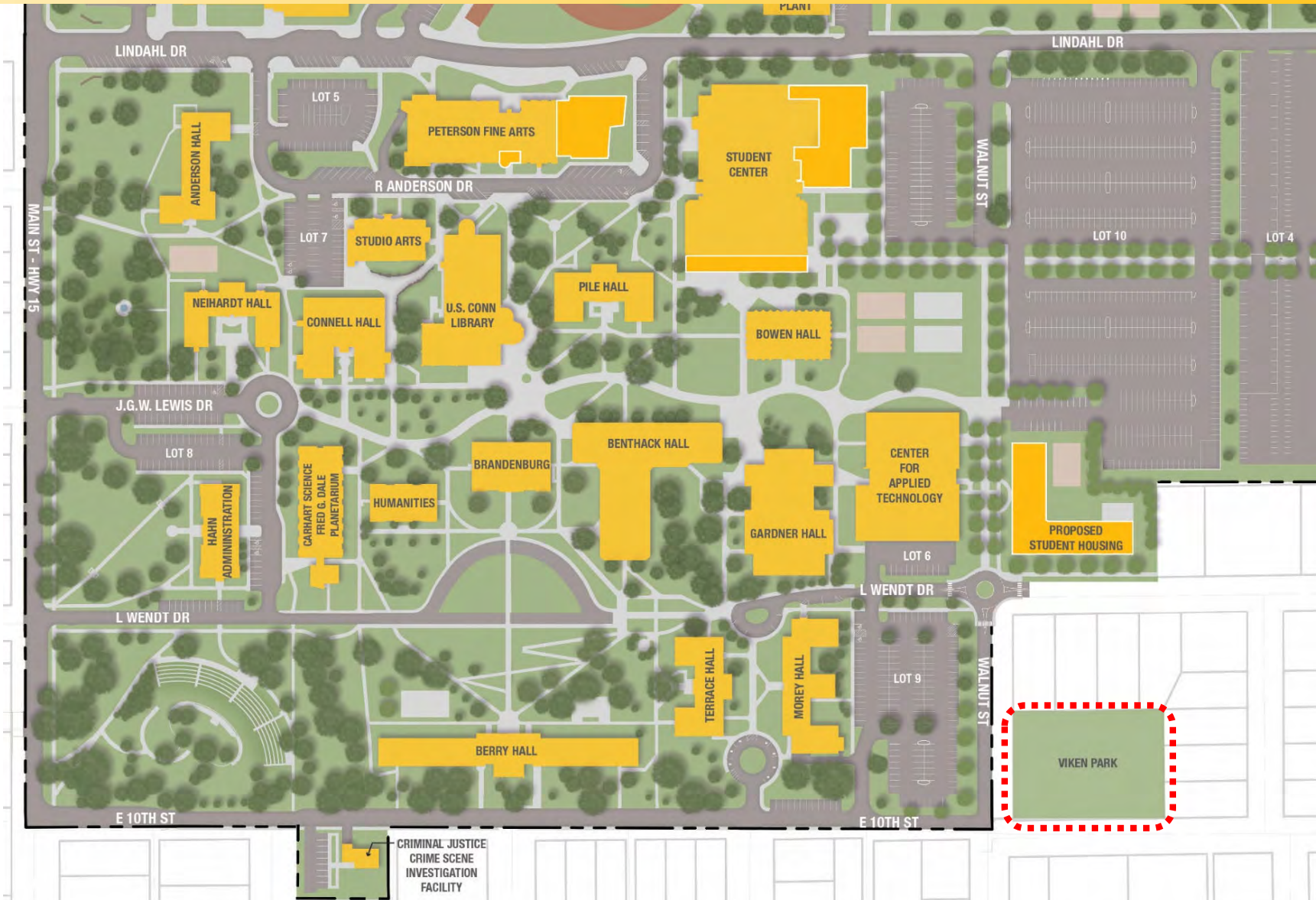
High Priority

Medium Priority

Low Priority

**Project Notes:**

- Future campus expansion



**Potential Projects**

Viken Park Acquisition

**Potential Project Cost**

N/A



New Project

Renovation

Demolition/Restoration 127



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS NORTH ZONE

## 16 Rice Parking Lot Expansion

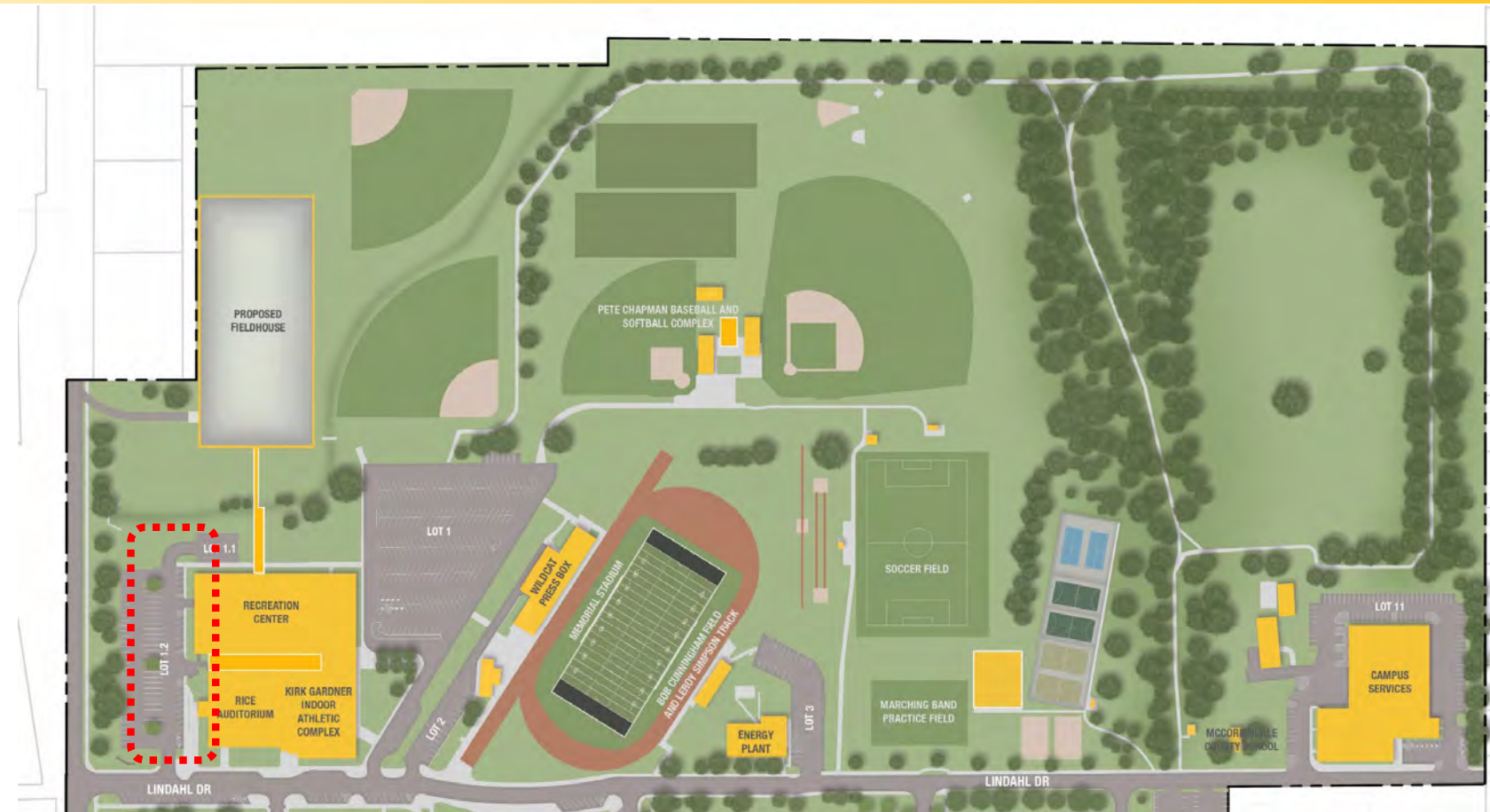
TYPE  
SCALE & SCOPE  
PROJECT DETAILS

- New Project
- Renovation
- Demolition / Restoration

- ~ 70 Spaces
- Expand parking lot

- |               |                 |
|---------------|-----------------|
| High Impact   | High Priority   |
| Medium Impact | Medium Priority |
| Low Impact    | Low Priority    |

- Project Notes:**
