April 2022

CHADRON STATE COLLEGE

Facility Master Plan — 2030

Strategic Facilities Vision

ACKNOWLEDGEMENTS

NSCS CFMP Committee:
John Chaney, Board Member, Fiscal, Facilities and Audit Committee Chair
Marjean Terrell, Board Member, Academic and Personnel Committee
Steve Hotovy, NSCS Vice Chancellor for Facilities
Kari Gaswick, CSC Vice President Administration and Finance
Jon Hansen, CSC Dean of Student Affairs
Jim Powell, CSC Vice President Academic Affairs
Harold Mowry, CSC Assistant to the VPAF
Debbie White, PSC Vice President for Administration and Finance
Jesse Dorman, PSC Vice President for Enrollment Management/Student Affairs
Tim Borchers, PSC Vice President for Academic Affairs
Darrin Reeves, PSC Director of Facility Services
Angela Fredrickson, WSC Vice President for Administration and Finance
C.D. Douglas, WSC Vice President for Student Affairs
Steven Elliott, WSC Vice President for Academic Affairs
Kyle Nelsen, WSC Director of Facility Services

NSCS CFMP Committee/System Office Contact:
Steve Hotovy, Vice Chancellor for Facilities

Chadron State College Steering Committee:
Randy Rhine, President
Kari Gaswick, Vice President Administration & Finance
Jim Powell, Vice President Academic Affairs
Tami Selby, Vice President for Enrollment Management
Harold Mowry, Assistant to the VPAF
Lucinda Mays, Grounds Supervisor
Ben Watson, Chadron State Foundation CEO
Joel Smith, Athletic Director
Jon Hansen, Dean of Student Affairs
Alaric Williams, Dean, Curriculum: School of Professional Studies & Applied Sciences
James Margetts, Dean, Essential Studies; School of Liberal Arts
Wendy Waugh, Dean, Graduate Studies; School of Business, Mathematics & Science
Ann Burk, Chief Information Officer
Todd Baumann, Director of Facilities
Anne DeMersseman, Associate Vice President Human Resources
Alex Helmbrecht, Director of College Relations
Austen Stephens, Director of Housing & Residence Life
Emily Snitily, Office Assistant III, School of Business, Mathematics, and Science
Tara Hart, Associate Vice President for Enrollment Management

RDG PLANNING DESIGN
Joe Lang, Principal/Programmer
Nick Schulz, Project Manager/Planner
Naura Godar, Architect
Jonathan Martin, Landscape Architect/Campus Planner
Sara Poetting, Landscape Architect
Mary Jones, Studio Coordinator

AES ADVANCED ENGINEERING SYSTEMS
Vishal Khanna, Principal
Kyle Wilkinson, Mechanical Engineer
Josh Rich, Electrical Engineer
Andy Lant, Designer/Technician

LETTER FROM THE PRESIDENT

When you take a look around Chadron State College's campus, it's easy to see the natural beauty of northwest Nebraska, intentional landscapes that encourage active learning and leisure, students and employees walking to and from various classes or engagements, and, of course, the physical structures that house students, as well as our academic and operational units. Everything that was mentioned above is a result of strategic planning. It is easy to think that whenever strategic plans are created at a college, they sit on shelf. That is certainly not the case at CSC because all of our guiding documents align with one another and are put to work. All of CSC's plans work together to create a high-quality learning environment for students and an engaging and rewarding place to live and work. Collaboration between the academic units, operational units, and our System Office is paramount to our success as an institution. The Facilities Master Plan plays a large role in that success.

During CSC's last comprehensive Facilities Master Plan that culminated in a 2012 document, nearly 100 people came together to help create a plan that guided important work at the college. Thanks to those efforts, CSC has experienced an unprecedented level of construction. In the last decade, the college has either opened or broken ground on five new buildings and two extensive renovations. Thanks to support from the State of Nebraska, the Coordinating Commission for Postsecondary Education, the Nebraska State College System Board of Trustees, the wonderful alumni and friends of CSC, and many others, the ideas that were forged from the 2012 plan have come to completion. Those facilities include:

- Coffee Agricultural Pavilion, 2013
- Eagle Ridge Housing Units, 2014
- Weight Room and Chicoine Center, 2014
- Rangeland Lab and Classroom Facility, 2015
- Renovated Beebe Stadium, 2019
- Outdoor Track and Field Facility, 2020
- Math Science Center of Innovative Learning, 2022

The improvements to CSC's facilities and infrastructure are a direct result of excellent planning and collaboration. These enhancements to our college support our students' success, as well as giving individuals within our service region opportunities to learn and engage with the world around them.

I have had the privilege to preside at Chadron State College through the entirety of the previous Facilities Master Plan. Throughout that entire time, I have kept a visual reminder of the plan by showcasing the project's map on an easel in my office. The map is a reminder of the work that was completed, as well as for the work that is to come. The same easel will be in use for this 2022-2030 Facilities Master Plan. Undoubtedly, Chadron State College students and employees, as well as alumni and all in our service region, will benefit from the excellent work that was put into this plan. Thank you to all the people on-campus and off who have put so much thought into the plan's development. I'm eager to see it put to use.

Randy Rhine, Ed. D.
President

TABLE OF CONTENTS

INTRODUCTION

This Master Plan is a culmination of almost a year long process by Chadron 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 is a road map for the future of CSC and provides the College a tool that serves as a guide moving forward. This report provides 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 Chadron State College a tool for the organization and development of campus.

Input was provided through a series of informational workshops both in person and online. This feedback was instrumental in guiding the Team as the Master Plan moved forward. The Master Planning process involved the contributions of not only CSC representatives but also members from the surrounding community of Chadron, including local city leaders, business leaders, and alumni. This additional information provided a better understanding of the contributions that CSC makes to the community in which it belongs and the important role the College plays in advancing the education and employment opportunities of its students both locally and state-wide.

History of the College

CHADRON STATE MILESTONES

College History

Chadron was selected as the site of the fourth Nebraska State Normal School on January 8, 1910, and located on the grounds of the former Chadron Congregational Academy. Classes began in the summer of 1911, concluding with the dedication of the Administration Building. In September, 248 students registered.

Chadron State has evolved into a comprehensive college with a wide range of undergraduate and graduate programs. It was authorized to begin offering graduate degrees in 1955 and is the only four-year college in western Nebraska. Chadron State is accredited by the Higher Learning Commission, as well as subject-oriented accrediting agencies.

From its modest beginning, Chadron State College has evolved into a rapidly growing multipurpose institution of higher education. Located in the scenic Pine Ridge region of northwest Nebraska, the college serves the intellectual, cultural, and recreational needs of western Nebraska. The college's alumni achievements and contributions to society are widespread and have been recognized through regional, national, and international awards, including a Nobel Prize.

Some Key Dates and Milestones since the last Facility Master Plan in 2012:

2013	Coffee Agriculture Pavilion construction complete (new construction)
2014	Eagle Ridge Housing Complex construction complete (new construction)
2014	Chicoine Center construction complete (partial renovation Armstrong weight room & addition)
2015	Rangeland Lab construction complete (new construction) • Classes started Fall 2016
2019	Beebe Stadium, Elliott Field and Marshall Pressbox renovation and construction complete
2020	Ferguson Pressbox and Track construction complete (new construction)
2022	Math Science Center of Innovative Learning construction complete (renovation & addition) • Classes started Fall 2022

CHADRON STATE COLLEGE

CAMPUS DESCRIPTION

Chadron State College is Nebraska's only four-year institution of higher education west of Kearney. The campus is bordered on the southwest by the Thompson Preserve, a natural wooded area with ponds and trails. It is bordered by the City of Chadron to the north at Tenth Street, to the east at Ridgeview Road, and the west at Morehead Street. The campus resides on 263 acres on the edge of Nebraska's unique Pine Ridge landscape. The campus is accessed from U. S. Highways 20 and 385.

The campus topography slopes gradually upward from Tenth Street southward to the base of the Pine Ridge, at which point grade rises dramatically. Approximately 40% of the total campus acreage is in this steep terrain and is useable only for recreation and trails. Despite the heavy loss of trees along the adjacent ridge south of campus during the Spotted Tail Wildfire in 2006, the ridge provides a unique and beautiful backdrop for the College. Reforestation efforts continue to this day.

Soils analysis indicates an expansive overlay of silty soil covering the CSC campus. These soils, when moistened, tend to swell and shift causing movement in the building and site structures. Since the 1980's, new campus buildings have been built on pilings with structural floors, or on structural fill conditions. The unusual soil conditions found on the College property must be considered in all future campus construction.

The Chadron State College campus is also part of the Nebraska Statewide Arboretum. The unique landscape and a variety of tree and plant species contribute to its strong sense of place.

Purpose and Objectives of the Master Plan

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.

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 Chadron 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 Chadron 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 Chadron 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 CSC Mission, Vision, and Values as part of the overall Strategic Plan.

Campus Mission

Chadron State College delivers experiences that foster knowledgeable and engaged leaders and citizens to enrich the High Plains region and beyond.

Campus Vision

Chadron State College aspires to continue as a learner-centered institution. We are committed to students through our focus on continuous improvement and excellence in teaching, applied scholarship, and service.

Values

- Accessible and affordable education
- Collaboration
- Diversity and inclusion in people and thought
- Impactful experiences and outcomes
- Innovation
- Integrity
- Student engagement and learning.

Master Academic Plan

The Master Academic Plan 2019-23 serves as the centerpiece of Chadron State 2030, the college's collection of strategic plans. This aspirational, practical, and flexible plan builds upon the achievements and learning experiences of MAP 2014-18.

A new Master Academic Plan will be in place 2024-28.

- People
  - Recruitment / Retention / Engagement / Completion
    - Awareness
    - Commitment
    - Leadership
- Purpose
  - Student Learning and Growth
    - Pedagogy
    - Support Services
    - Wellness
- Place
  - Community Engagement
    - Social Infrastructure & Third Places
    - Generational Transitions
    - Building Bridges

GOALS OF THE FACILITIES MASTER PLAN

Goals of the Facilities 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 both 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 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 while taking into account the local climate and soil conditions.
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 via efficient and well-thought-out sidewalks.
11. Identify ways to improve existing student housing as it relates to the student experience/engagement and recruitment/retention while also looking at immediate needs to address deteriorating facilities.
12. Identify projects to improve the overall student experience on campus.
13. Identify potential projects that may involve the City or other Strategic Partner relationships.

CHADRON STATE COLLEGE

The Planning Process

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 State 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.

November 15, 2021 – Kick-Off

Meeting with the Steering Committee to begin to identify the goals and objectives of the Master Plan

November 15, 2021 – Workshop 1

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

November 15-17, 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 state and future state of CSC.

January 7, 2022 – Workshop 3

Preliminary review with the Steering Committee of identified projects for each facility as well as for the overall campus.

February 2, 2022 – Workshop 4

Final review of identified projects. Additional conversations were held regarding the potential sequencing of projects on the impacts that they would have on other facilities. Discussion included initial cost estimates for certain projects.

Defining and Solving

The planning process centered around two main processes or steps:

Defining the Problem
then
Solving the Problem

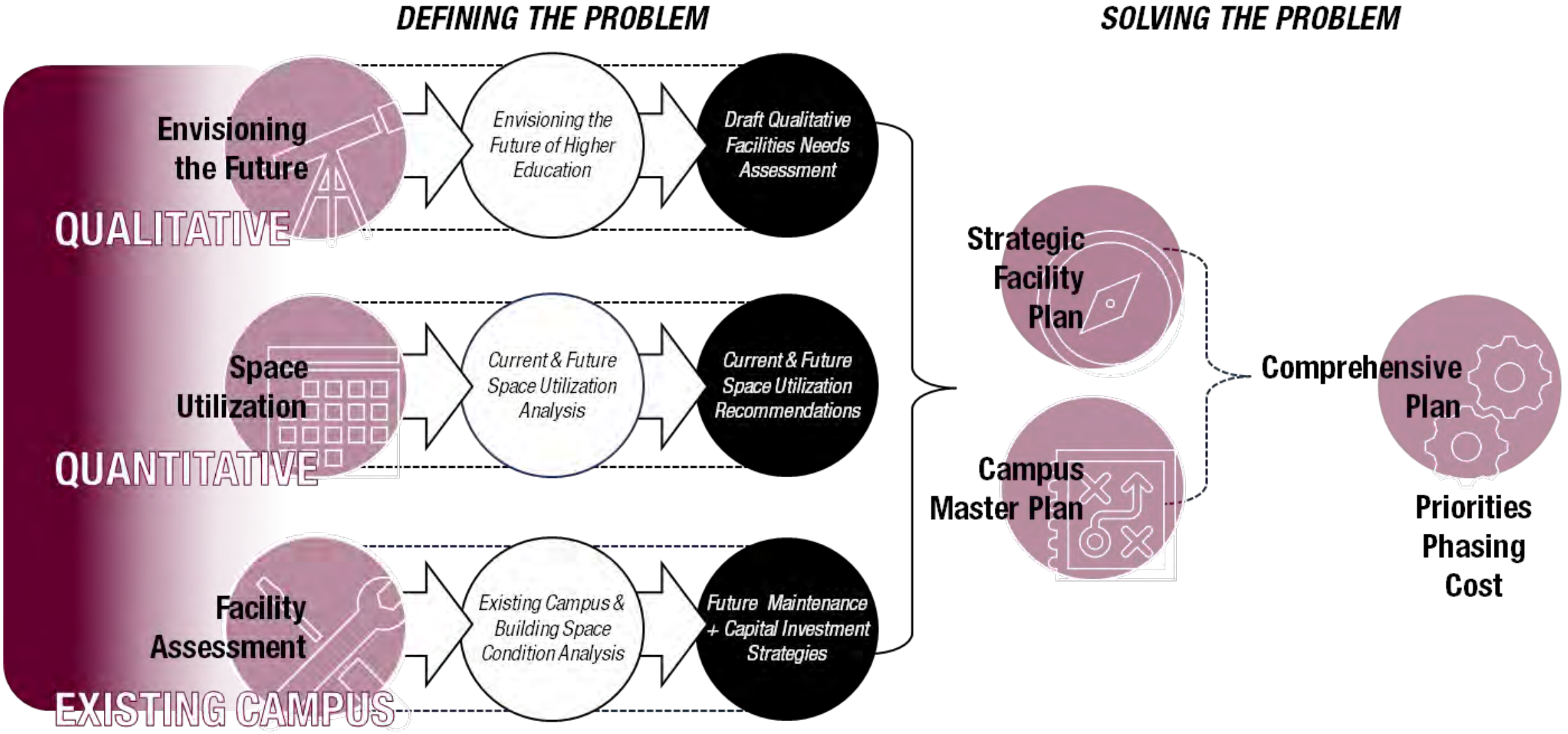
The first process was defining or identifying the problem. Here we looked to gather information related to three main streams of information:

- 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 flow into two categories used for solving or creating the Master Plan:

- Strategic Facility Plan
- Campus Master Plan

PLANNING PROCESS



CHADRON STATE COLLEGE

PLANNING PROCESS/USER FEEDBACK

Information Gathering

The information gathering process included 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 CSC.

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.

Staff members looked to embrace collaboration and reduce silos among programs in order to better deliver instruction to students. They did feel 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 leaders believe that CSC fulfills an important role in the community and in the western part of the state and is critical to the success of Chadron and the Front Range. One critical element that is affecting both 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.

From a foundation and alumni standpoint, it resonates best to preserve the legacy and historical significance of buildings while upgrading and updating them. Updating classrooms, labs, and other spaces with new technology will allow CSC the ability to compete with peer institutions. Creating technology-rich spaces could also allow local businesses to co-locate on campus, serving as another bridge between “town and gown.”

Student Observations

Students felt that CSC 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. Updates to the student center with greater offerings and services would also elevate social interaction on campus.

Students discussed that the facilities are beginning to show their age and are lacking the amenities that are available at other institutions including the residence halls. Some halls need updates to HVAC and other building systems to meet the demands of today’s students. Improved washers and dryers in each residence hall would make on-campus living more desirable.

Enhancements to the campus including additional outdoor gathering and eating locations, campus art and new landscaping would further emphasize the beauty of the Chadron area.

Description of College Facilities / Facility Assessment

EXISTING BUILDING DESCRIPTIONS

Andrews Hall (1966) (A)
This three-story, 92,182 GSF structure is a student residence facility and part of a complex which also includes High Rise and Kent Hall.

Armstrong (1964)
This 39,494 GSF structure for Health and Physical Education programs contains a basketball gymnasium, natatorium, locker rooms, offices and classrooms. The building was renovated in 2014 when the Chicoine Center was built and connected to Armstrong. Part of this renovation included removing the pool and converting the natatorium to a weight-training facility.

Beebe Stadium Complex (1929 & 2018)
The original concrete structure Beebe Stadium was replaced in 2018 with new construction, including a new Marshall Football Pressbox and a new synthetic turf Elliott Field. Together, the buildings in the Complex, including ticket booth, new restrooms, concessions, and an elevator to all levels, total 21,440 GSF of space.

Brooks Hall (1961) (A)
This 27,000 GSF building was built as a residence hall and is now used for overflow space and temporary office space when a building is renovated.

Burkhiser Technology (1970)
This 63,472 GSF building houses the Departments of Business and Economics, and Family and Consumer Science. It was renovated in 1998.

Chicoine Center (2014)
This 64,792 GSF facility added a new arena for varsity basketball and volleyball games, new locker rooms and shower rooms for these teams, as well as for the football team, modern training areas, and offices for coaches.

Coffee Agriculture Pavilion (2013)
This livestock arena building of 24,900 GSF features spectator seating, modern restrooms and offices, accessibility to the arena floor via an elevator, and the potential to expand the arena in a future phase.

Crites Hall (1938) (A)
Originally a men's dormitory and later a cafeteria and sorority house, this 34,000 GSF building currently houses Student Services. This building is listed on the National Register of Historic Places.

Eagle Ridge Complex (2014) (A)
Each of the three buildings in this complex contains 9,033 GSF of space for student housing. The buildings utilize suite-style apartment layouts for a capacity of 24 students at each unit.

(A) = Auxiliary Facilities

EXISTING BUILDING DESCRIPTIONS

Ferguson Pressbox (2021)
This 200 GSF building is the new Pressbox for the new track constructed in 2020. The beautiful Pine Ridge is the backdrop for this facility.

High Rise (1967) (A)
This eleven-story, 127,315 GSF structure is a student residence facility and part of a complex which also includes Kent Hall and Andrews Hall.

Hildreth Hall (1926)
Originally the Glen Hildreth Education Building, this 23,000 GSF structure once served as the Campus Laboratory School, later as the home for the Department of Education, and has been vacant for several years.

The Hub (1966) (A)
Located in between Kent and Andrews Hall, is a one-story structure featuring big screen televisions, tables, and comfy chairs for study groups. The Hub is also home to most of the Residence Life Association and club events on campus.

Kent Hall (1965) (A)
This three-story, 91,635 GSF structure is a student residence facility and part of a complex which also includes High Rise Residence Hall and Andrews Hall.

King Library (1966)
This 46,037 GSF structure houses the campus library collection and a limited number of classrooms. Accessibility improvements were made in 1996 and finishes were updated in 2000. Additional accessibility improvements were made to the restrooms in 2019. All windows were replaced in 2019 as well.

The Landing (1965) (A)
Attached to Kent Hall, this a one-story structure that serves as a recreational lounge.