- Concrete pavement
  - Electrical transformer relocations
  - Turf and shade trees



Potential Projects	Potential Project Cost
Rice Athletic Parking Lot Expansion	\$ 928,200



- New Project
- Renovation
- Demolition/Restoration <sup>128</sup>





# CAMPUS MASTER PLAN - SITE IMPROVEMENTS NORTH ZONE

# 17

## Lot 1 Reconstruction & Storm Sewer Upgrades

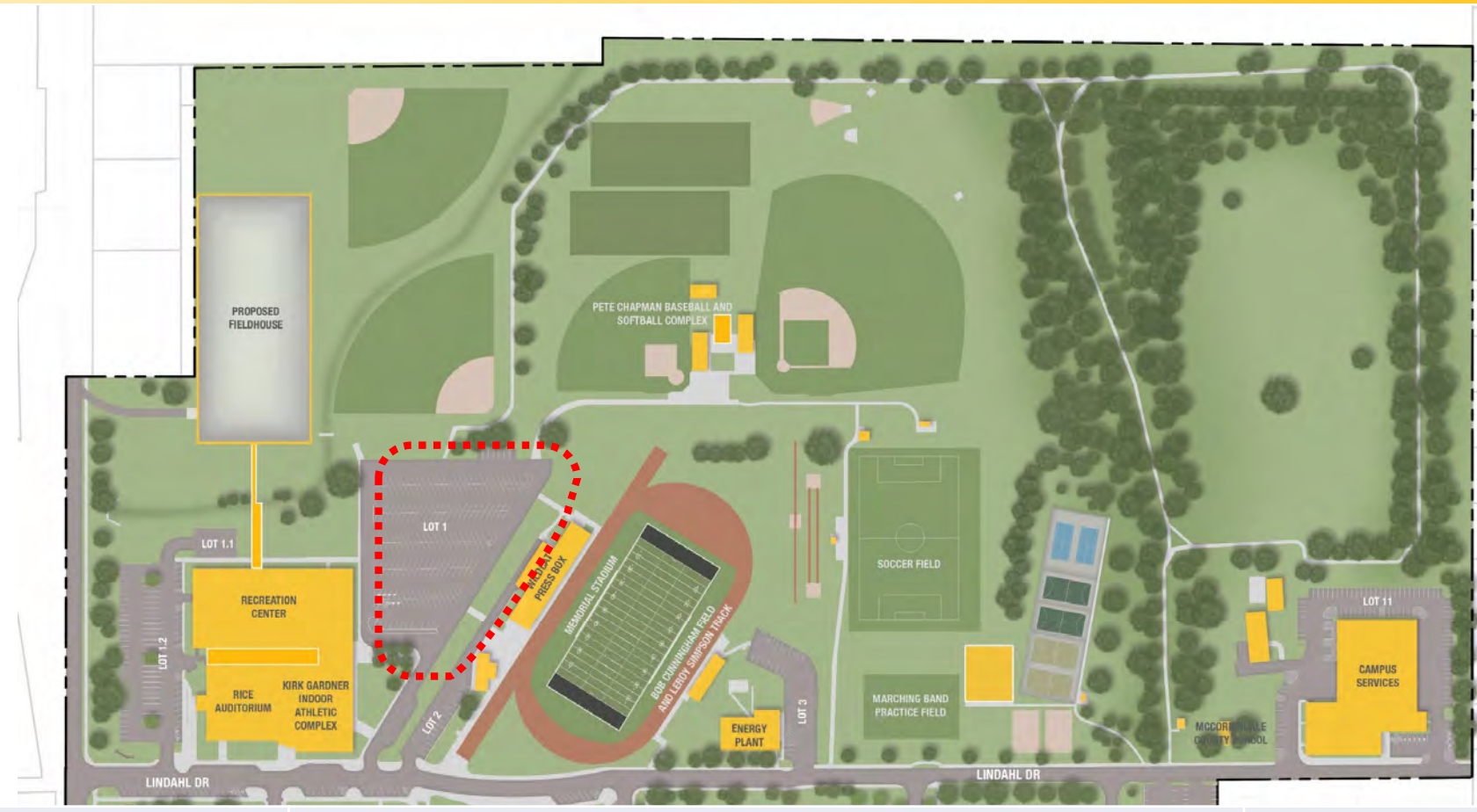
TYPE  
SCALE & SCOPE  
PROJECT DETAILS

- New Project
- Renovation
- Demolition / Restoration

- All of Lot 1
- Repair/reconstruct all of Lot 1 and storm sewer upgrades

- |               |                 |
|---------------|-----------------|
| High Impact   | High Priority   |
| Medium Impact | Medium Priority |
| Low Impact    | Low Priority    |

- Project Notes:**
- New Storm Sewer
  - Stabilization of subgrade
  - Concrete pavement
  - Turf and shade trees



Potential Projects	Potential Project Cost
Lot 1 Reconstruction & Storm Sewer Upgrades	\$ 2,889,000



New Project

Renovation

Demolition/Restoration <sup>129</sup>



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS NORTH ZONE

## 18 Memorial Stadium Upgrades

TYPE  
SCALE & SCOPE  
PROJECT DETAILS

- New Project
- Renovation
- Demolition / Restoration

- Track & Field
- Scale**
- Replace existing track, synthetic turf & other stadium upgrades
- Scope**

- |               |                 |                 |
|---------------|-----------------|-----------------|
| High Impact   | <b>PRIORITY</b> | High Priority   |
| Medium Impact |                 | Medium Priority |
| Low Impact    |                 | Low Priority    |

**Project Notes:**

- Phase 1 (Track)
  - Replace the existing track surface
  - Upgrade field lighting to LED
  - Improve drainage system
  - Update stairs & railings
  - North end tree & shrub replacement
- Phase 2 (Football Field)
  - Replace the existing synthetic turf surface
  - Improve drainage system



Potential Projects	Potential Project Cost
Memorial Stadium Upgrades – Phase 1	\$ 1,476,600
Memorial Stadium Upgrades – Phase 2	\$ 1,245,480



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS NORTH ZONE

## 19

### Pete Chapman Complex Upgrades

TYPE  
SCALE & SCOPE  
PROJECT DETAILS

New Project

Renovation

Demolition / Restoration

Baseball & Softball Stadium

**Scale**  
 Upgrade both stadium fields, grandstands, press boxes & other amenities

High Impact

Medium Impact

Low Impact

**PRIORITY**

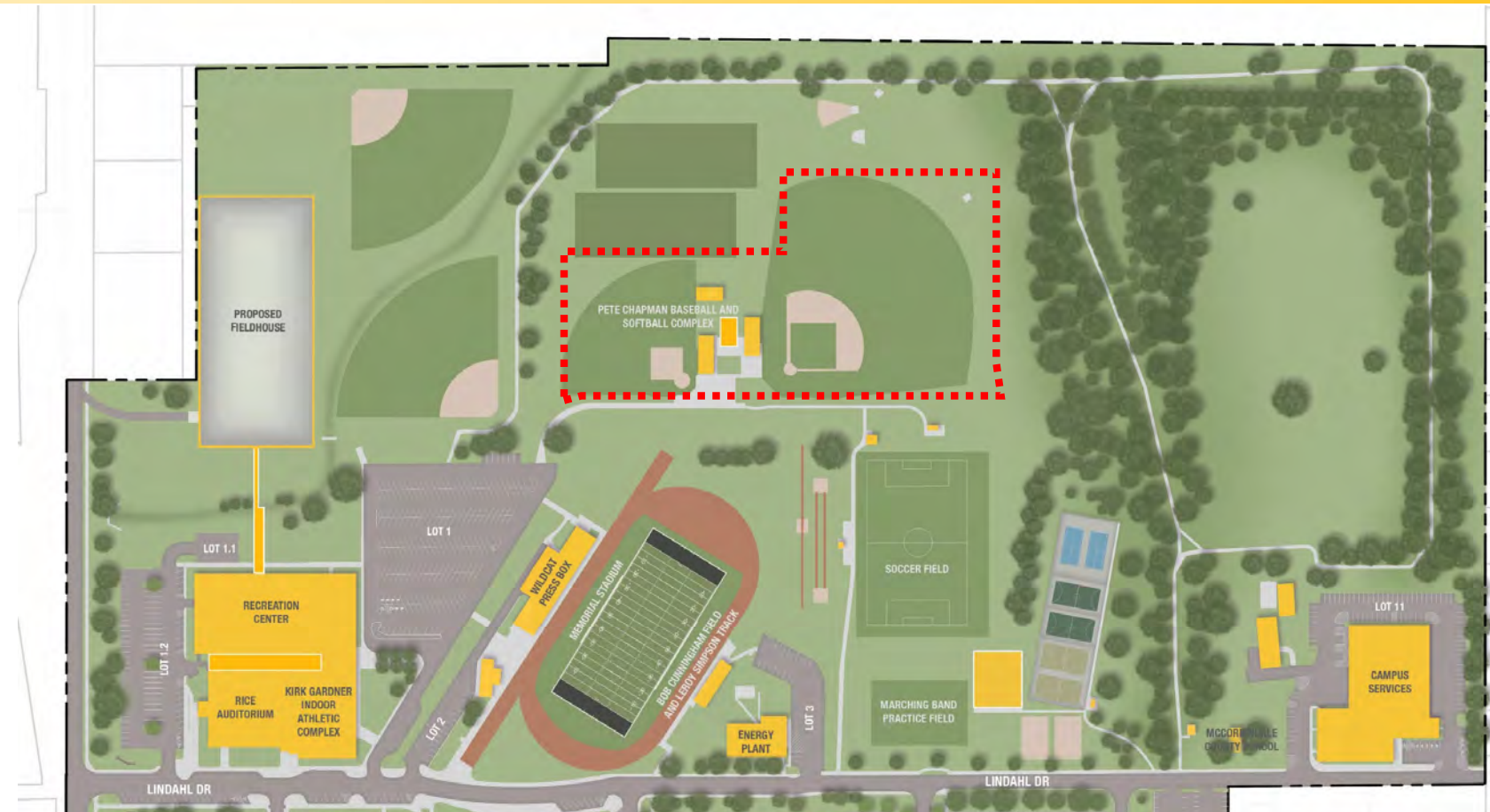
High Priority

Medium Priority

Low Priority

**Project Notes:**

- Replace Irrigation
- Add synthetic turf at softball & baseball
- Add Field Lights
- New press boxes
- Additional safety netting
- Permanent seating upgrades
- Indoor batting cages



Potential Projects	Potential Project Cost
Pete Chapman Complex Upgrades	\$ 7,642,000
Softball Upgrades	\$ 2,250,000
Baseball Upgrades	\$ 3,500,000
General Improvements	\$ 1,250,000
Irrigation Replacement	\$ 642,000