Maintenance Services Building (2003)
This 15,000 GSF structure houses the campus maintenance shops, vehicle storage, and offices.

Math Science Center of Innovative Learning (1968 & 2022)
The original 60,701 GSF building was completely renovated and modernized with new labs in 2022, including a north wing laboratory addition that expanded the building's overall GSF to 73,350. This facility is home to the Department of Mathematical Sciences and the Department of Physical and Life Sciences.

(A) = Auxiliary Facilities

EXISTING BUILDING DESCRIPTIONS

Memorial Hall (1953)
Originally constructed as the campus auditorium and campus student center, Memorial Hall now houses the Fine Arts Department, including the Music, Art, and Theatre programs. A partial renovation of this 50,408 GSF building occurred in 2002.

Miller Hall (1920)
This 22,586 GSF structure was the first gymnasium on campus and was built in conjunction with an athletic field and quarter mile track. It was remodeled in 1967 and then adapted and renovated in 1998 as a classroom building, providing distance learning classrooms, general purpose classrooms, mediated classrooms and offices for the Department of Education and Graduate Studies, Psychology Program, and I.T. department. The building is listed on the National Register of Historic Places.

Nelson PAC (1987)
This 75,230 GSF structure was designed to replace the old gymnasium (Miller Hall) with a sports arena and physical education classrooms and offices.

Old Admin (1911-1918)
The oldest building on campus, this historic structure of 60,772 GSF has housed the library, administrative offices, classrooms, dormitory rooms, science labs, and the School of Liberal Arts. It was completely renovated in 2007 as a classroom building. Built in four phases over several years, it consists of an original center section (1911), first partial west wing (1914), second partial west wing (1916), and east wing (1918).

Rangeland Laboratory (2015)
This 25,000 GSF facility provides space for large animal research and laboratories for soils analysis for the Rangeland Management program, which is among the largest Rangeland programs in the nation.

Sandoz High Plains Heritage Center (1929)
Originally the campus library, this historic building now houses the Mari Sandoz High Plains Heritage Center & Museum. The 15,795 GSF building is listed on the National Register of Historic Places. A major renovation and addition project was completed in 2003.

(A) = Auxiliary Facilities

EXISTING BUILDING DESCRIPTIONS

Sparks Hall (1914)
Sparks Hall was originally a women's dormitory. This 17,218 GSF structure was expanded and renovated in 2006 for CSC Administration and Foundation offices. This building is listed on the National Register of Historic Places.

Sheaman Heating Plant (1912)
The 10,484 GSF heating plant houses steam boilers and chillers that serve the campus. The plant was expanded in 1967 and again in 1990 to include a wood-fired boiler system and in 2003 to include absorption chilled water system. This system runs through the core of campus, expanded as necessary when renovation projects are implemented.

Student Center (1989, 1991) (A)
This 52,183 GSF structure, built in two phases, contains the campus food service facilities, meeting rooms, ballroom, student government offices, lounge and game rooms, and campus bookstore.

Softball Pressbox and Field (2006)
This 1,057 GSF building is the Pressbox for the softball field, stands, and dugouts.

West Court Apartments (1957, 1961) (A)
Built in two phases, these twelve single-story family apartment buildings totaling 25,601 GSF were constructed for family housing. Eleven of the twelve buildings were demolished in phases after the Eagle Ridge units were completed in 2014.

Work Hall (1932) (A)
This 39,111 GSF building was built as a women's dormitory and expanded in 1960 to provide additional student housing space. The building was extensively renovated in 2008 into suite style housing. This building is listed on the National Register of Historic Places.

Work Wing (1960) (A)
This 22,610 GSF building is an addition to the Work Hall building to provide an additional student residence facility.

(A) = Auxiliary Facilities

Analysis, Observations & Conclusions

Analysis, Observations & Conclusions

--- 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 CSC, 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 dates or 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 on 68%

Other Metrics

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

While no formal recommendation or decision was made regarding the impact this analysis has on the built environment, the review of the numbers for classrooms and general labs showed there is capacity within the existing facilities to accommodate maintained or gradual growth over the coming years. No analysis was performed related to program specific or specialty labs/spaces.

Campus Wide Observations

There are many factors that impact classroom and laboratory availability and utilization, including enrollment, room amenities and technology, accommodation 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

--- 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 organized around a linear typology, with a strong central spine running west to east through the middle of campus. This organization allows the campus to take full advantage of the hills to the south, gradually advancing up the slope as one moves south through campus. Campus grounds show restraint on using too much hardscape, allowing for ample greenspace between facilities and pathways. Some landscape areas do feel unfinished (most notably the area between the Student Center and the new Math Science building).

Pedestrian access to/from the surrounding community is primarily from the north. A more defined campus edge along 10th Street is desired.

CHADRON STATE COLLEGE

LAND USE - CAMPUS

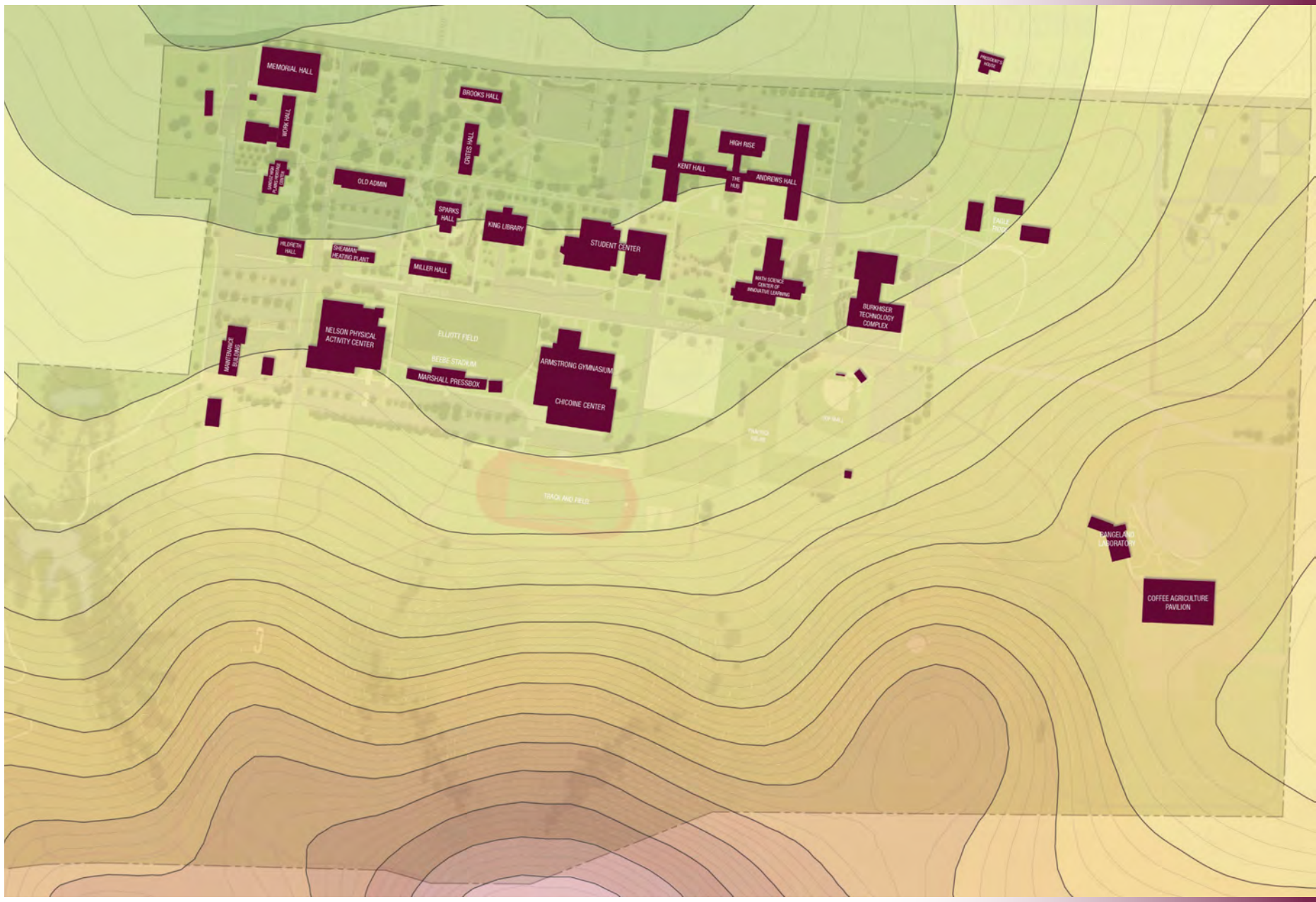
FLOODWAY

The are no documented floodways on the or near the Chadron State campus. This does not mean seasonal flooding is not possible, but the likelihood is low.

LAND USE - CAMPUS

TOPOGRAPHY

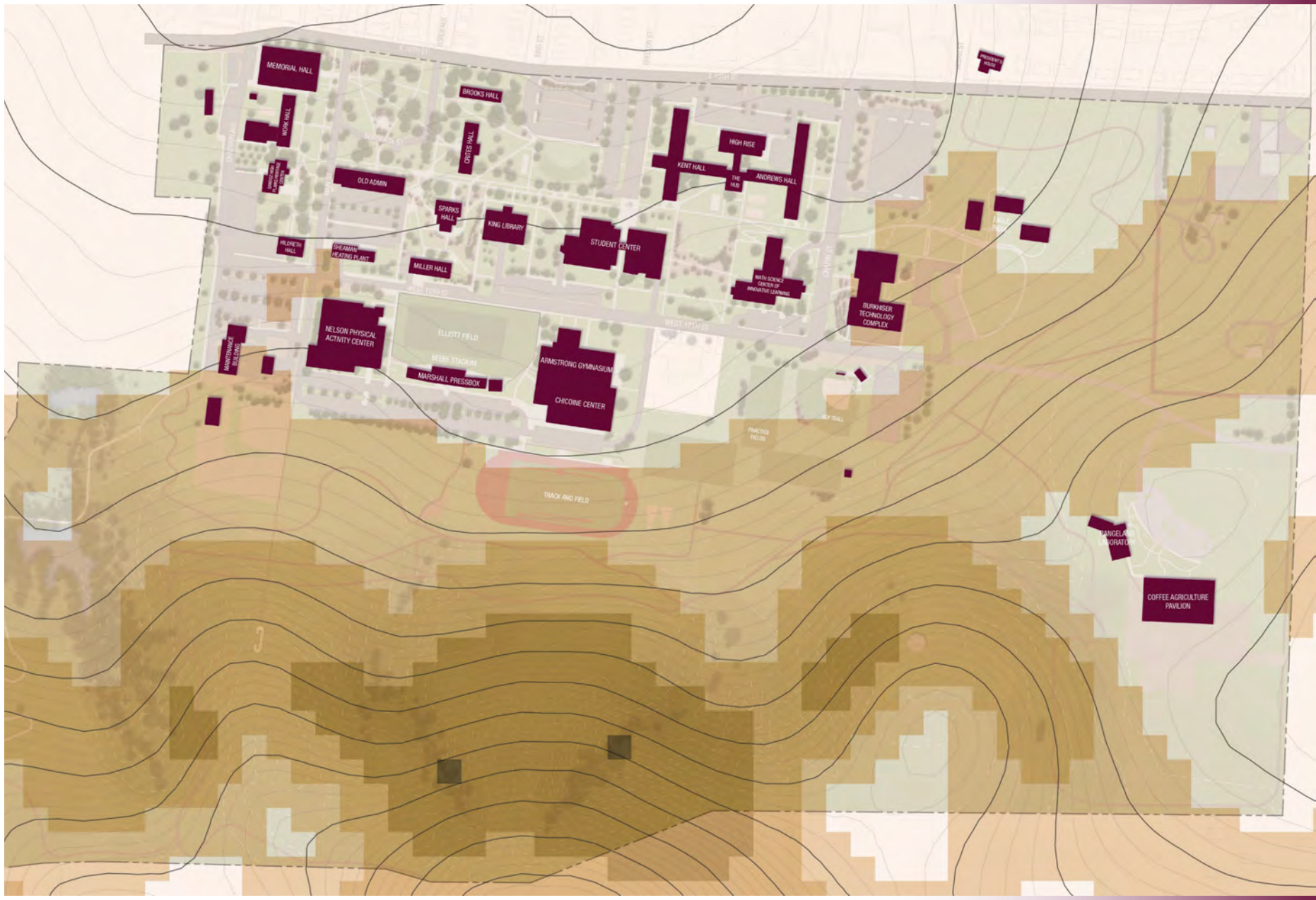
Campus is generally flat on the north, gradually sloping up as one moves through campus to the south. The topography steepens considerably as you move south of the athletic and recreation facilities.



LAND USE - CAMPUS

SLOPE

Slopes on campus generally slope from the north to the south. Once south of the athletic and recreation facilities, the slope becomes very steep, making these areas less desirable for any future facility development. The slopes do create an aesthetically pleasing backdrop to campus, including the “C” hill icon.



LAND USE - ZONES

CAMPUS ZONES

The campus is currently zoned in a logical way, arranged around the primary use of the zone (academic, athletic, residential life, etc.) but also around the type of landscape and associated maintenance of the zone. These zones are as follows:

- Purple
  - Historic campus area with a mix of administration, academic, & residential
- Blue
  - Midcentury campus with academics, library, and student life
- Yellow
  - Residential and student life
- Red
  - Academics, athletics, & recreation facilities and fields
- Green
  - Rangeland academics, athletics, recreation trails, & native landscape

LAND USE - BUILDINGS

EXISTING BUILDING CONDITIONS

Andrews Hall
Interior finishes of residence hall rooms should be upgraded including new paint, carpet, doors, sinks, casework. Building system upgrades including plumbing, mechanical (HVAC), electrical, controls, and low voltage. In addition, current stairs and restrooms need ADA upgrades. Abatement is required in areas of the basement. The front desk and lobby need renovation to meet current student needs.

Armstrong and Chicoine Center
Of these two buildings Armstrong needs the most work, including repair of ceilings and updating restrooms including ADA upgrades. Lighting needs to be updated to meet NCAA specs.

Brooks Hall
Brooks needs significant repairs from mechanical systems to architectural finishes and considerable ADA upgrades. Recommend demolition and reuse of site.

Burkhiser Technology
Both finishes and functionality of space need modernization regarding classroom, labs, and common area spaces. Further, technology, and furnishing need to be upgraded to promote collaborative learning environments. Building systems need an upgrade.

Coffee Agriculture Pavilion
The arena building constructed in 2013 was designed to expand the arena to regulation rodeo size. The recommendation is to construct the planned addition.

Crites Hall
Exterior of building needs masonry cleaning and stone repair at window wells. To serve current student needs and promote interaction, the rooms, office, and common area aesthetics, technology, and furnishings should be modernized. An upgrade of building systems including HVAC, plumbing, electrical and similar systems is needed as well.

Eagle Ridge Complex
Addressing drainage and site issues along with miscellaneous moisture issues both inside and out are important to address in the short term. In addition, many of the finishes are worn and need to be replaced. Parking, the drop off lane, and road should be paved for longevity.

Work Hall
Residence hall rooms are dated and worn, recommend new paint, carpet, doors, sinks, and casework at the Work Wing. Building system upgrades including plumbing, mechanical (HVAC), electrical, controls, and low voltage should be addressed. ADA upgrades to stairs, restrooms, doors, and an elevator are important along with security and card access improvements. Several windows need replacement.

LAND USE - BUILDINGS

EXISTING BUILDING CONDITIONS

Hildreth Hall
Building is beyond useful life without a significant remodel. Recommend demolition.

Sheaman Heating Plant
Several key projects including new boilers, restroom upgrades/updates, and security enhancements along with replacement of all exterior doors and chiller capacity expansion are needed.

High Rise
Building is beyond useful life and would require more cost to remodel rather than replace. Recommend demolition as other projects to house students become available. Building contains asbestos throughout.

The Hub
The entire building needs architectural updates. Recommend replacement of north wall paneling and finishes, along with replacing exterior windows, mechanical, and electrical systems. Addition of a serving kitchen space is recommended to meet programming needs.

Kent Hall
Key ADA upgrades in the stairs, restroom sizing, and elevator along with renovation of the residence hall room finishes, doors, sinks, and casework are recommended. Elimination of sight lines into restrooms needs to be addressed as well. Building system upgrades of plumbing, mechanical (HVAC), electrical, controls, and low voltage are needed alongside security and card access improvements. Asbestos abatement of the building should be prioritized.

King Library
Architectural finishes have been recently updated, however the functionality of the library is misaligned with current student needs. Recommend renovation to develop teaching and learning labs along with more small group rooms and enhanced technology. Renovation to include update of HVAC and electrical building systems.

The Landing
This building needs architectural updates. Recommend update of finishes along with upgrade of amenities. Renovation should include update of building systems and security and card access.

Maintenance Services Building
Upgrade of both mechanical and electrical systems recommended. Flooring in the building also needs to be addressed.

Math Science Center of Innovative Learning
A major renovation and addition project transforming the building to a modern lab facility will be complete in time for the 2022 Fall Term.

Memorial Hall
Programming on a major renovation/ remodel is underway.

Miller Hall
Both finishes and functionality of space need modernization regarding classroom, labs, and common area spaces. Further, technology and furnishings need to be upgraded to promote collaborative learning environments. Mechanical and electrical systems need an upgrade, and screening of equipment on the south side is recommended. The spaces for IT staff do not function as needed. The exterior stone elements need cleaning to remove mineral deposits that have stained the surfaces.

LAND USE - BUILDINGS

EXISTING BUILDING CONDITIONS

Nelson Physical Activity Center
Most of the building has worn finishes, and several areas of ADA requirements are not currently met. We recommend updating HVAC and ventilation systems. Bleacher system needs replacement, along with modifications to update locker rooms.

Old Admin
In order to meet current student needs both classrooms and common areas should be modernized in their aesthetics, technology, and furnishings to promote collaborative learning environments. Mechanical and electrical systems need an upgrade.

Rangeland Laboratory
The architecture and building systems are in great condition, however space is not sufficient to meet the needs of the occupants. Recommend expansion to meet demand or utilize space in Burkhiser.

Sandoz High Plains Heritage Center
Humidity issues are the main concern in the building. Recommend upgrade of mechanical HVAC systems to remedy issue.

Sparks Hall
Interior finishes of should be upgraded including new paint, carpet, doors, sinks, and casework. Building system upgrades including plumbing, mechanical (HVAC), electrical, controls, and low voltage. In addition, current stairs and restrooms need ADA upgrades. On the exterior we recommend exterior gutter/soffit system replacement.

West Court Apartments
Recommend demolition as other projects to house students become available.

Beebe Stadium, Marshall Pressbox and Elliott Field
The new stadium, press box, and football field was completed in 2018, and the new outdoor track and field in 2020. However, there is a need for visitor's restrooms, concessions, and ticketing for the north bleachers.

Student Center
Portions of the building need renovation and updating of finishes and building systems including plumbing, mechanical (HVAC), electrical, controls, and low voltage. The east end chiller needs to be replaced.

LAND USE – OUTDOOR RECREATION & ATHLETIC VENUES

RECREATION & ATHLETIC FACILITIES

The southern portion of the main campus is primarily dedicated to athletics and recreation. This area sits higher than the academic and residential housing areas of campus, gradually moving up in elevation as one moves south. Facilities in this area include the Nelson Physical Activities Center, Beebe Stadium, Armstrong Gymnasium, the Chicoine Center, the softball stadium, the track & field stadium, several practice/recreation/intramural fields, and the cross-country and recreation trails.