New Project

Renovation

Demolition/Restoration <sup>131</sup>



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS NORTH ZONE

# 20

T&F Throws Venue Safety Upgrades

TYPE  
SCALE & SCOPE  
PROJECT DETAILS

New Project

Renovation

Demolition / Restoration

Track & Field Throws Venue

Scale

Add safety features and upgrade access

Scope

High Impact

Medium Impact

Low Impact

PRIORITY

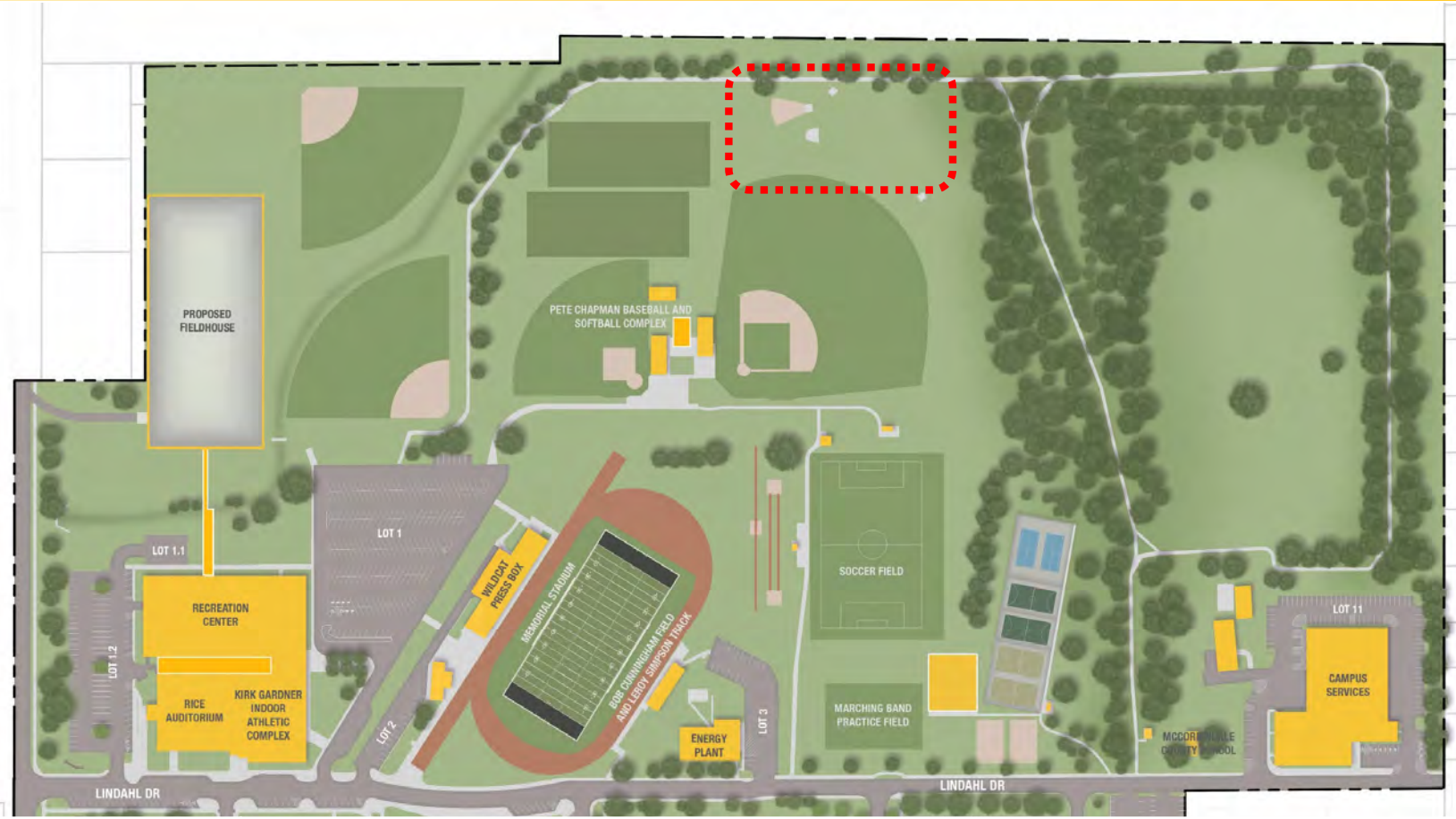
High Priority

Medium Priority

Low Priority

**Project Notes:**

- Add safety netting
- Replace throw cages as needed
- Add accessible walks
- Add pedestrian lighting



**Potential Projects**

T&F Throws Venue Safety Upgrades

**Potential Project Cost**

\$ 224,700



New Project

Renovation

Demolition/Restoration <sup>132</sup>



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS NORTH ZONE

# 21

## Soccer /Rugby Pitch Upgrades

New Project

Renovation

Demolition / Restoration

Soccer/Rugby Pitch

Scale

Multi-phase improvements

Scope

High Impact

Medium Impact

Low Impact

**PRIORITY**

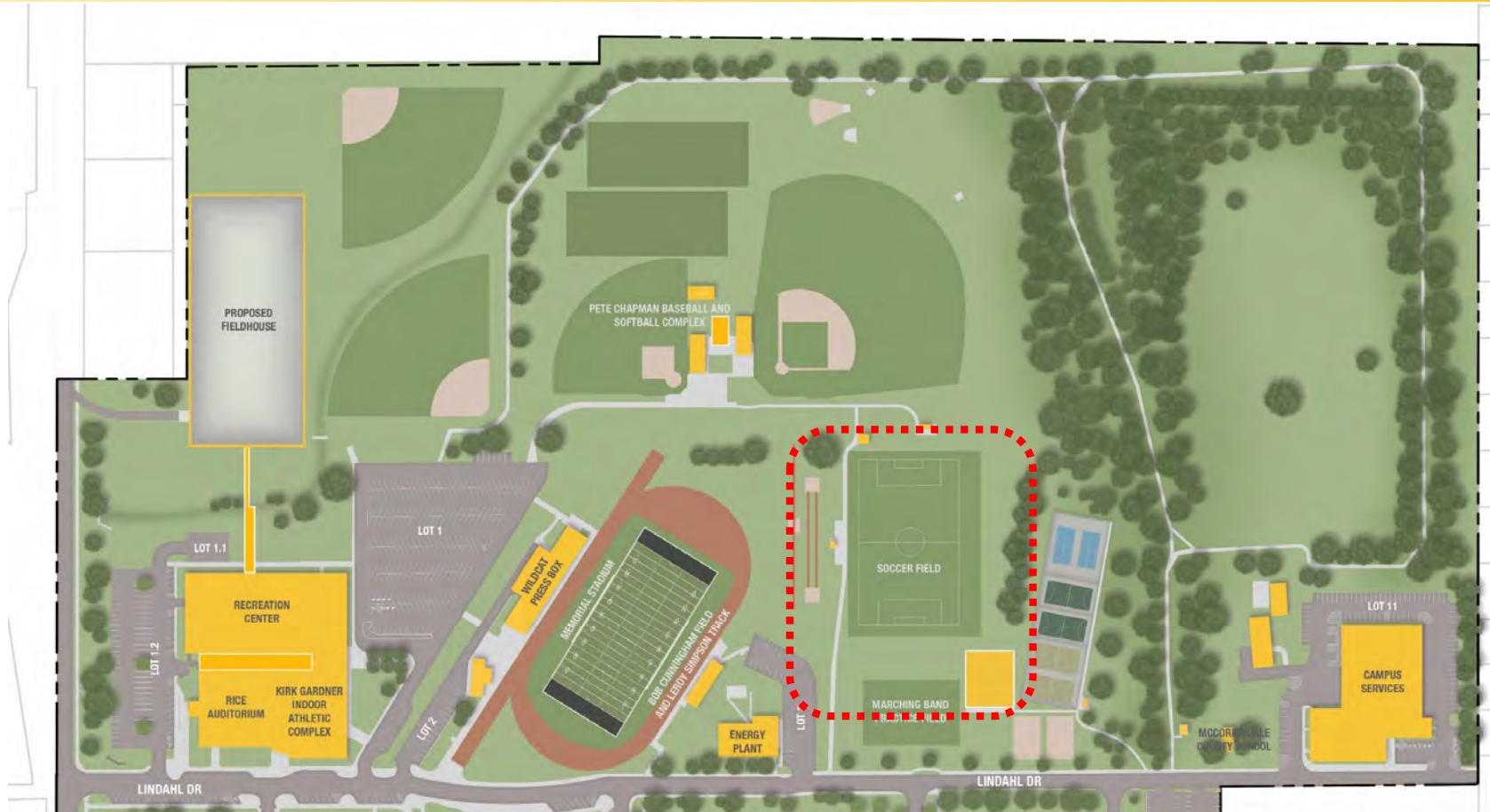
High Priority

Medium Priority

Low Priority

### Project Notes:

- Phase 1 - Install complete synthetic turf system, including subdrains, aggregate base, synthetic turf and curbing
- Phase 2 - Field Lights
- Phase 3 - New press box and grandstand
- Phase 4 - Restrooms & Concessions



### Potential Projects

- Phase 1 - Soccer Pitch Synthetic Turf
- Phase 2 - Field Lights
- Phase 3 - Grandstand, Press Box
- Phase 4 - Restrooms & Concessions

### Potential Project Cost

- \$ 1,605,000
- \$ 642,000
- \$ 1,219,800
- \$ 1,152,000



New Project

Renovation

Demolition/Restoration 133



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS NORTH ZONE

# 22

## Intramural/Practice Field Upgrades

TYPE  
SCALE & SCOPE  
PROJECT DETAILS

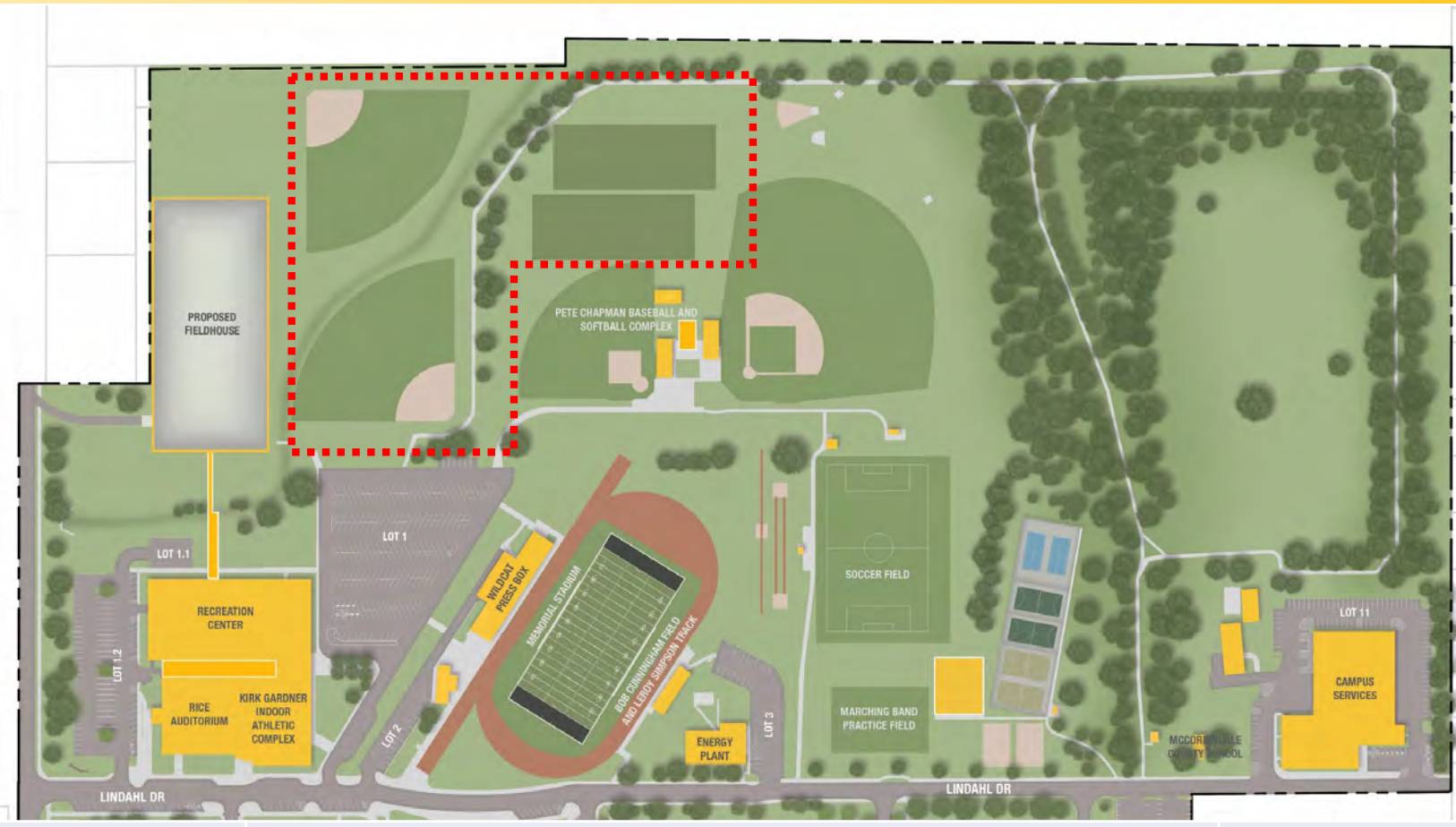
- New Project
- Renovation
- Demolition / Restoration