The Master Plan recommends several improvements to the outdoor athletic facilities, including upgraded throws venues for track & field, a new soccer and softball complex, a new event parking lot west of the track, and upgrades to the recreation fields.

Analysis, Observations & Conclusions

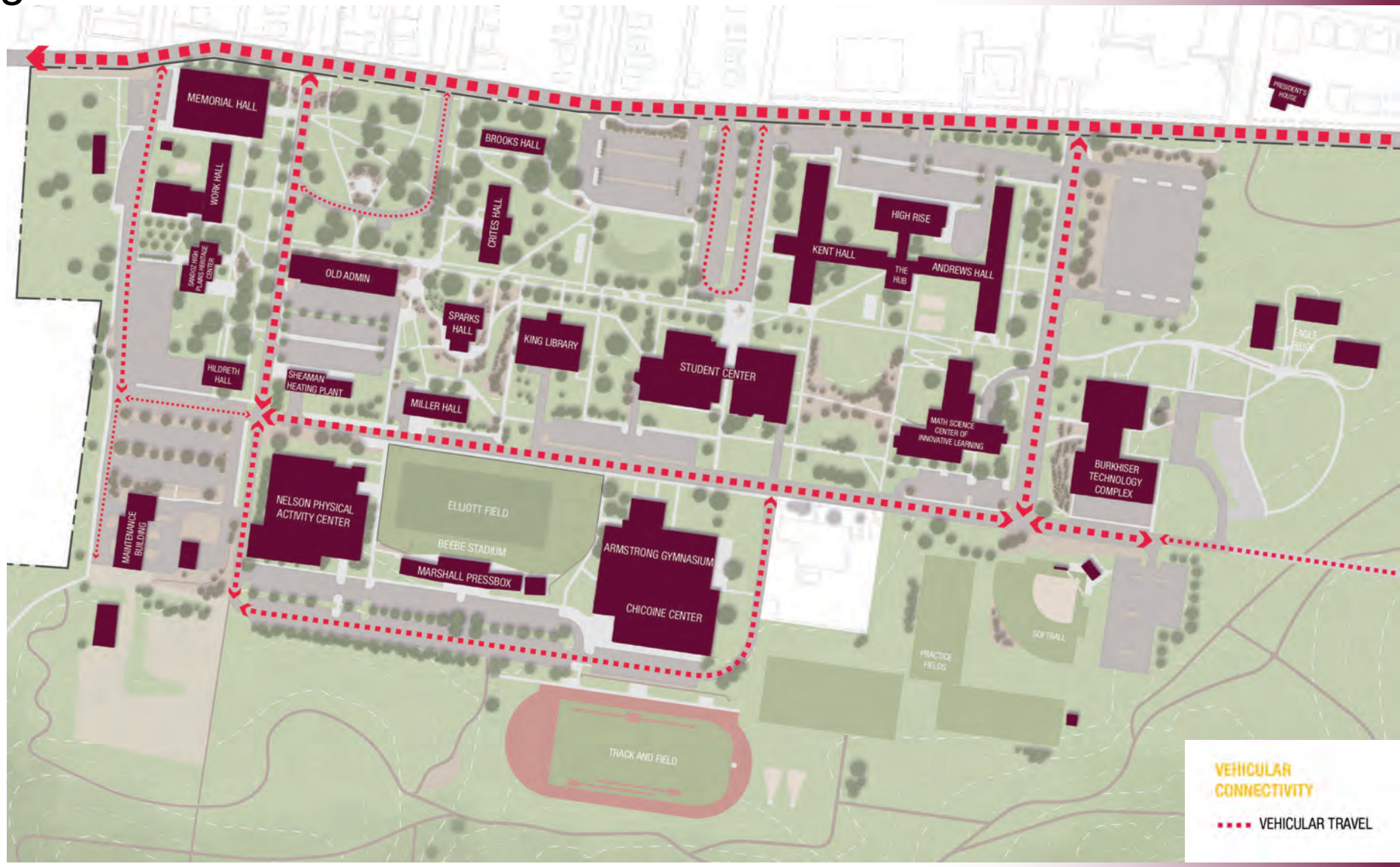
--- Circulation and Parking ---

CIRCULATION – VEHICLES

VEHICULAR TRAVEL

Vehicular circulation and access to campus is primarily from 10th Street on the north of campus. Vehicular movement through campus is straightforward. The use of on-street parking creates some blind spots for drivers.

The Master Plan recommends that the access drive on the west side of campus be realigned to better support the upcoming Memorial Hall project. The plan also recommends that the gravel drive to the Rangeland Complex be paved with concrete. The plan finally recommends that on-street parking be reduced along West 12th and Chapin Streets.

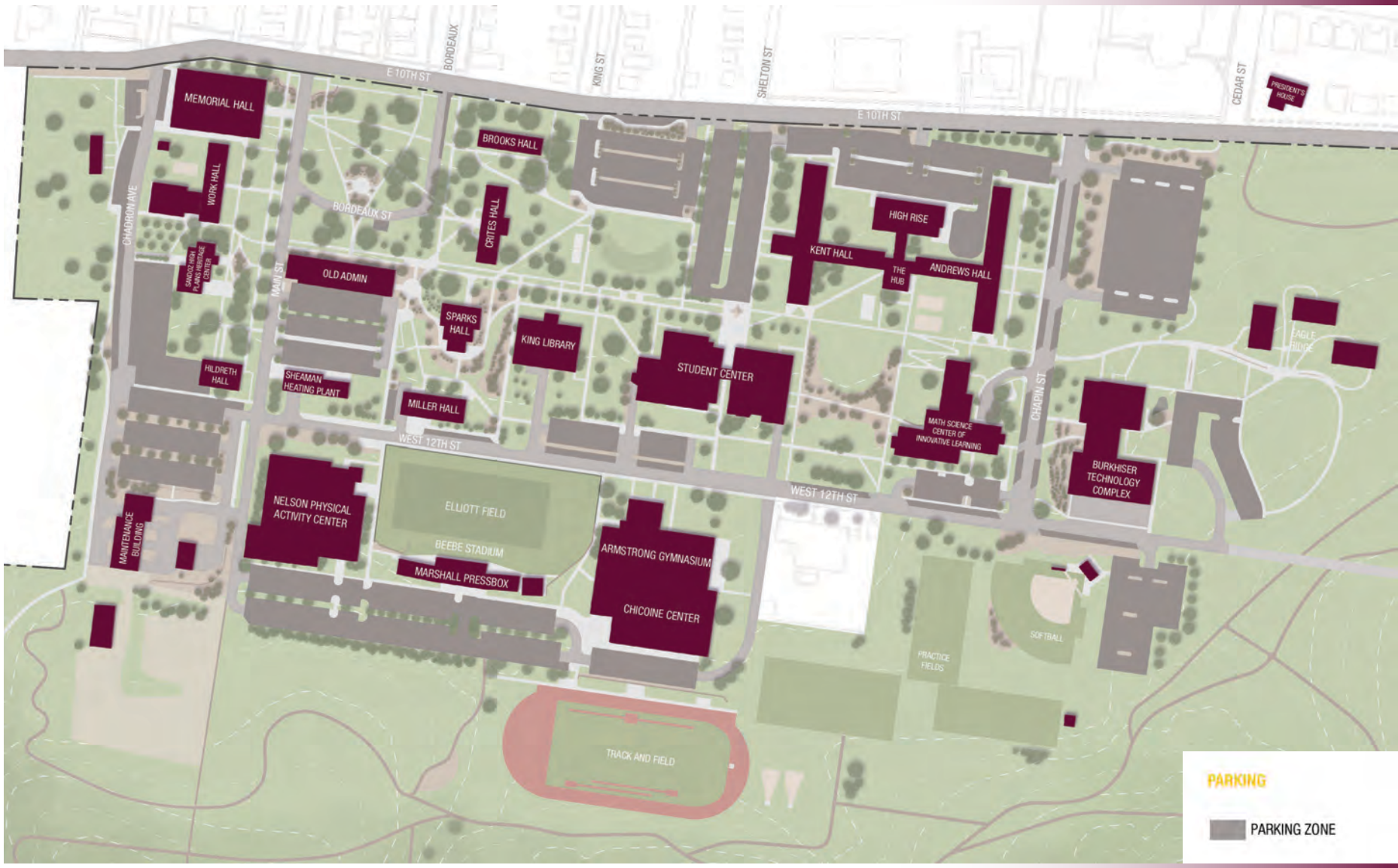


PARKING

PARKING & PARKING DESIGN GUIDELINES

Parking is located throughout campus. This provides ease of access to many facilities but does inhibit a walkable campus culture. Parking quantities are adequate. Areas of need include more parking near the Beebe Stadium.

The Master Plan recommends that a new event parking lot be created south of the parking lot to the south of the stadium (west of the track & field). The Eagle Ridge gravel parking lot should be paved with concrete. The parking west of Memorial Hall and Work Hall/Work Wing should be redesigned, along with the access drive as part of the Memorial Hall project. Systematic repaving of all asphalt lots with concrete should be worked into the yearly project schedule.



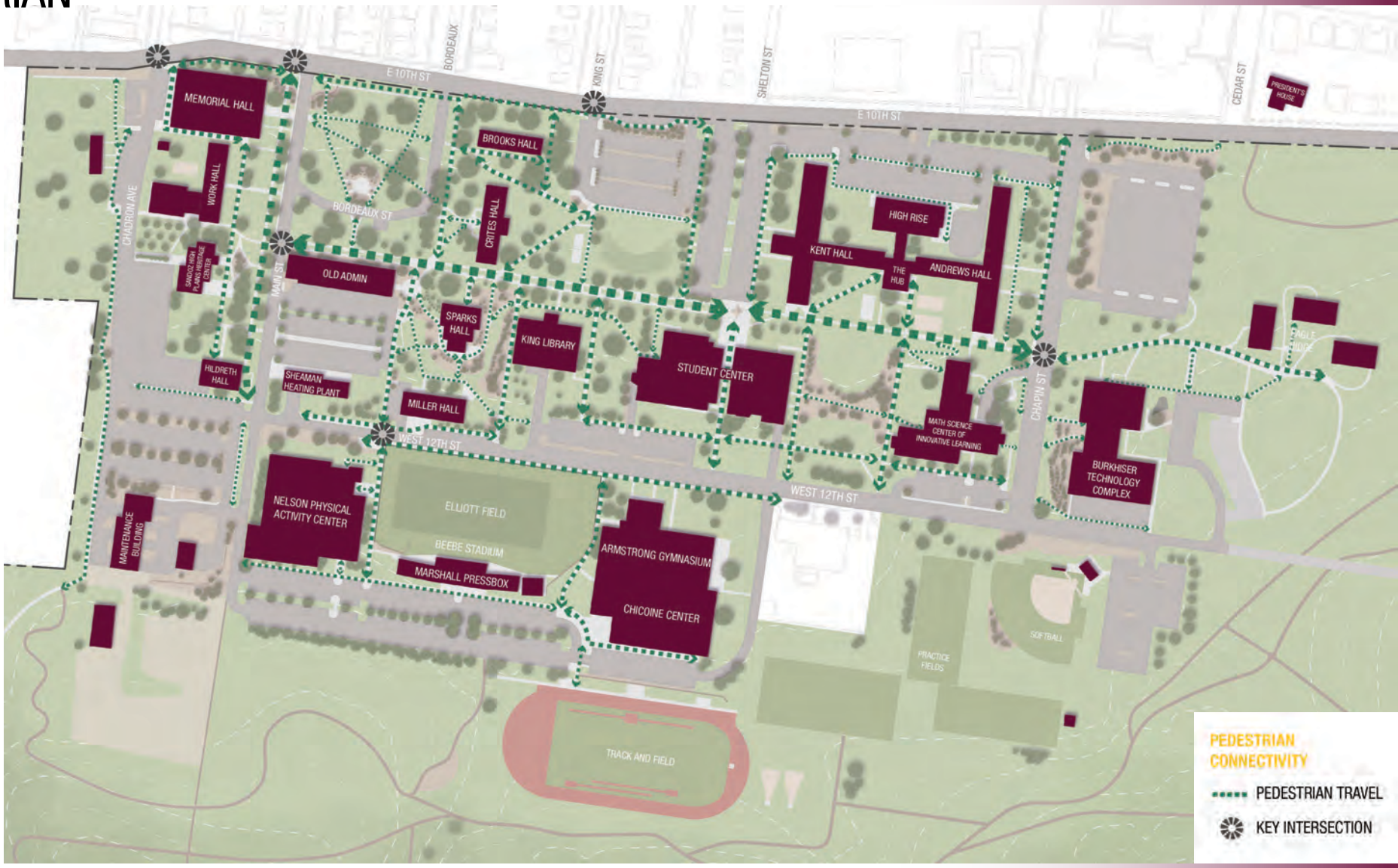
CIRCULATION - PEDESTRIAN

PEDESTRIAN TRAVEL & KEY INTERSECTIONS

Pedestrian circulation around and through campus is well organized around a pedestrian mall, with the clock tower serving as the focal point. This primary pedestrian spine provides great access to and from the various campus zones and facilities. With most campus facilities fronting the pedestrian mall, access is straightforward and intuitive.

The Master Plan recommends improvements in campus pedestrian lighting.

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

--- 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 0.22. The Master Plan proposes several additions, with potentially a few new facilities with a FAR of 0.18.

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, materials, and massing of the original buildings on campus especially those around the main green space. Additional care should be taken with respect to the local climate and durability of materials

Building height should be consistent with existing buildings, with no more than three stories in overall height due to the campus openness and overall aesthetics.

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. Great efforts have been taken by staff to elevate and maintain a healthy campus landscape.

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 creating several new outdoor gathering spaces on campus, located near student life facilities (residence halls, Student Center, and King Library). 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, sand volleyball, pickleball, basketball, and more. These spaces will be further defined in the Detailed Landscape Master Plan.

Analysis, Observations & Conclusions

--- Utilities, Energy & Technology ---

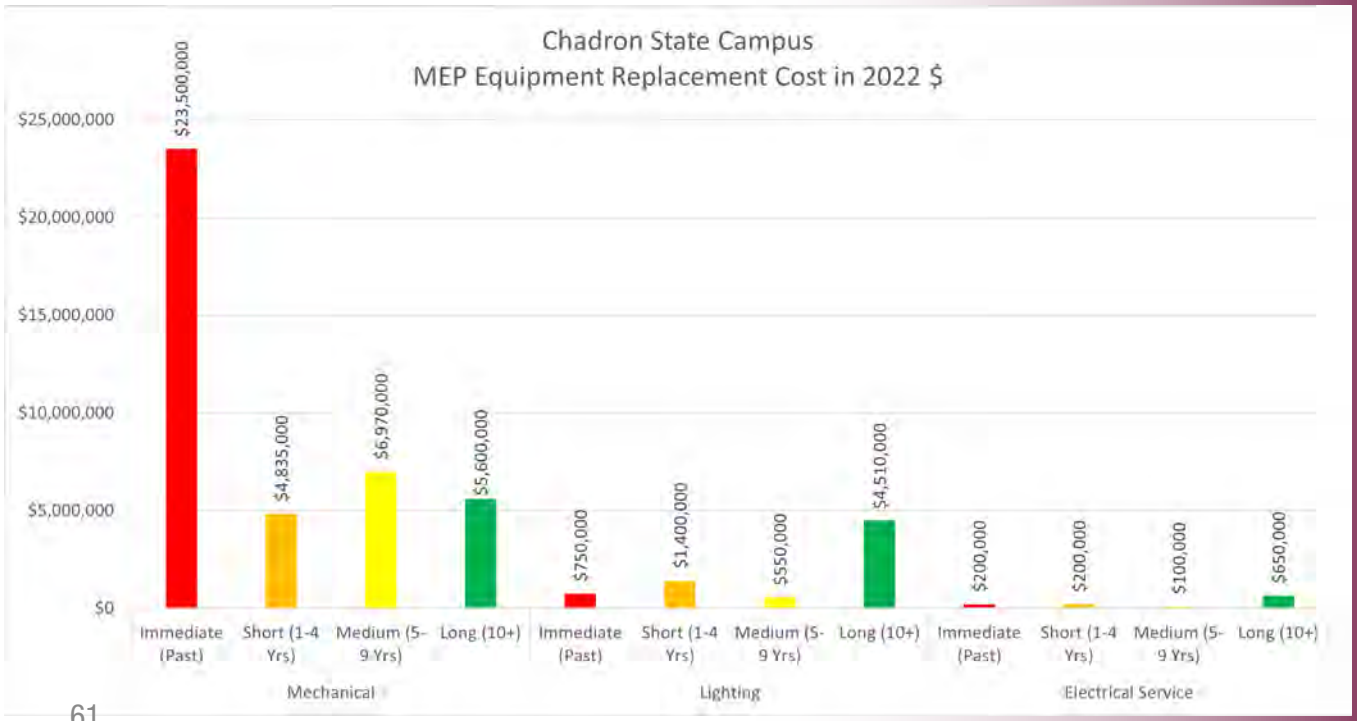
MECHANICAL, ELECTRICAL & PLUMBING (MEP) CAMPUS SUMMARY

Campus Overview

Chadron State is home to 31 buildings/structures:

- 1 Administration (Sparks)
- 3 Campus Support (Sheaman Heating Plant, Hildreth, Maintenance)
- 3 Student Services (Crites, King Library, Student Center)
- 9 Academic (Old Admin, Burkhiser, Coffee Ag Pavilion, Sandoz High Plains, Math/Science, Memorial, Miller, Nelson Physical Activity Center (NPAC), Rangeland Laboratory)
- 5 Athletics (Chicoine, Armstrong, Ferguson Press box and Track, Marshall Football Press box and Beebe Stadium, Softball Press box)
- 10 Housing (Andrews, Brooks, Eagle Ridge (3), Work Hall, Work Wing, High Rise, Kent Hall)

Campus Replacement Cost Chart:



MEP CAMPUS SUMMARY

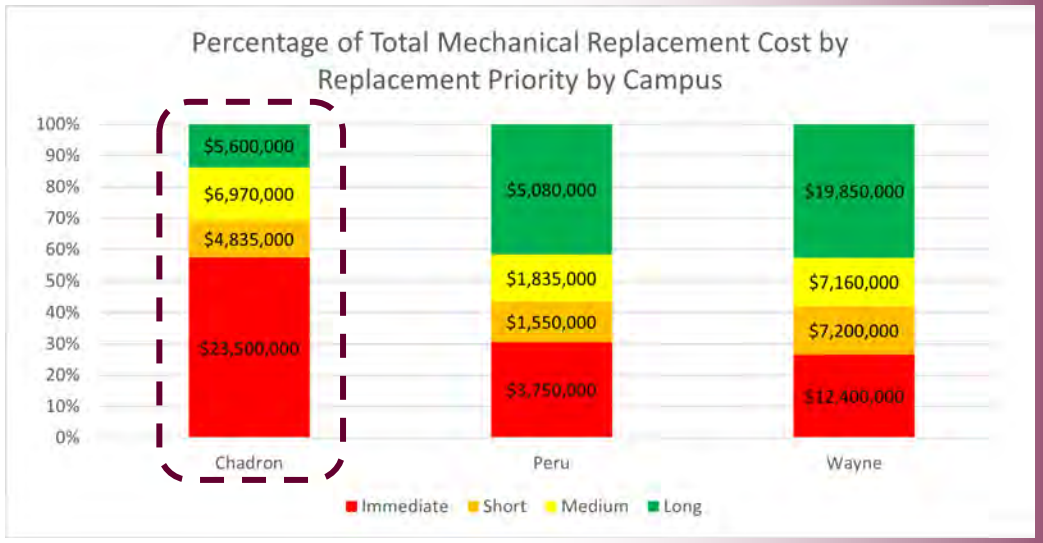
Mechanical Systems Summary

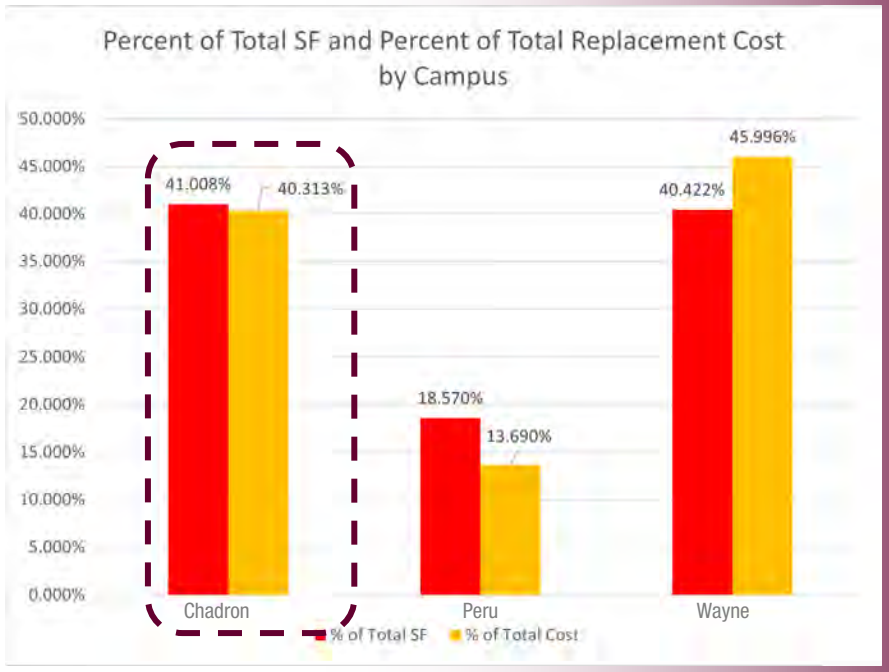
Mechanically across Chadron State, based on the information gathered from suppliers, the colleges, and field verification, we see a major need for the mechanical systems that are past life expectancy (Immediate replacement priority). Most equipment that falls into this category is past life expectancy by more than 10 years. Because of the complexity of each building's individual mechanical systems, the decision to keep or change systems (steam and chilled water or geothermal) to condition air throughout buildings should be done on a building-by-building basis.

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 during verification.

The charts at right compare Chadron State to its sister colleges in the Nebraska State College System.

- Among all the colleges, Chadron has the highest need for equipment to be replaced immediately in terms of percentage of the total campus (top right)
- The total square foot by campus chart (bottom right) is provided to help discern why one campus might be smaller in cost than the others.
- All costs 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 current supply chain issues due to the COVID-19 pandemic.





MEP CAMPUS SUMMARY

Electrical Service and Lighting Summary

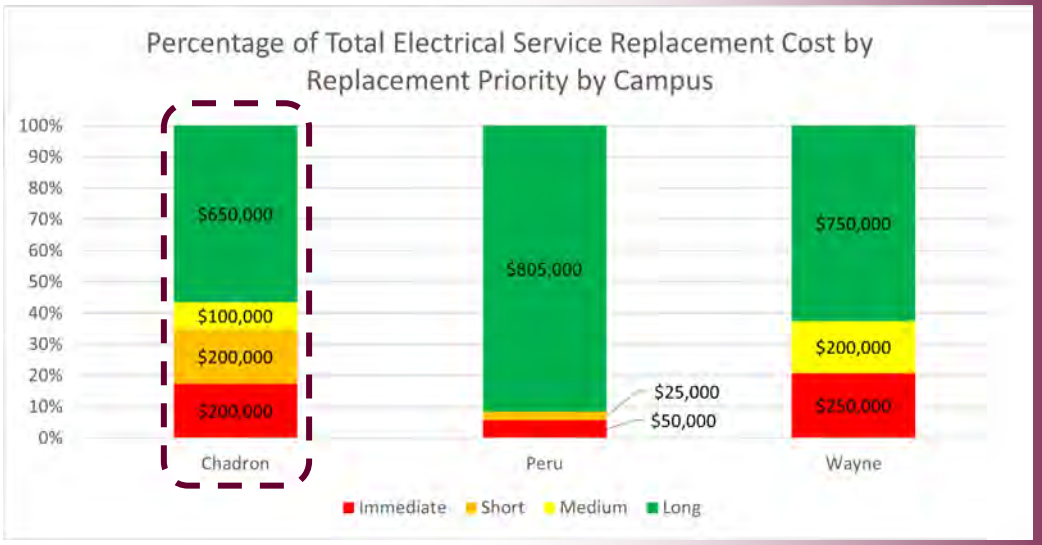
Electrical services to buildings at Chadron State are in operational working order. There are some buildings that have service nearing or exceeding the life expectancy of the equipment. The older the equipment, the more often problems arise such as breakers needing to be reset often. In addition, replacement parts for older services may be harder and more expensive to acquire in the future.

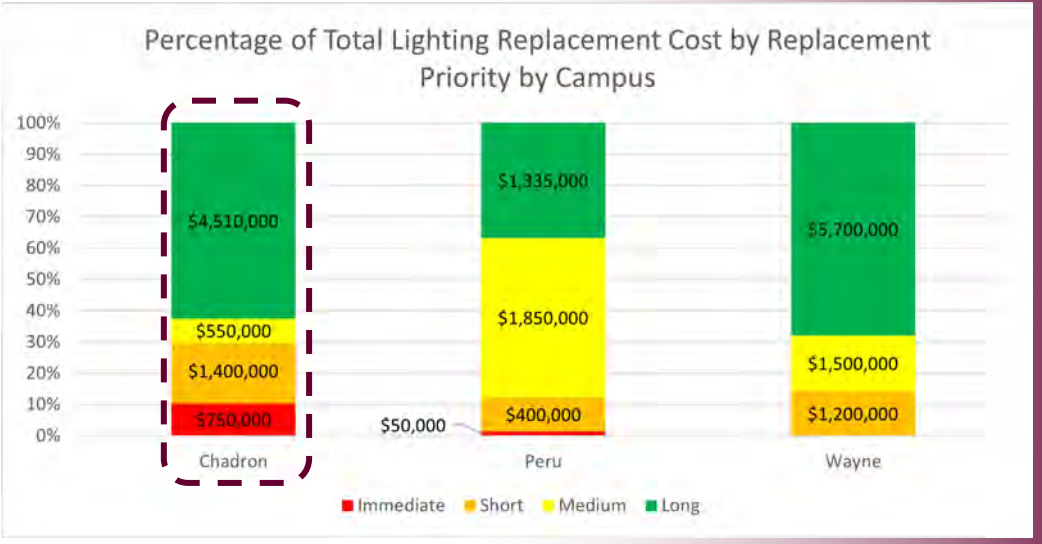
Lighting across all buildings should be updated to LED Technology as current implemented technology (fluorescents, metal halide, incandescent) starts to fail, and for better energy efficiency and greater cost savings.

Emergency lighting should be updated as needed and as needed 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 Chadron State to its sister colleges in the Nebraska State College System.

- When looking at all the colleges, Chadron has the second highest need for electrical service equipment to be replaced immediately.
- All the 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

At Chadron State, heating for the buildings is mostly supplied by the campus steam system. Cooling to those buildings is more varied but most of them still fall under the campus chilled water system.

All HVAC information is summarized in the campus HVAC systems chart at right.

The following summarizes each utility:

- Campus Steam: High pressure steam is generated at the Heating Plant and is distributed throughout campus to some 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 Heating Plant and is distributed throughout campus to some 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 two buildings utilize closed loop geothermal well fields for heating and cooling. These are adjacent to the buildings they serve.

Campus HVAC Systems Chart:

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

CHADRON STATE	CAMPUS STEAM	GEOTHERM.	CAMPUS CHILLED WATER	MINI SPLIT/SPLIT SYSTEM	AIR COOLED CHILLER	AIR COOLED CONDENSER	WINDOW A/C	RADIATORS
OLD ADMIN	H		C					
ANDREWS	H		C					
ARMSTRONG/CHICOINE	H					C	C	H
BROOKS	H						C	
BURKHISER	H		C	H/C	C	C		
HEATING PLANT	H		C					
COFFEE/RANGELAND		H/C						
CRITES	H			H/C			C	H
EAGLE RIDGE		H/C						
WORK HALL & WING	H		C					
HIGH RISE	H				C			
HILDRETH	H						C	H
KENT	H		C					
MAINTENANCE	H			H/C				
SANDOZ HIGH PLAINS	H					C		
MARSHALL PRESSBOX				H/C				
MATH/SCIENCE	H					C		
MEMORIAL	H				C	C		
MILLER	H				C			
NPAC	H					C		
KING LIBRARY	H		C					
SPARKS	H		C					
STUDENT CENTER	H					C	C	

MEP CAMPUS SUMMARY

IT Comments

- Consult with a professional resource group to accurately provide detailed CAD drawings of the campus IT infrastructure including all IT closets, connectivity, and fiber optic layout.
- Obtain a feasibility study that will diagnose the current conditions of the steam tunnels in and around the entire campus.
- It is highly recommended that all exterior doors in all buildings be secured with door access controls to provide the necessary security and auditing for the safety of the faculty and students.
- Each building should have redundant single-mode fiber optic cable between the facilities.
- Redundant Internet carriers should be provided with multiple entry points to the campus.
- Periodically assess wireless access to ensure strong connectivity throughout campus.
- Implement consistent wayfinding across campus through digital signage or other means.
- A large investment in security cameras and equipment should be investigated to secure public access areas of the campus.
- A campus-wide alerting system is needed to ensure the safety of the faculty and students. This could consist of messaging, alerting, and auto shutting / locking of doors as required.
- There should not be any “sharing” of IT closets with others. For example, the maintenance facility should not have access to IT closets unless it is not otherwise feasible. In that case, certain staff do not need 24/7 access to the closets and all closets should have door access controls.
- All IT room(s) access should be controlled by a door access control system - all key access to be removed.

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 CSC.

Today's students are consistently looking for institutions that have a strong vision with regard 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 CSC provides a sustainable and healthy campus for faculty, staff, students, and visitors.

Facility Impacts

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

- Building orientation.
- Low-flow plumbing fixtures.
- LED lighting (interior and exterior).
- Occupancy and CO_2sensors.
- 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 landscape watering.
- Grey water reclamation
- Reclaimed humidity condensate.

Best Practices - Materials

- Consider a 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, contain a high recycled content value, and are 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. A Green Team could be created 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. 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, land and water resources

<u>Sustainability Resources</u>

CSC 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.

Recommendations and Master Plan

--- Facilities ---

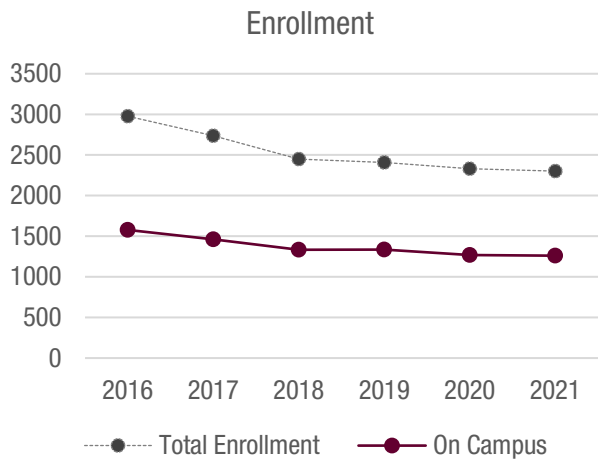
RELEVANT INFORMATION

Campus and Facilities Quantities

- 31 buildings/structures
- 132 classrooms
- 1.2M+/- SF
- 263 acres

Enrollment Data

Below are the historical enrollment numbers for Chadron State College. For the purpose of the Master Plan, enrollment is expected to remain flat with the goal to reach 2016 numbers.



CHADRON STATE COLLEGE

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 a 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 on campus including the renovation of Memorial Hall, and other updates to campus or campus infrastructure. It is important that the vision or momentum for these projects are supported by the Plan to encourage successful completion for the benefit of the campus community.

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 including those areas south and east of the center of campus. 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 Colleges' efforts to plan, and if possible, acquire funding, in the term of the Facilities Master Plan (approximately ten years).

Medium Priority – In this category, the 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 majority 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 majority 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.

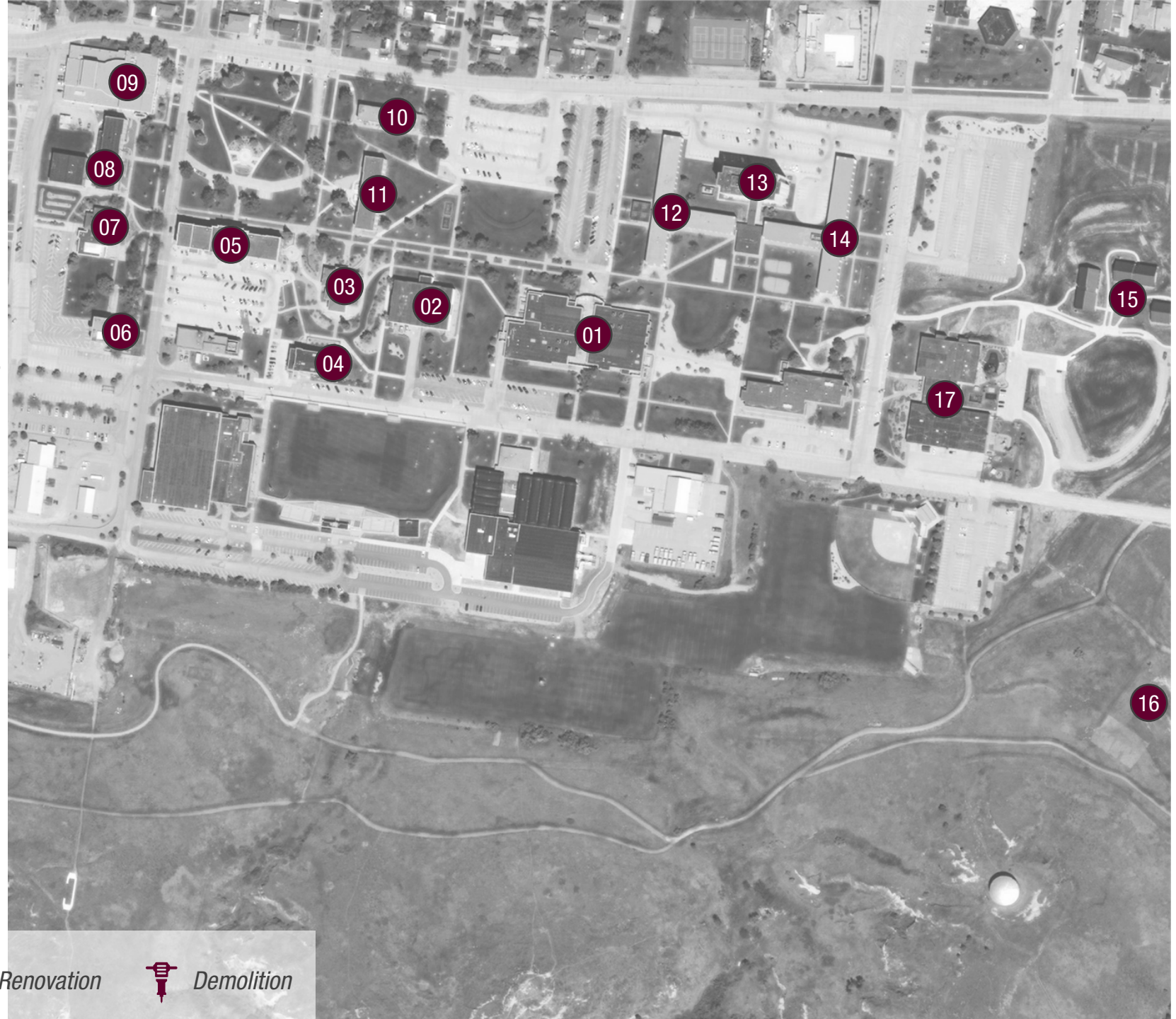
Because the estimates attempt to include these variable and unpredictable costs, and due to the pricing uncertainty in the current volatile post-pandemic construction market, higher contingencies are built into the cost estimates. However, as high priority projects start to be planned in more detail,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

Recommendations: Site & Campus 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

- 01: Student Center
- 02: King Library
- 03: Sparks Hall
- 04: Miller Hall
- 05: Old Admin
- 06: Hildreth Hall
- 07: Sandoz High Plains Heritage Ctr
- 08: Work Hall/Work Wing
- 09: Memorial Hall
- 10: Brooks Hall
- 11: Crites Hall
- 12: Kent Hall and The Landing
- 13: High Rise and The Hub
- 14: Andrews Hall
- 15: Eagle Ridge Complex
- 16: Rangeland Lab & Coffee Ag Pavilion
- 17: Burkhiser Technology



CHADRON STATE COLLEGE

Addition *New Building* *Renovation* *Demolition*

Facilities Master Plan

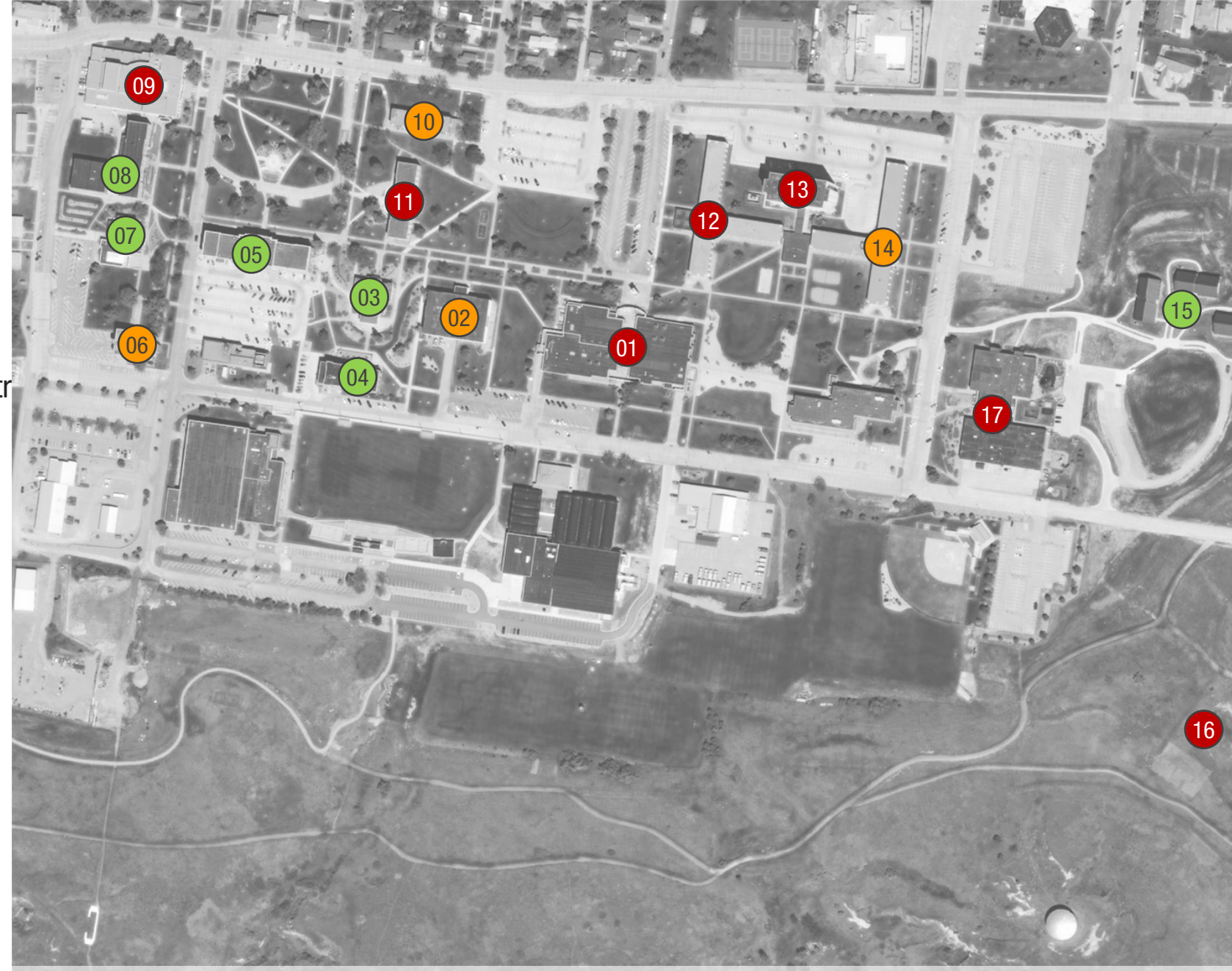
- **18A:** Chicoine Center
- **18B:** Armstrong
- **19:** Nelson Physical Activity Center
- **20:** Maintenance Services Building
- **21:** Sheaman Heating Plant
- **22:** Old Football Concession Stand
- **23:** President's House
- **24:** West Court

CHADRON STATE COLLEGE

Addition *New Building* *Renovation* *Demolition*

Facilities Master Plan

- H 01: Student Center
- M 02: King Library
- L 03: Sparks Hall
- L 04: Miller Hall
- L 05: Old Admin
- M 06: Hildreth Hall
- L 07: Sandoz High Plains Heritage Ctr
- L 08: Work Hall/Work Wing
- H 09: Memorial Hall
- M 10: Brooks Hall
- H 11: Crites Hall
- H 12: Kent Hall and The Landing
- H 13: High Rise and The Hub
- M 14: Andrews Hall
- L 15: Eagle Ridge Complex
- H 16: Rangeland Lab & Coffee Ag Pavilion
- H 17: Burkhiser Technology



CHADRON STATE COLLEGE

Addition *New Building* *Renovation* *Demolition*

H High Priority M Medium Priority L Low Priority

Facilities Master Plan

- L **18A:** Chicoine Center
- M **18B:** Armstrong
- M **19:** Nelson Physical Activity Center
- L **20:** Maintenance Services Building
- M **21:** Sheaman Heating Plant
- L **22:** Old Football Concession Stand
- L **23:** President's House
- M **24:** West Court

CHADRON STATE COLLEGE

Addition *New Building* *Renovation* *Demolition*

H High Priority M Medium Priority L Low Priority

Facilities Master Plan

01

Student Center

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~52,183 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H — High Impact
- M — Medium Impact
- L — Low Impact

PRIORITY

- H — High Priority
- M — Medium Priority
- L — Low Priority

Renovation Notes:

- Renovate and update finishes and building systems
- Outdoor dining/seating area
- East end chiller needs to be replaced

Potential Projects		Potential Project Cost
Renovation & addition		15,800,000
- HVAC Upgrade		1,900,000
- Exterior sealant		48,000
- Exterior metal door replacement		24,000
- Rust removal - lintels and soffits		6,000

CHADRON STATE COLLEGE

Facilities Master Plan

02 King Library

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~46,037 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Renovate the space to the library of the future
  - Teaching and Learning Labs
  - Fewer collections
  - More small group rooms
  - Better technology
- Update mechanical HVAC system

Potential Projects		Potential Project Cost
Renovation & addition		14,000,000
- HVAC Upgrades		1,100,000

CHADRON STATE COLLEGE

Facilities Master Plan

03

Sparks Hall

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~17,218 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Modernize rooms and common area aesthetics, technology, and furnishings
- Upgrading building systems
- ADA upgrades
- Add exterior gutter/soffit system replacement
- Improved wayfinding inside the building

Potential Projects		Potential Project Cost
Modernize rooms and common areas		5,200,000
- Stair Repair		20,000
- Building systems upgrade (HVAC, plumbing, electrical)		1,000,000
- Wood soffit, rafter tail and gutter system repair/replacement		100,000
- Masonry Cleaning		30,000

CHADRON STATE COLLEGE

Facilities Master Plan

04 Miller Hall

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~22,586 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Modernize classroom and common area aesthetics, technology, and furnishings to promote collaborative learning environments
- Upgrading building systems
- Increase storage areas to offset Hildreth
- Redesign spaces for IT staff
- Remodel Dean's suite on 3rd floor
- Provide screening of MEPT equip on south side

Potential Projects	Potential Project Cost
Finish upgrades and create active learning classrooms	5,800,000
- Modernize classroom and common area	2,600,000
Masonry cleaning/repair	40,000
HVAC equipment replacement	1,800,000

CHADRON STATE COLLEGE

Facilities Master Plan

05 Old Admin

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~60,772 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Modernize classroom and common area aesthetics, technology, and furnishings to promote collaborative learning environments
- Upgrading building systems
- Provide flexible furniture
- Identify a criminal justice space for crime scene virtual training

Potential Projects		Potential Project Cost
Modernize classroom and common area		4,500,000
HVAC equipment replacement		1,550,000
Water damage repair		96,000
Masonry cleaning/repair		96,000
ADA Stair upgrades		36,000
Crime scene virtual training room		TBD

CHADRON STATE COLLEGE

Facilities Master Plan

06

Hildreth Hall

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~23,586 SF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H — High Impact
- M — Medium Impact
- L — Low Impact

PRIORITY

- H — High Priority
- M — Medium Priority
- L — Low Priority

Renovation Notes:

- Plan would be to demolish the facility and use the site for parking or future building site
- Campus storage will need to be addressed when the facility is demolished

Potential Projects			Potential Project Cost
Demolish + Site Restoration			1,200,000

Facilities Master Plan

07

Sandoz High Plains Heritage Center

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~15,795 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Update building systems to address humidity issues

Potential Projects		Potential Project Cost
Stone cleaning and repair		26,000
HVAC equipment replacement		650,000

Facilities Master Plan

08

Work Hall/ Work Wing

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~39,111 GSF (Work Hall) 22,610 GSF (Work Wing) — **Available**
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

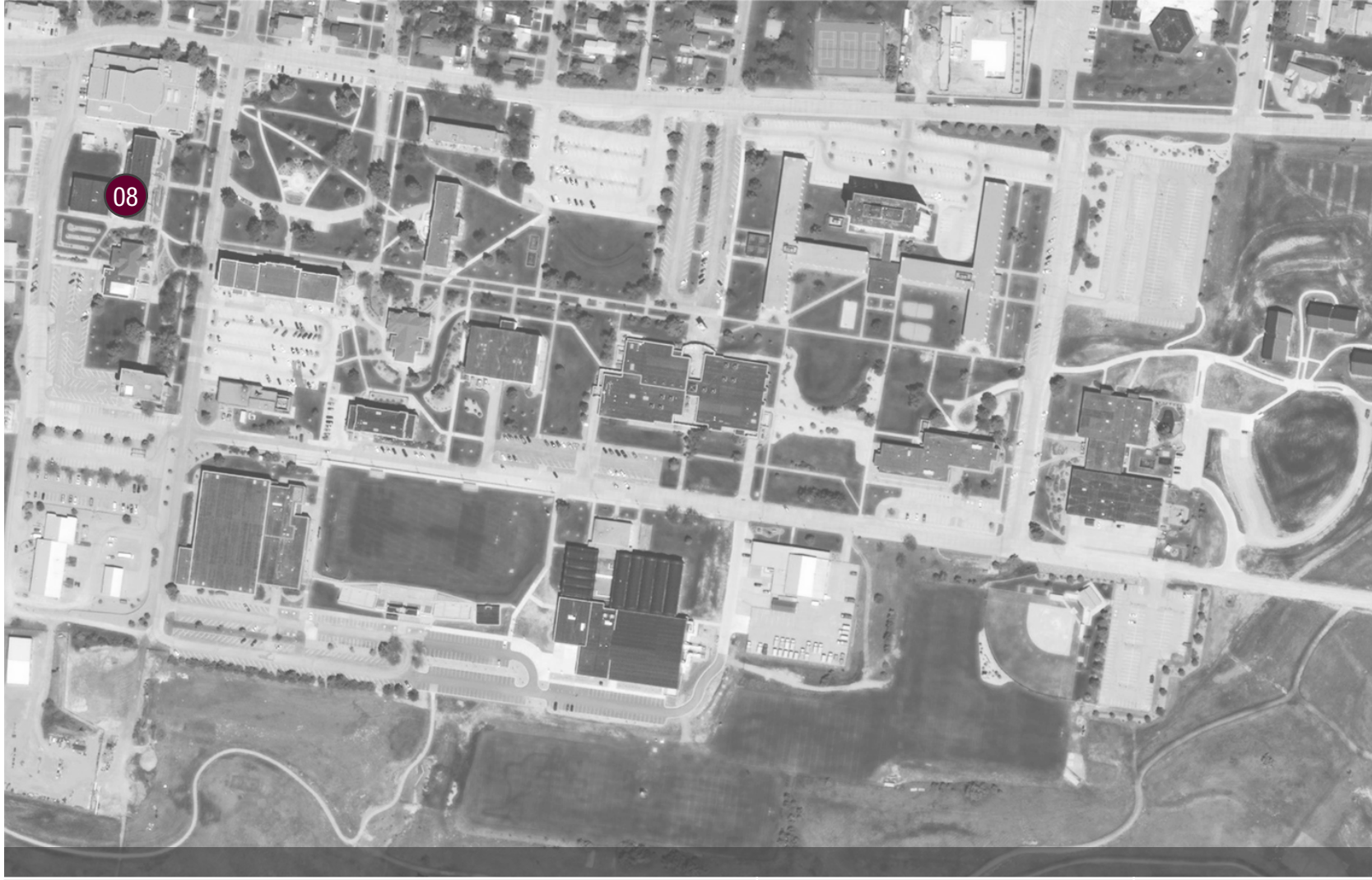
- H — High Impact
- M — Medium Impact
- L — Low Impact

PRIORITY

- H — High Priority
- M — Medium Priority
- L — Low Priority

Renovation Notes:

- Renovate the residence hall rooms including new paint, carpet, doors, sinks, casework (Wing)
- Building system upgrades including plumbing, mechanical (HVAC), electrical, controls and low voltage
- ADA upgrades
- Security and card access upgrade
- Replace windows
- Add elevator in Edna Wing
- Create C-Store



Potential Projects		Potential Project Cost
Renovate the residence hall rooms		4,200,000
- HVAC Upgrades		1,750,000
- ADA stair upgrades		36,000
- Bathroom upgrades		860,000
- Removal wireglass		24,000
Creation of C-Store		244,000
Add elevator in Edna Wing		300,000

Facilities Master Plan

09

Memorial Hall

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~50,408 GSF — Available
- ~18,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Major renovation/remodel currently being programmed

Potential Projects		Potential Project Cost
Masonry cleaning/repair		144,000
New exterior doors		30,000
Stair ADA upgrades		36,000
Renovation and Addition		29,500,000

CHADRON STATE COLLEGE

Facilities Master Plan

10

Brooks Hall

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~24,504 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H — High Impact
- M — Medium Impact
- L — Low Impact

PRIORITY

- H — High Priority
- M — Medium Priority
- L — Low Priority

Renovation Notes:

- Short term
  - Serve as swing space for renovations of Memorial Hall
- Long Term
  - Once Memorial Hall and other projects complete; demolish
- Site could also be used for a future alumni center

Potential Projects		Potential Project Cost
Demolish and Prep Site		1,400,000

Facilities Master Plan

11 Crites Hall

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~37,616 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H — High Impact
- M — Medium Impact
- L — Low Impact

PRIORITY

- H — High Priority
- M — Medium Priority
- L — Low Priority

Renovation Notes:

- Modernize rooms, office and common area aesthetics, technology, and furnishings to promote interaction with students and meet the needs of Admissions and other Student Services
- Upgrade building systems

Potential Projects		Potential Project Cost
Modernize rooms, office and common areas		11,400,000
- HVAC Upgrades		1,100,000
- Masonry cleaning/repointing		130,000
- ADA Door hardware		98,000

CHADRON STATE COLLEGE

Facilities Master Plan

12 Kent Hall

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~91,635 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L 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
- Renovate to zero sight line restrooms/showers
- Upgrade security and card access
- Replace elevator
- Asbestos abatement

Potential Projects		Potential Project Cost
Renovation		27,800,000
- HVAC Equipment Replacement		1,800,000
- Stair ADA upgrades (interior & exterior)		60,000
- Masonry cleaning/repointing		480,000
- Replace elevators		192,000

CHADRON STATE COLLEGE

Facilities Master Plan

12 The Landing

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~1,923 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Update finishes
- Update building systems
- Update amenities
- Upgrade security and card access
- Replace doors

Potential Projects		Potential Project Cost
Replace exterior doors		18,000
Update finishes		350,000

Facilities Master Plan

13

High Rise

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~127,315 GSF — **Available**
- ~50,000 GSF — **Program**
- ~XX,000 GSF — **Delta**

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Create a new 3-story, 120 bed suite-style new addition to the south
- Replace The Hub with a new lobby area as part of new addition
- New addition to include a mail room and C-Store
- Demolish existing High Rise once complete

Potential Projects		Potential Project Cost
New 3 story, 120 bed suite-style residence hall		16,300,000
- Includes new lobby, C-Store and with gathering space		
- Includes mailroom		
High Rise demolition and site prep		2,400,000

CHADRON STATE COLLEGE

Facilities Master Plan

13 The Hub

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~2,000 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Replace north wall paneling and update finishes throughout
- Replace exterior windows
- Update all building systems
- New flexible furniture
- Add serving kitchen space

Potential Projects		Potential Project Cost
Update finishes		487,000
- Update security		22,000
- Add electrical outlets		115,000
Add food prep area		175,000

Facilities Master Plan

14

Andrews Hall

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~92,182 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

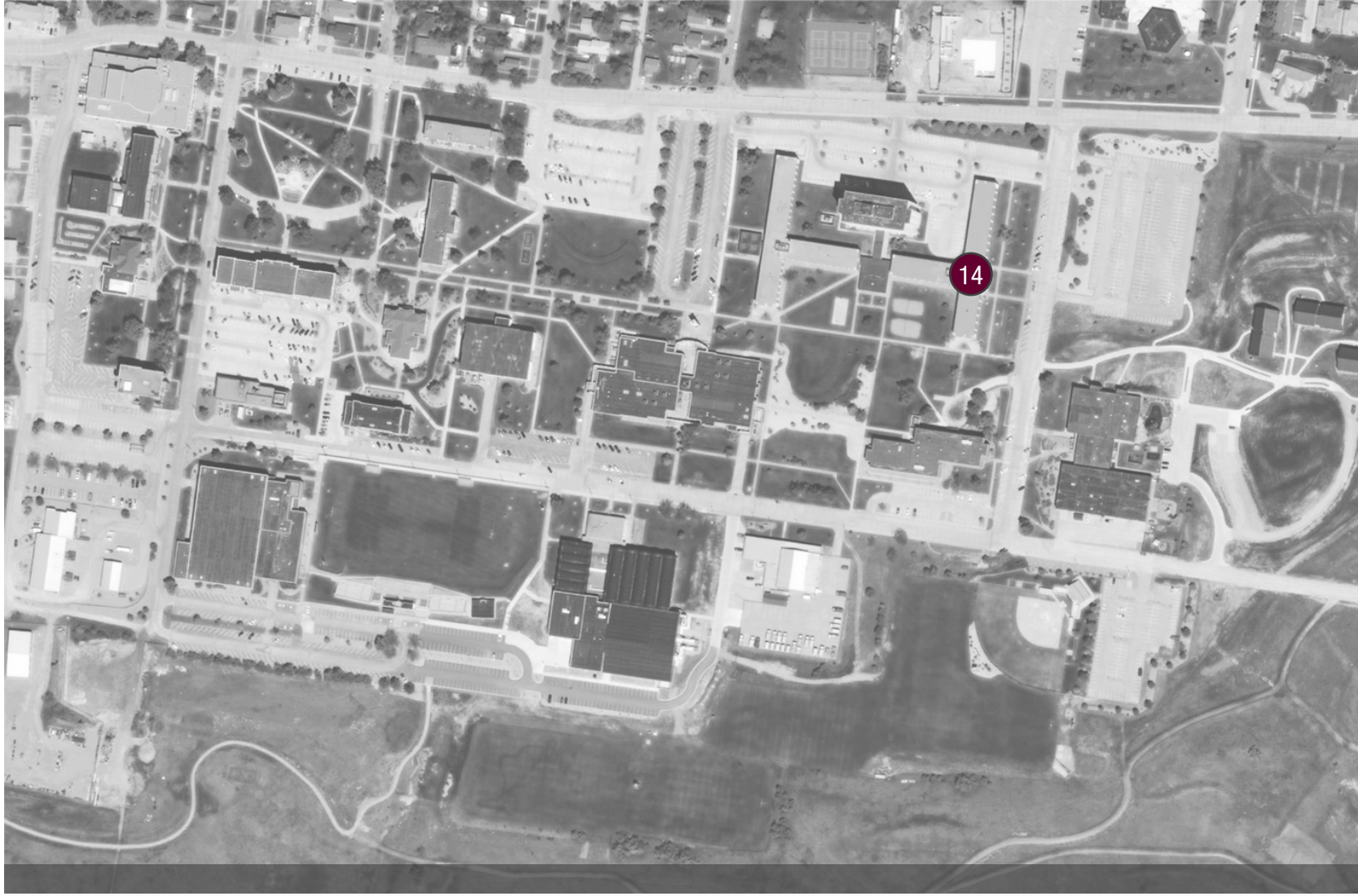
- H — High Impact
- M — Medium Impact
- L — Low Impact

PRIORITY

- H — High Priority
- M — Medium Priority
- L — 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
- Abatement of areas in the basement
- Front desk and lobby renovation



Potential Projects		Potential Project Cost
Renovate the residence hall rooms		20,900,000
- HVAC equipment replacement		1,900,000
- Stair ADA upgrades		36,000
- Door hardware ADA upgrades		300,000
- Masonry cleaning/repointing		288,000
- Front desk and lobby renovation		490,000