- Intramural & Practice Fields
- Scale**
- General upgrades to the fields, access and amenities
- Scope**

- |               |                 |
|---------------|-----------------|
| High Impact   | High Priority   |
| Medium Impact | Medium Priority |
| Low Impact    | Low Priority    |

**Project Notes:**

- Phase 1
  - Upgrade access to fields
  - Restore turf and infields
  - Add benches
  - Add access to potable water
  - Stabilize creek edge
- Phase 2
  - Synthetic turf for east fields (near Chapman Complex)



Potential Projects	Potential Project Cost
Phase 1 – Intramural/Practice Field Upgrades	\$ 549,900
Phase 2 – Synthetic Turf for East Fields	\$ 1,412,400



- New Project
- Renovation
- Demolition/Restoration <sup>134</sup>



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS NORTH ZONE

# 23

## Natural Turf Field Irrigation Upgrades

TYPE  
SCALE & SCOPE  
PROJECT DETAILS

New Project

Renovation

Demolition / Restoration

All natural turf fields

Scale

Replace / restore irrigation system

Scope

High Impact

Medium Impact

Low Impact

PRIORITY

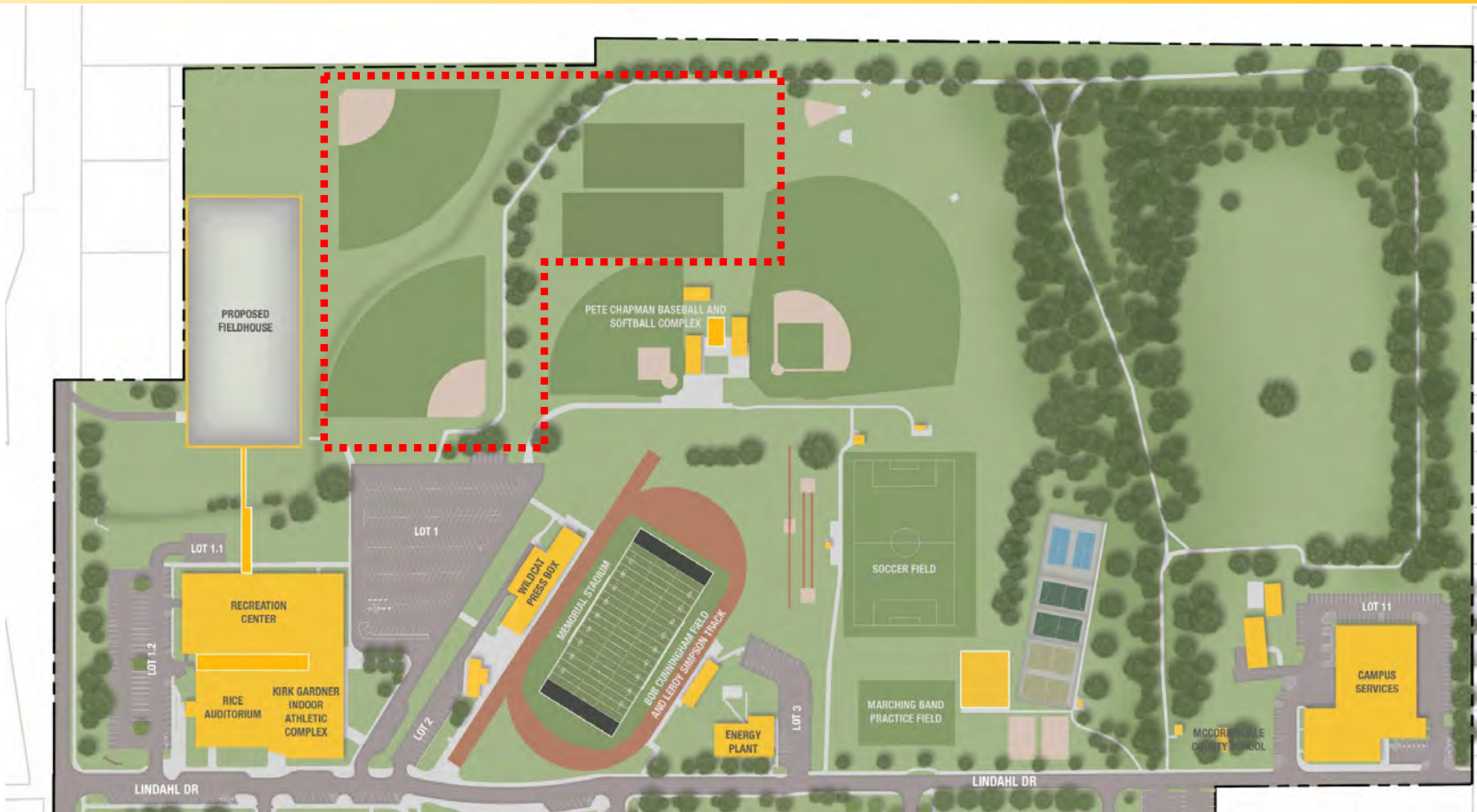
High Priority

Medium Priority

Low Priority

**Project Notes:**

- Add Controller, pumps, mains, laterals, and heads
- Controller
- Restore existing landscape



Potential Projects	Potential Project Cost
Natural Turf Field Irrigation Upgrades	\$ 1,326,000