CHADRON STATE COLLEGE

Facilities Master Plan

15 Eagle Ridge Complex

TYPE

- Addition
- New Building
- Renovation

SPACE

- Available: ~9,033 x 3 = 27,099 SF
- Program: ~00,000 GSF
- Delta: ~XX,000 GSF

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Drainage and site issues
- Miscellaneous moisture issues inside and out
- Replace worn finishes
- Add signage
- Pave parking lot, drop off lane and road
- Create dedicated trash rooms

Potential Projects		Potential Project Cost
Stair refinish		36,000
Carpet replacement		110,000
Drainage and site issues		50,000

Facilities Master Plan

16 Rangeland Lab and Coffee Ag Pavilion

TYPE

- Addition
- New Building
- Renovation

SPACE

- Available: ~15,839 GSF (Rangeland) + ~ 24,648 GSF (Ag)
- Program: ~ 5,000 GSF (Rangeland) + ~ 25,000 GSF (Ag)
- Delta: ~XX,000 GSF

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Expand the Ag Pavilion to regulation rodeo arena size
- Create an addition to the Rangeland pavilion for additional classrooms if under-utilized classrooms do not work
- Possible addition/expansion to board horses for students

Potential Projects		Potential Project Cost
Phase 2 - Regulation Rodeo Arena		1,000,000
Rangeland Classroom Addition		1,500,000

CHADRON STATE COLLEGE

Facilities Master Plan

17 Burkhiser Technology

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~63,472 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Modernize classroom, labs and common area aesthetics, technology, and furnishings to promote collaborative learning environments
- Upgrading building systems
- Address Early Childhood Education expansion
- Create food prep area for Dietetics with serving area
- Long term plan would be to build a sport specific locker room as part of an overall softball complex

Potential Projects		Potential Project Cost
Renovation & Addition		19,300,000
- HVAC Equipment replacement		1,320,000
- Exterior door replacement		18,000
- ADA upgrades		24,000
- Food Prep Area for Dietetics		540,000
- Early Education Addition		6,600,000
Softball Locker Rooms (short term)		TBD

Facilities Master Plan

18A Chicoine Center

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~64,792 SF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- No significant work in Chicoine Center

Potential Projects		Potential Project Cost
-		-

Facilities Master Plan

18B Armstrong

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~39,494 SF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Repair ceilings
- Update restrooms including ADA upgrades
- Update lighting to NCAA specs
- Need to identify a long-term laundry facility; short term could be to locate it in this facility

Potential Projects		Potential Project Cost
Hard lid ceiling repairs, structural cracks and water damage - Armstrong		580,000
Restroom ADA upgrades		980,000

Facilities Master Plan

19 Nelson Physical Activity Center

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~75,230 GSF — Available
- ~7,000 GSF (Wrestling) — Program
- ~XX,000 GSF — Delta

RENOVATION

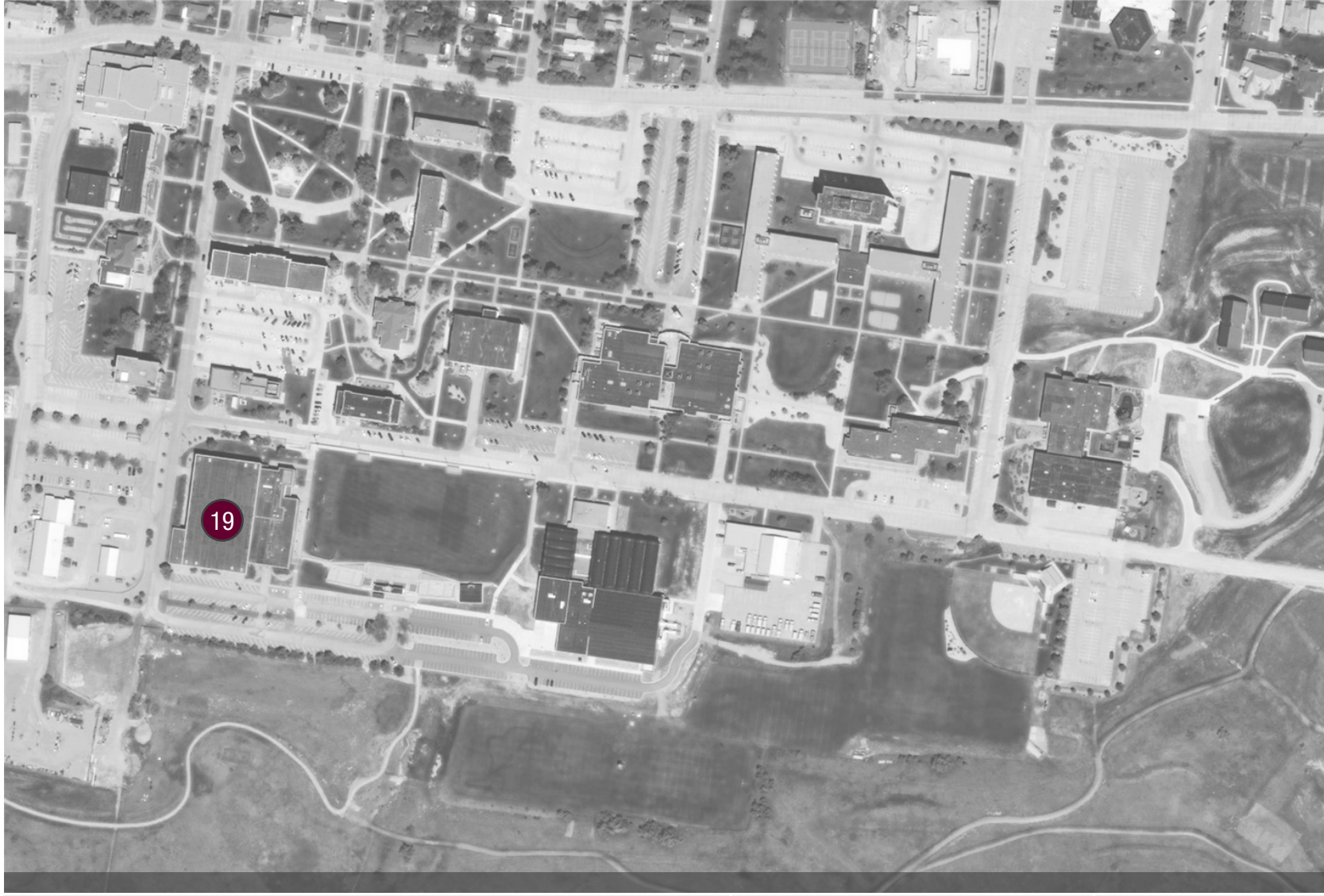
- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- New Addition
  - Wrestling room, MP gym, office suite (12) w/ conf room storage
- Replace bleacher system
- Create student space
- Update locker rooms
- Update building systems specifically HVAC and ventilation
- Resurface the track



Potential Projects		Potential Project Cost
Upgrade finishes		6,770,000
HVAC Equipment Replacement		3,100,000
ADA Stair upgrades		36,000
Exterior door replacement		24,000
Addition		2,100,000
Indoor track resurfacing		300,000

Facilities Master Plan

20 Maintenance Services Building

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~15,000 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Upgrade mechanical and electrical systems
- Floor finish replacement

Potential Projects		Potential Project Cost
HVAC System replacement		300,000
Flooring replacement		140,000

Facilities Master Plan

21 Sheaman Heating Plant

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~10,484 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- New boilers (replace 2 natural gas and 2 wood chip boilers)
- Restroom upgrades/updates
- Add security to the building via code garage door entry for the wood chips
- Replace all exterior doors and add card access
- Increase chiller capacity

Potential Projects		Potential Project Cost
General remodel		1,900,000
HVAC Equipment Replacement		7,800,000
Bathroom remodel		135,000
Energy Upgrades		180,000

CHADRON STATE COLLEGE

Facilities Master Plan

22 Old Football Concession Stand

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~1,344 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Potential location of hospitality/booster club
- Potentially need to maintain restrooms due to code requirements

Potential Projects		Potential Project Cost
Hospitality/booster club		TBD
Restrooms		TBD

Facilities Master Plan

23 President's House

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~3,000 GSF — Available
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H High Impact
- M Medium Impact
- L Low Impact

PRIORITY

- H High Priority
- M Medium Priority
- L Low Priority

Renovation Notes:

- Replace furnishings and remodel to create a better location/layout for hosting campus, alumni, and donor events

Potential Projects			Potential Project Cost
Renovate and reconfigure to allow for hosting of events			TBD

Facilities Master Plan

24

West Court

TYPE

- Addition
- New Building
- Renovation

SPACE

- ~3,128 GSF — **Available**
- ~00,000 GSF — Program
- ~XX,000 GSF — Delta

RENOVATION

- H — High Impact
- M — Medium Impact
- L — Low Impact

PRIORITY

- H — High Priority
- M — Medium Priority
- L — Low Priority

Renovation Notes:

- Demolish existing facilities

Potential Projects			Potential Project Cost
Demolish existing facilities			40,000

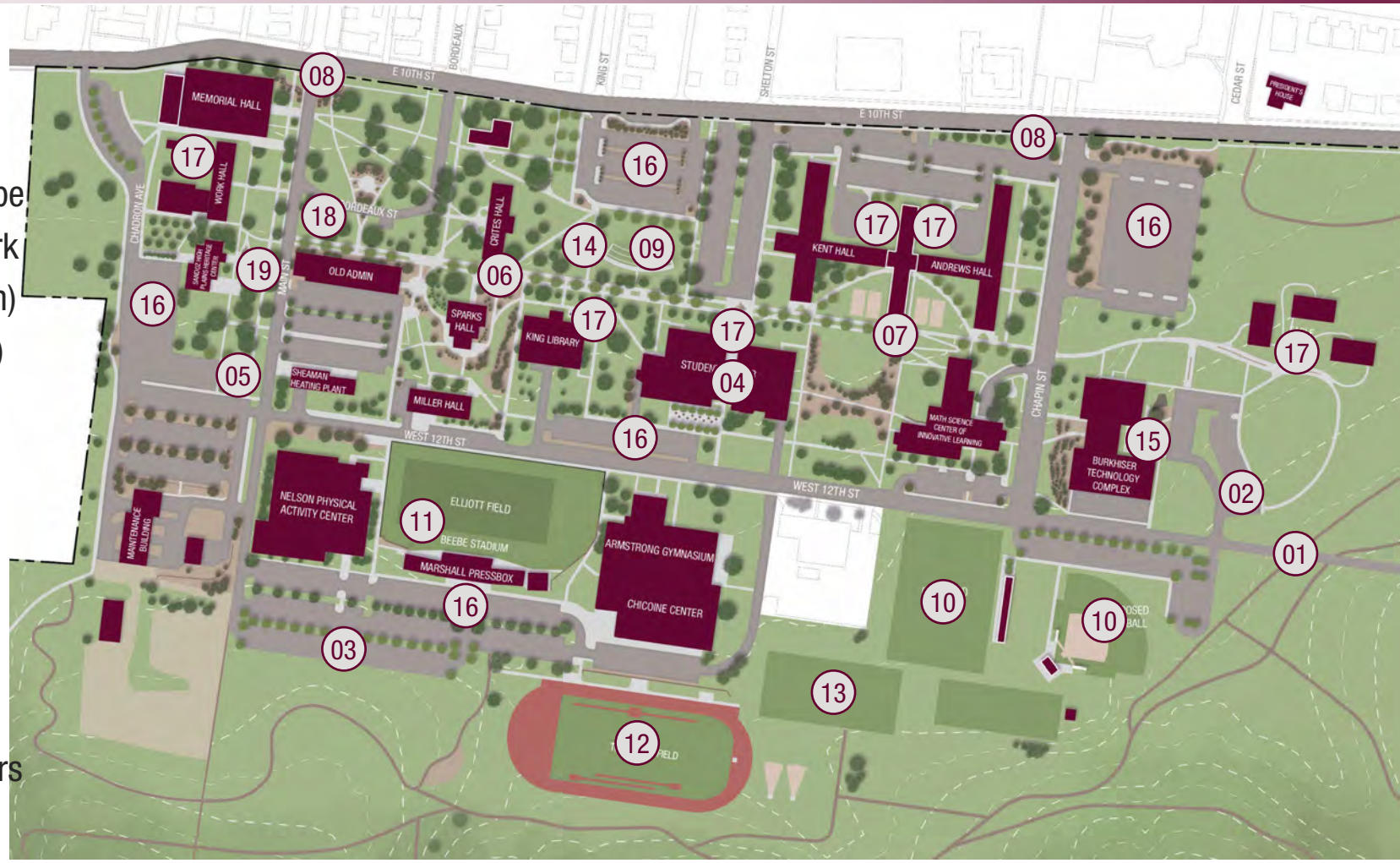
Recommendations and Master Plan

--- Site & Campus ---

CHADRON STATE COLLEGE

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

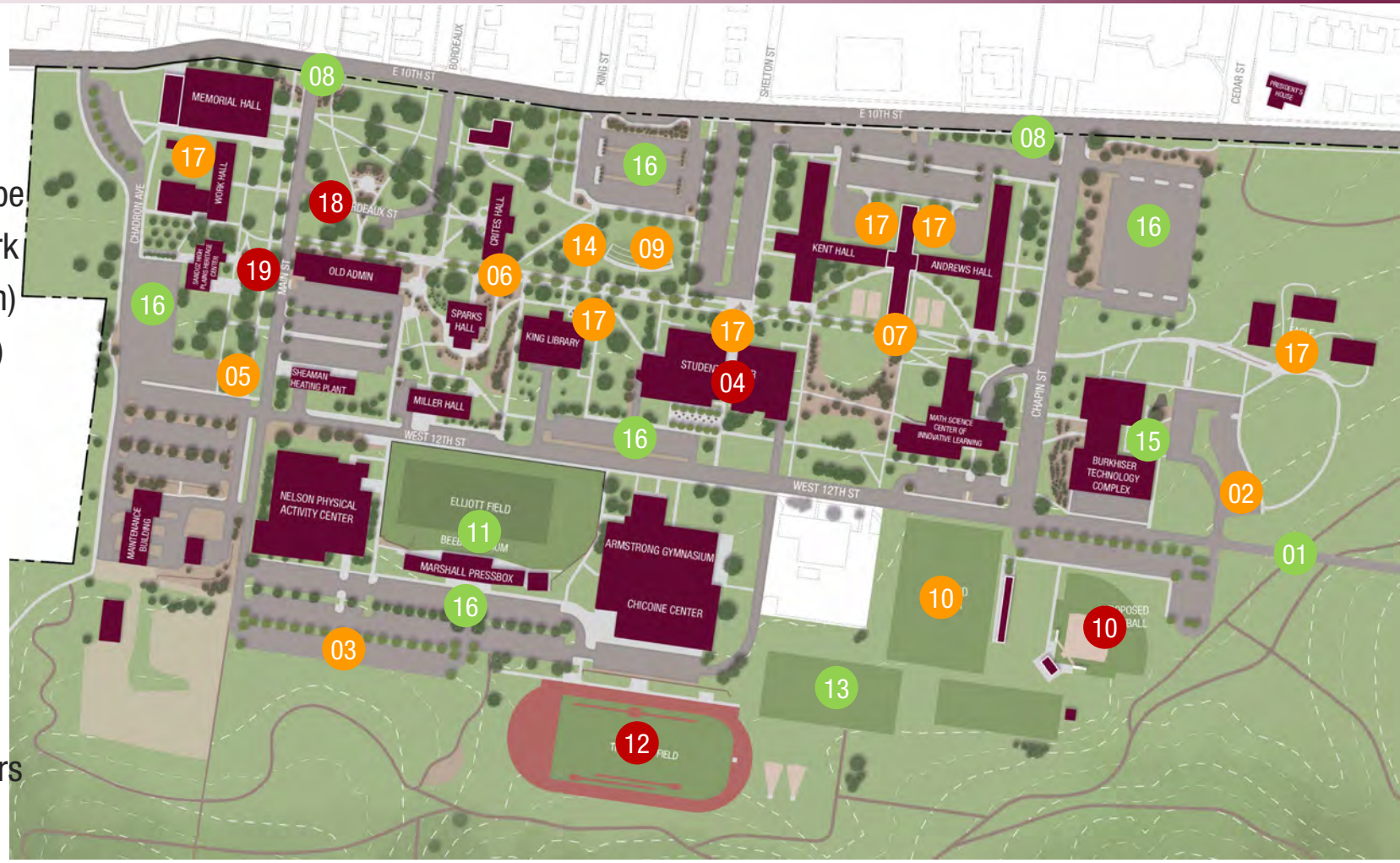
- **01:** Pave Rangeland Drive
- **02:** Pave Eagle Ridge Parking Lot
- **03:** Create Event Parking Lot
- **04:** Student Center Patio & Landscape
- **05:** Hildreth Hall Renovation site work
- **06:** Pedestrian Mall Ph. 1 (renovation)
- **07:** Pedestrian Mall Ph. 2 (extension)
- **08:** 10th Street Campus Edge
- **09:** Amphitheater enhancements
- **10:** New Soccer & Softball Complex
- **11:** Don Beebe Stadium upgrades
- **12:** Track & Field upgrades
- **13:** Recreation Field upgrades
- **14:** Remove Crites Cooling Towers
- **15:** Remove Burkhiser Cooling Towers
- **16:** Repave Parking Lots
- **17:** Student Gathering Spaces
- **18:** Campus Water Main Replacement
- **19:** Utility Tunnel Repair



New Project *Renovation* *Demolition/Restoration*

CAMPUS MASTER PLAN – SITE IMPROVEMENTS – PRIORITIES

- L **01:** Pave Rangeland Drive
- M **02:** Pave Eagle Ridge Parking Lot
- M **03:** Create Event Parking Lot
- H **04:** Student Center Patio & Landscape
- M **05:** Hildreth Hall Renovation site work
- M **06:** Pedestrian Mall Ph. 1 (renovation)
- M **07:** Pedestrian Mall Ph. 2 (extension)
- L **08:** 10th Street Campus Edge
- M **09:** Amphitheater enhancements
- H M **10:** New Soccer & Softball Complex
- L **11:** Don Beebe Stadium upgrades
- H **12:** Track & Field upgrades
- L **13:** Recreation Field upgrades
- M **14:** Remove Crites Cooling Towers
- L **15:** Remove Burkhiser Cooling Towers
- L **16:** Repave Parking Lots
- M **17:** Student Gathering Spaces
- H **18:** Campus Water Main Replacement
- H **19:** Utility Tunnel Repair



H High Priority M Medium Priority L Low Priority

CHADRON STATE COLLEGE

New Project *Renovation* *Demolition/Restoration*

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

01 Pave Rangeland Drive

TYPE

- [ ] New Project
- [x] Renovation
- [ ] Demolition / Restoration

SCALE & SCOPE

Scale: ~ 32,000 SF

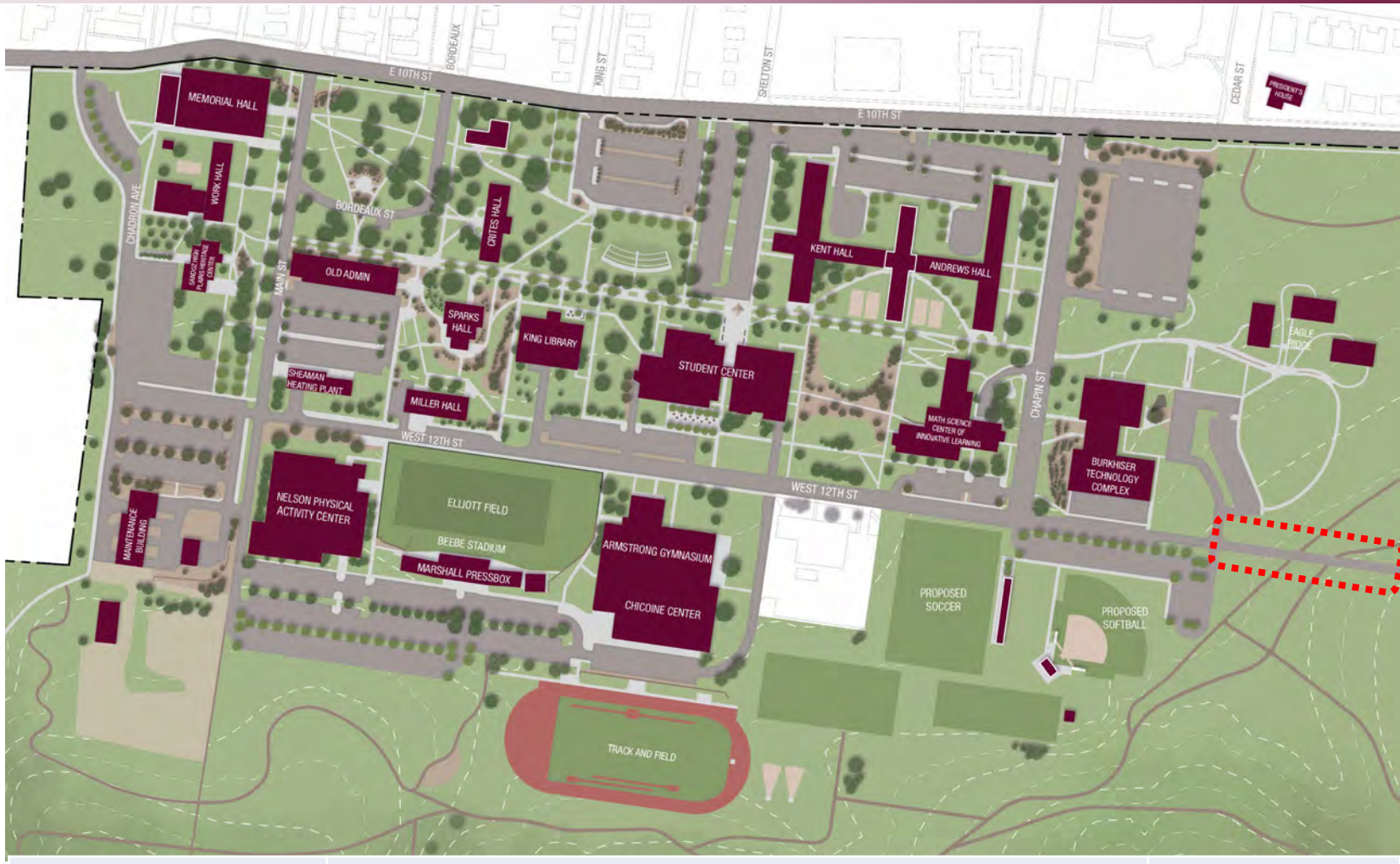
Scope: Repave existing gravel drive with concrete

PROJECT DETAILS

[ ] High Impact	[ ] High Priority
[x] Medium Impact	[ ] Medium Priority
[ ] Low Impact	[x] Low Priority

Project Notes:

- Pave with concrete pavement
- Manage stormwater by sheet flow to adjacent grasslands.
  - Creation of a bioswale would be appropriate as well
- Paved walk adjacent to the drive



Potential Projects	Potential Project Cost
Pave Rangeland Drive	$ 675,855

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

02 Pave Eagle Ridge Parking Lot

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Scale
~ 18,000 SF

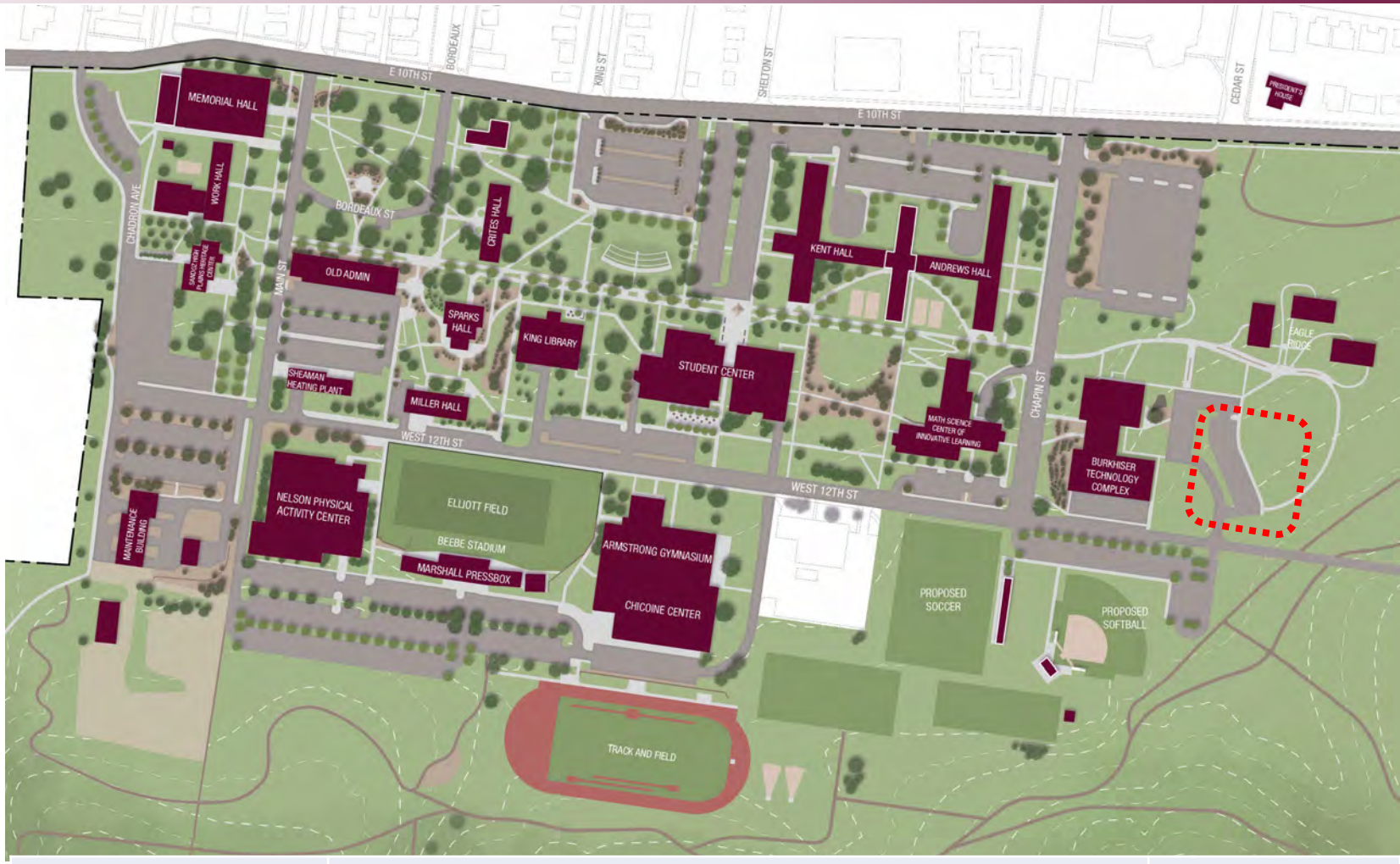
Scope
Repave existing gravel parking with concrete

PROJECT DETAILS

H High Impact	H High Priority
M Medium Impact	M Medium Priority
L Low Impact	L Low Priority

Project Notes:

- Pave with concrete pavement
- Add or upgrade lighting
- Accessible parking stalls
- Pedestrian connections to campus walks



Potential Projects	Potential Project Cost
Pave Eagle Ridge Parking Lot	$ 268,065

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

03 Create Event Parking Lot

TYPE

- [x] New Project
- [ ] Renovation
- [ ] Demolition / Restoration

SCALE & SCOPE

Scale
~ 110 parking stalls

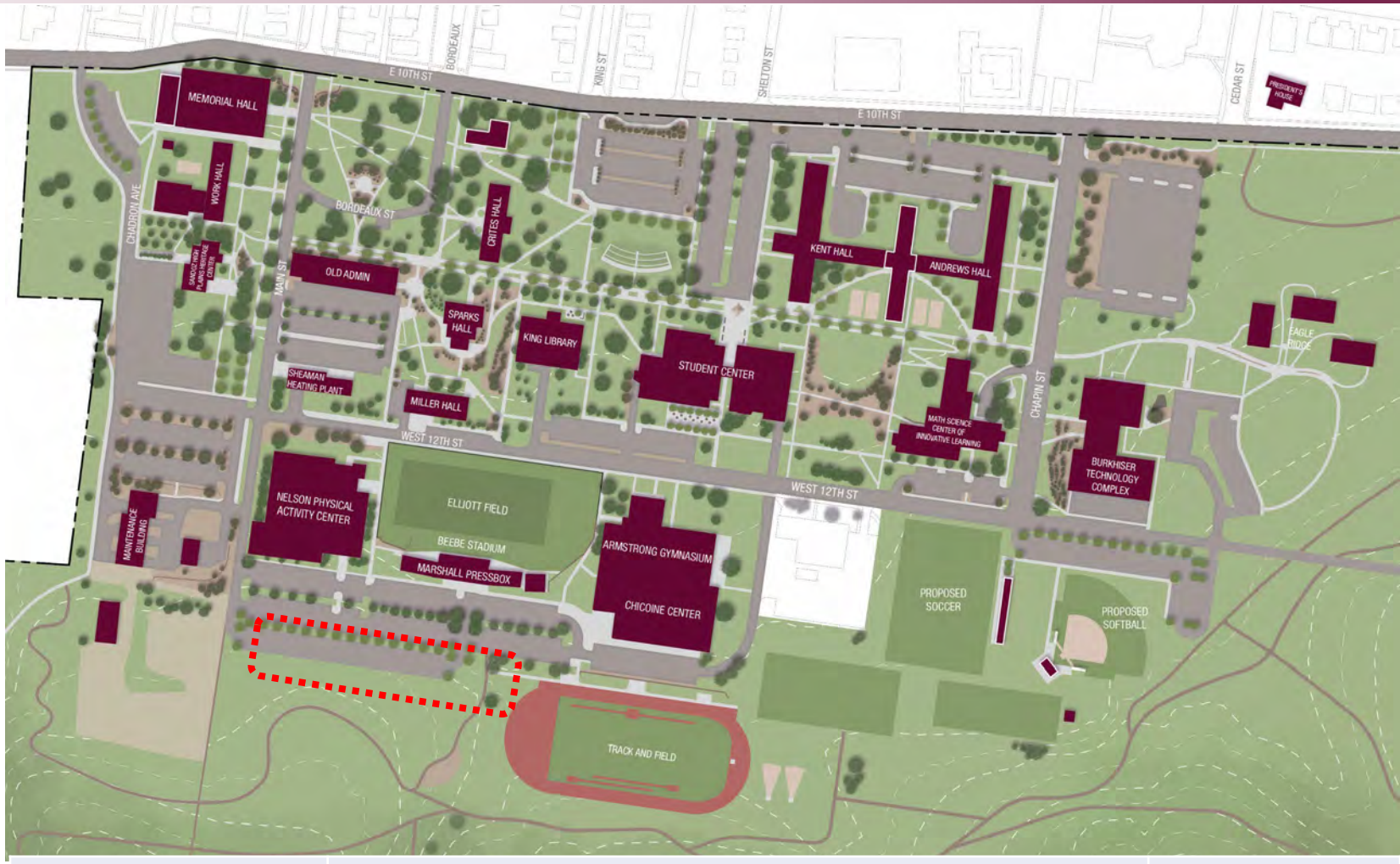
Scope
Build new lot south of Beebe Stadium Lots

PROJECT DETAILS

- [x] High Impact
- [ ] Medium Impact
- [ ] Low Impact
- [ ] High Priority
- [x] Medium Priority
- [ ] Low Priority

Project Notes:

- Pave lot with concrete, lighting & pedestrian walks
- Direct pedestrian connection to Stadium, NPAC & Chicoine
- Sustainable stormwater solutions



Potential Projects	Potential Project Cost
Create Event Parking Lot	$ 1,024,650

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

04 Student Center Dining Patio & Landscape

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Scale
~ 70,000 SF

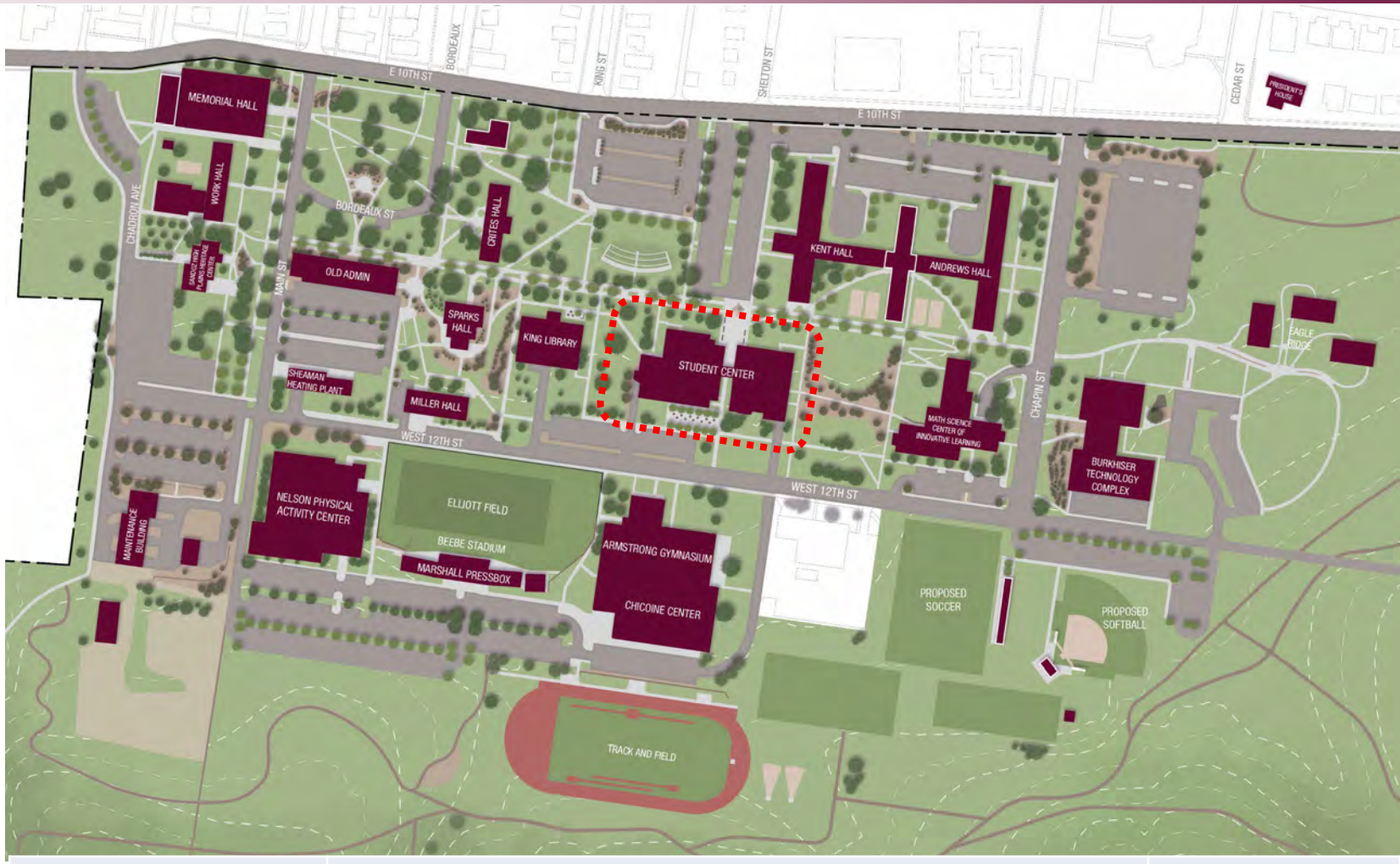
Scope
Dining Patio and landscape restoration

PROJECT DETAILS

- H High Impact
- M Medium Impact
- L Low Impact
- H High Priority
- M Medium Priority
- L Low Priority

Project Notes:

- Paved patio w/ movable seating and tables
- Restore landscape
- Improve circulation
- Improve lighting
- Integrated art & architectural features



Potential Projects	Potential Project Cost
Student Center Dining Patio & Landscape	$ 527,850

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

05 Hildreth Hall Site Work

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Scale
~ 23,586 SF

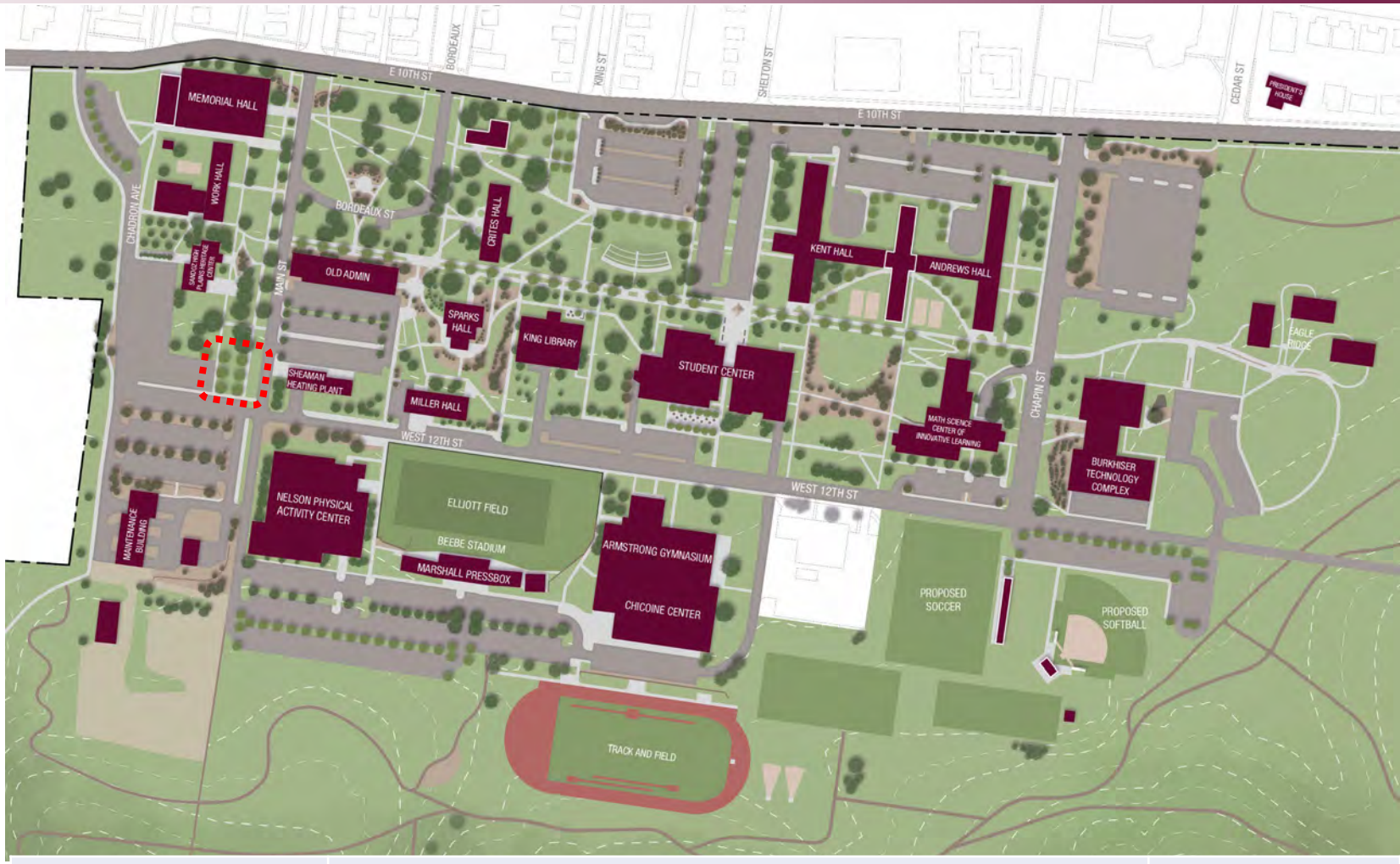
Scope
Parking & Landscape Restoration after removal of Hildreth Hall