New Project

Renovation

Demolition/Restoration 135



# CAMPUS MASTER PLAN - SITE IMPROVEMENTS NORTH ZONE

## 24 Disc Golf Course Enhancements

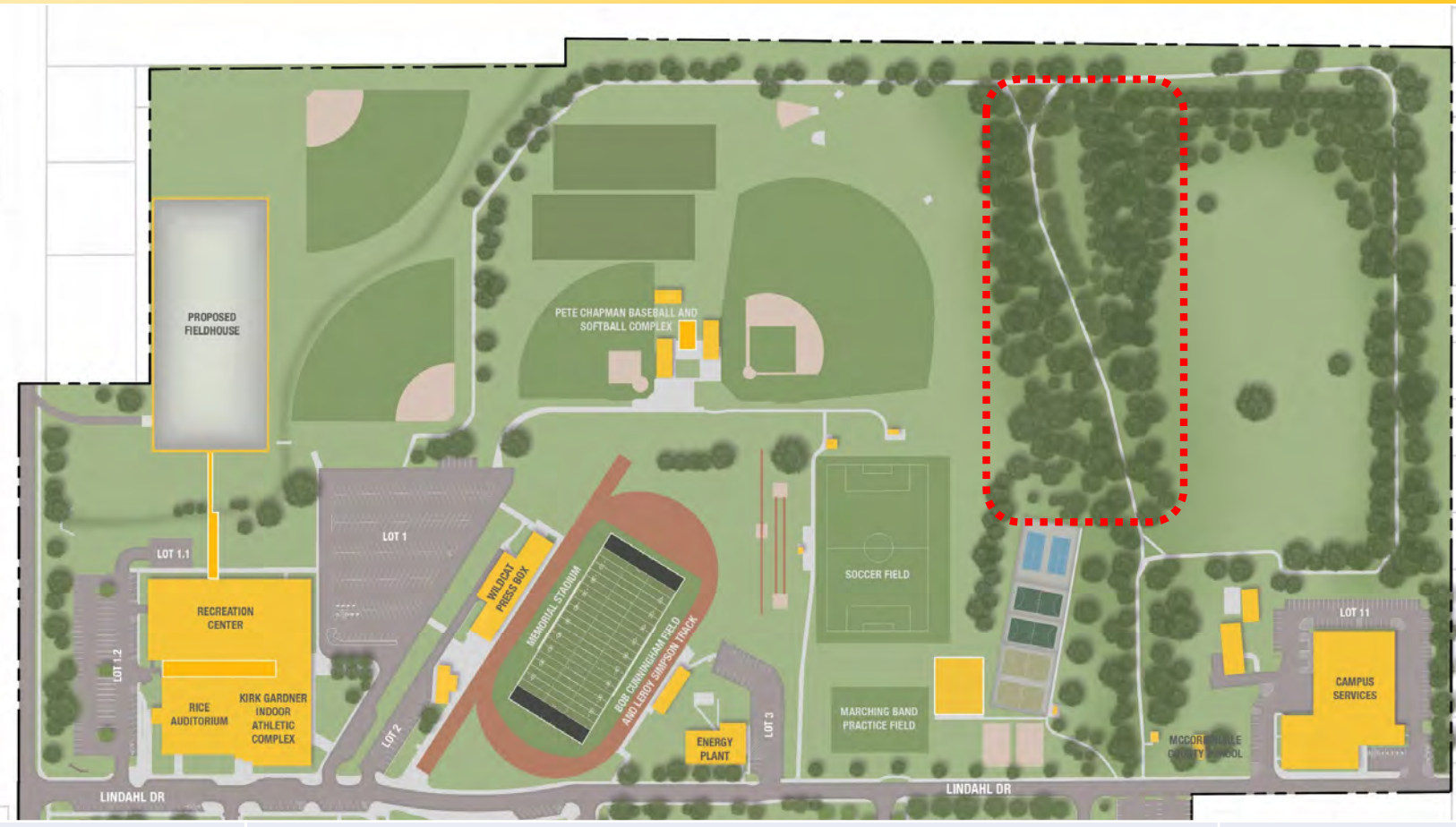
TYPE  
SCALE & SCOPE  
PROJECT DETAILS

- New Project
- Renovation
- Demolition / Restoration

- All 9 Holes
- Scale**
- Improvements to the existing 9 hole course
- Scope**

- |               |                 |                 |
|---------------|-----------------|-----------------|
| High Impact   | <b>PRIORITY</b> | High Priority   |
| Medium Impact |                 | Medium Priority |
| Low Impact    |                 | Low Priority    |

- Project Notes:**
- Replace baskets
  - Improve tee boxes
  - Clean up course, including pruning, trimming of plants.
  - Improve access



Potential Projects	Potential Project Cost
Disc Golf Course Enhancements	\$ 173,340



- New Project
- Renovation
- Demolition/Restoration <sup>136</sup>





# CAMPUS MASTER PLAN - SITE IMPROVEMENTS NORTH ZONE

## 25 Pedestrian Trail Lighting

New Project

Renovation

Demolition / Restoration

Entire Pedestrian Trail

Scale

Add pedestrian lighting to existing trail

Scope

High Impact

Medium Impact

Low Impact

**PRIORITY**

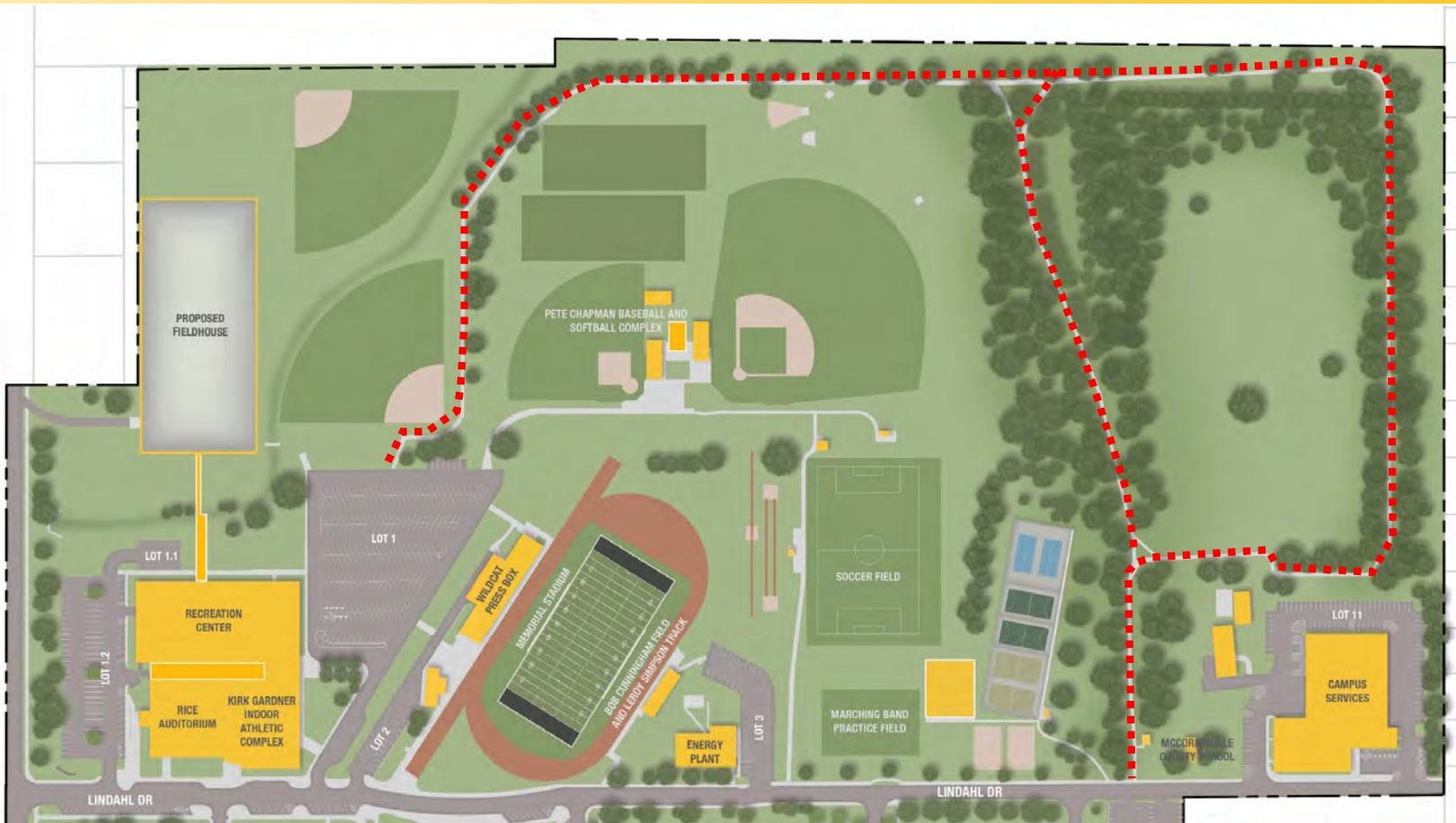
High Priority

Medium Priority

Low Priority

**Project Notes:**

- Add lighting to pedestrian trail



**Potential Projects**

Pedestrian Trail Lighting

**Potential Project Cost**

\$ 539,280



New Project

Renovation

Demolition/Restoration <sup>137</sup>



# CAMPUS MASTER PLAN – SITE IMPROVEMENTS NORTH ZONE

# 26

## Rice/Indoor Athletic Complex Landscape Improvements

New Project

Renovation

Demolition / Restoration

~45,000 SF  
Scale

General landscape improvements  
Scope

High Impact

Medium Impact

Low Impact

**PRIORITY**

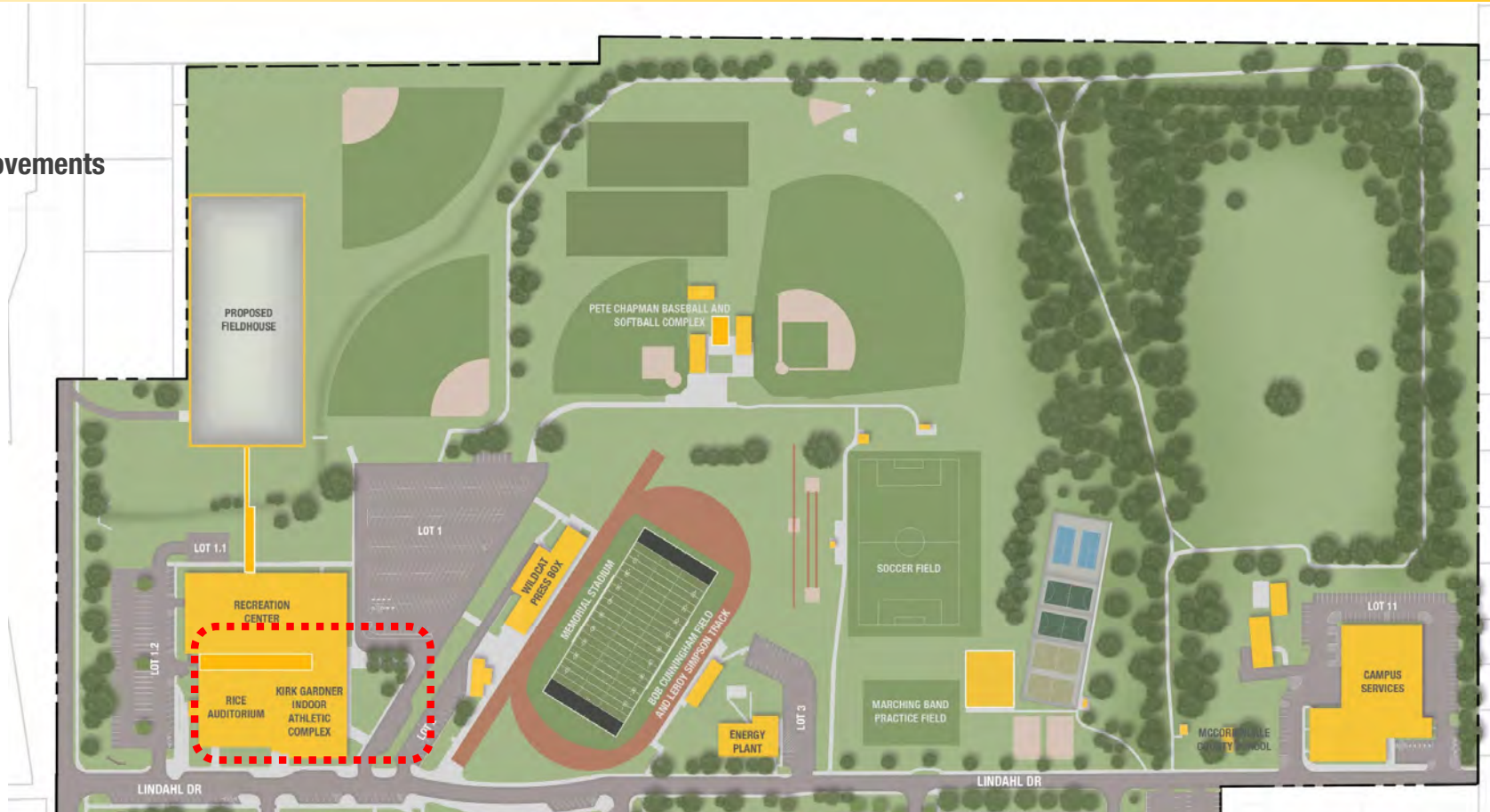
High Priority

Medium Priority

Low Priority

**Project Notes:**

- Update pedestrian walks & circulation
- Improve lighting
- Restore & upgrade landscaping
- Upgrade signage



**Potential Projects**

Rice/Indoor Athletic Complex Landscape Improvements

**Potential Project Cost**

\$ 866,700



New Project

Renovation

Demolition/Restoration 138





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