PROJECT DETAILS

- H High Impact
- M Medium Impact
- L Low Impact
- H High Priority
- M Medium Priority
- L Low Priority

Project Notes:

- Concrete paved parking expansion
- Landscape restoration, primarily turf and shade trees



Potential Projects	Potential Project Cost
Hildreth Hall Site Work	$ 100,000 - $300,000

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

06 Pedestrian Mall Phase 1 (Renovation)

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Scale
~ 1,000 LF

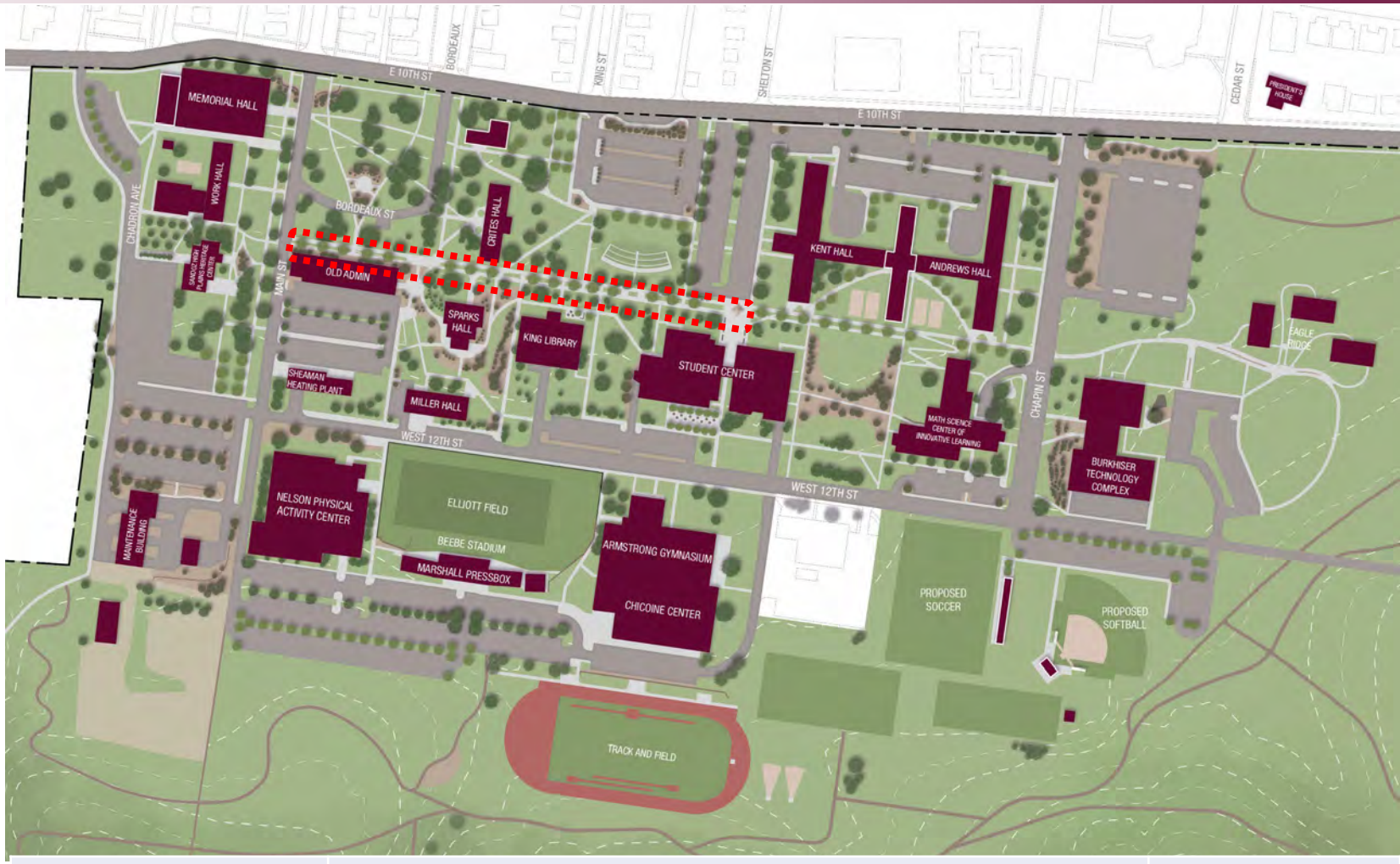
Scope
Upgrade & Enhance existing pedestrian mall from Main to the Clock Tower

PROJECT DETAILS

- H High Impact
- M Medium Impact
- L Low Impact
- H High Priority
- M Medium Priority
- L Low Priority

Project Notes:

- Demo and reconstruction utility tunnel lid, which also serves as the pedestrian mall walk
- Upgrade lighting
- Upgrade site furnishings
- Protect existing trees



Potential Projects	Potential Project Cost
Pedestrian Mall Renovation – Phase 1	$ 1,366,200

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

07 Pedestrian Mall Phase 2 (Extension)

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Scale
~ 700 LF

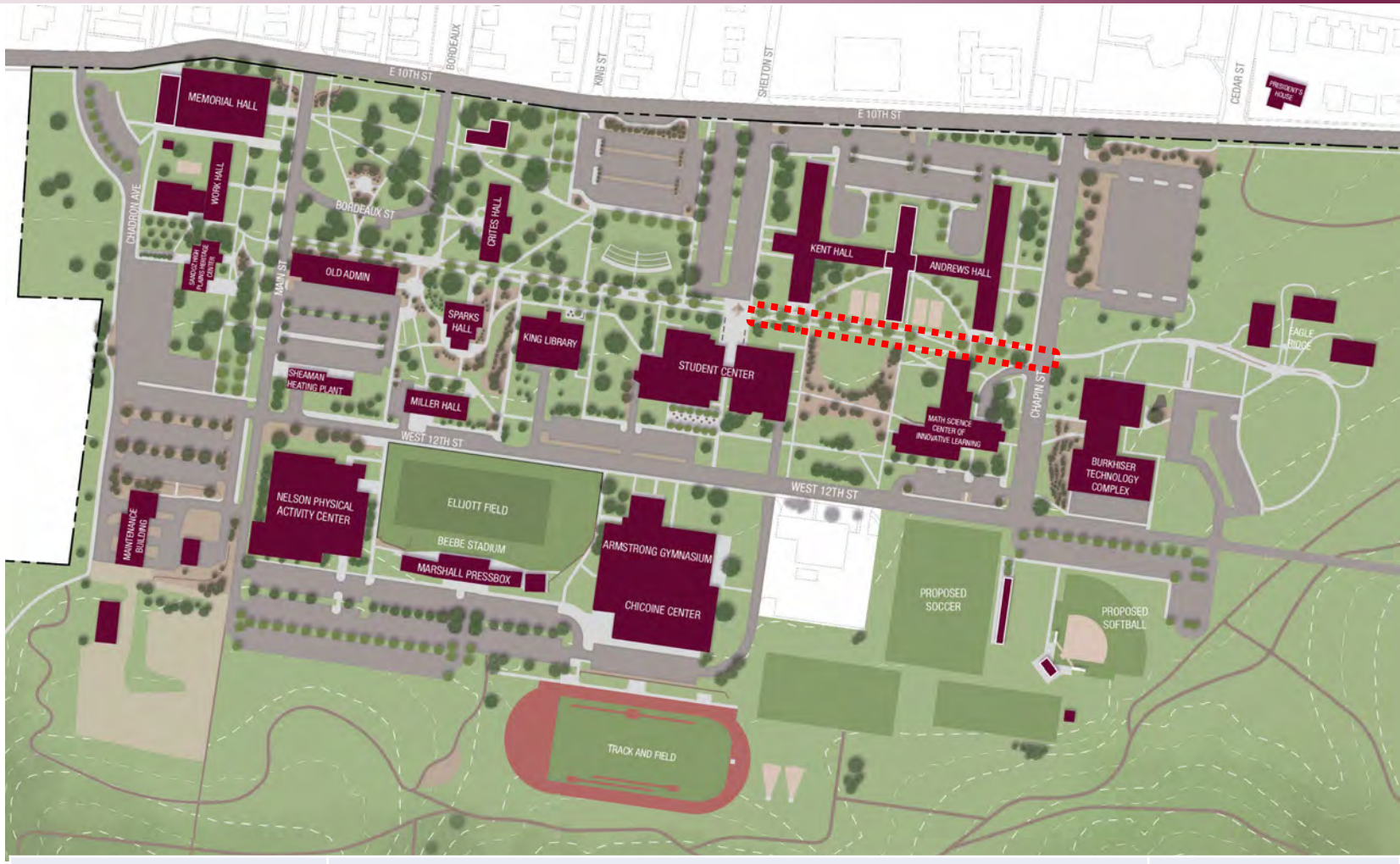
Scope
Extend pedestrian mall from Clock Tower to Chapin St.

PROJECT DETAILS

H High Impact	H High Priority
M Medium Impact	M Medium Priority
L Low Impact	L Low Priority

Project Notes:

- Concrete walk at 12' wide minimum
- Address accessible ramp on west end
- Continue shade tree plan from existing mall
- Lighting
- Site furnishings
- Integrated art and/or architectural features



Potential Projects	Potential Project Cost
Pedestrian Mall Extension – Phase 2	$ 724,850

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

08 10th Street Campus Edge Improvements

TYPE

- [x] New Project
- [ ] Renovation
- [ ] Demolition / Restoration

SCALE & SCOPE

Scale
~ 3,000 LF

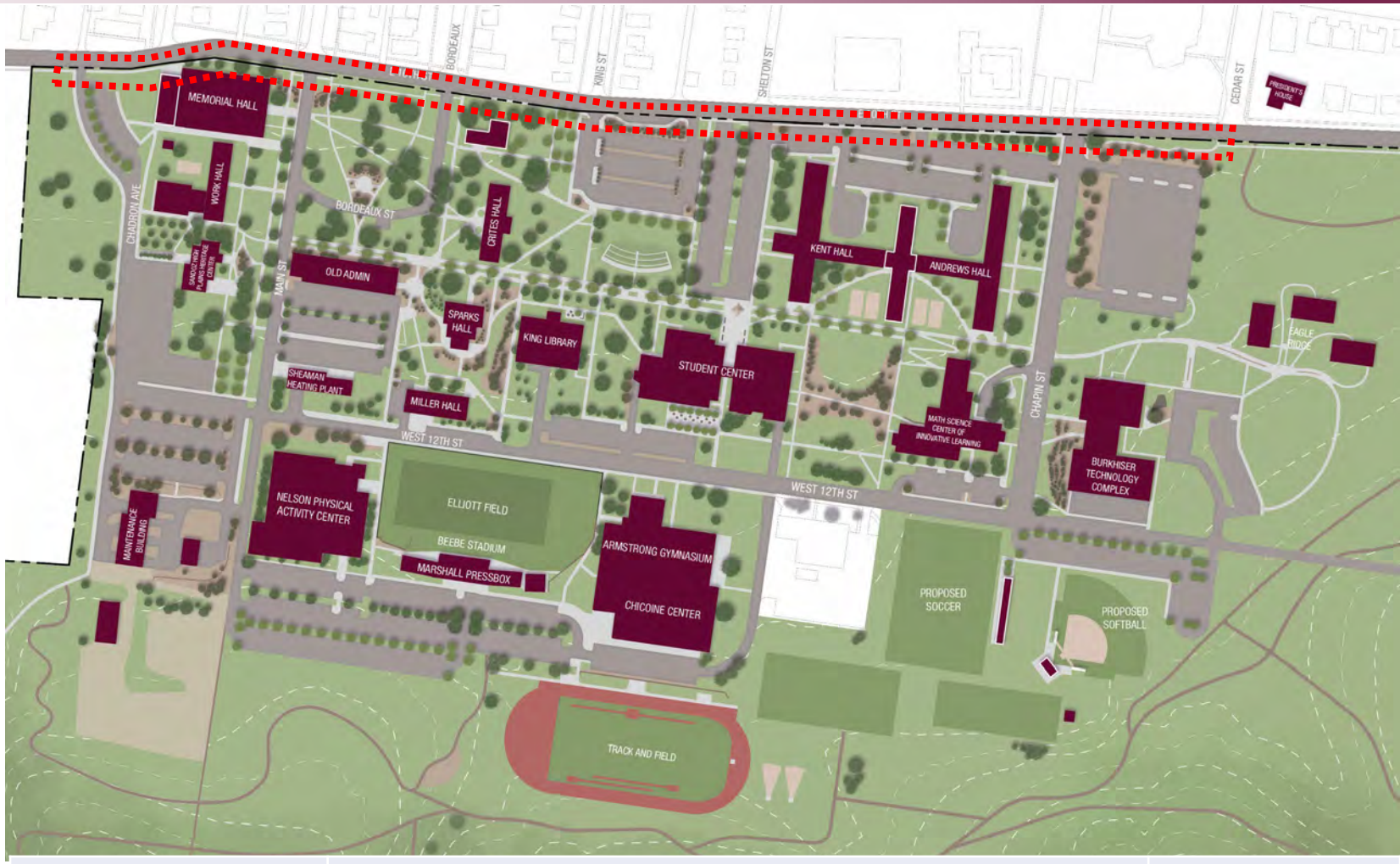
Scope
Improve campus edge treatment along 10th St.

PROJECT DETAILS

[ ] High Impact	[ ] High Priority
[x] Medium Impact	[ ] Medium Priority
[ ] Low Impact	[x] Low Priority

Project Notes:

- Concrete walk at 6' wide minimum
- Lighting
- Site furnishings
- Integrated art/Architectural Features/Campus Sign
- Enhanced landscaping



Potential Projects	Potential Project Cost
10th Street Campus Edge Improvements	$ 652,050

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

09 Amphitheater Enhancements

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Scale
~ 42,000 SF

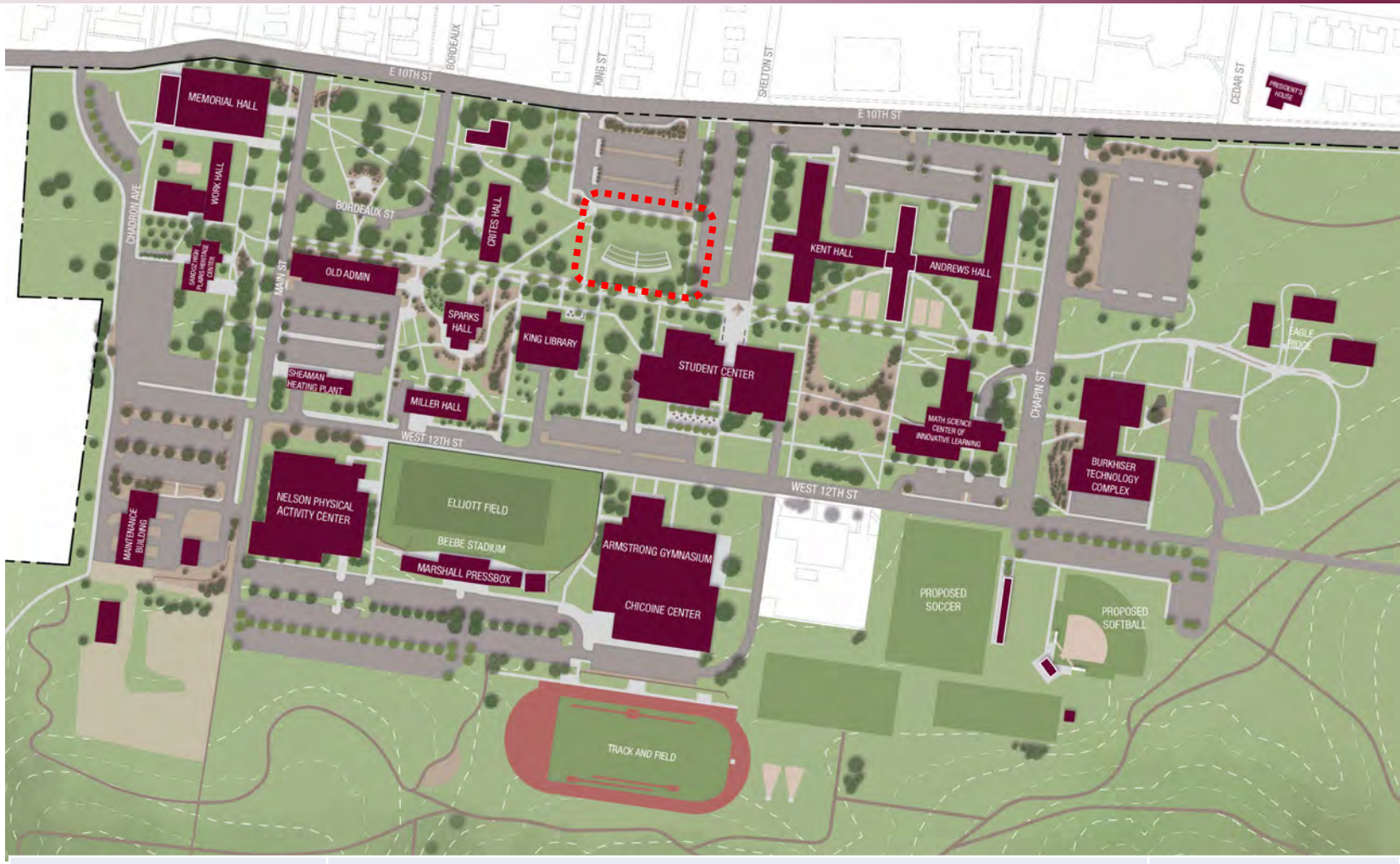
Scope
Enhance amphitheater

PROJECT DETAILS

H High Impact	H High Priority
M Medium Impact	M Medium Priority
L Low Impact	L Low Priority

Project Notes:

- Seatwalls
- Paved performance area
- Enhanced lighting
- Convenience power
- Accessible paths
- Landscape plantings



Potential Projects	Potential Project Cost
Amphitheater Enhancements	$ 465,750

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

10 New Soccer & Softball Complex

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Scale: ~ 280,000 SF

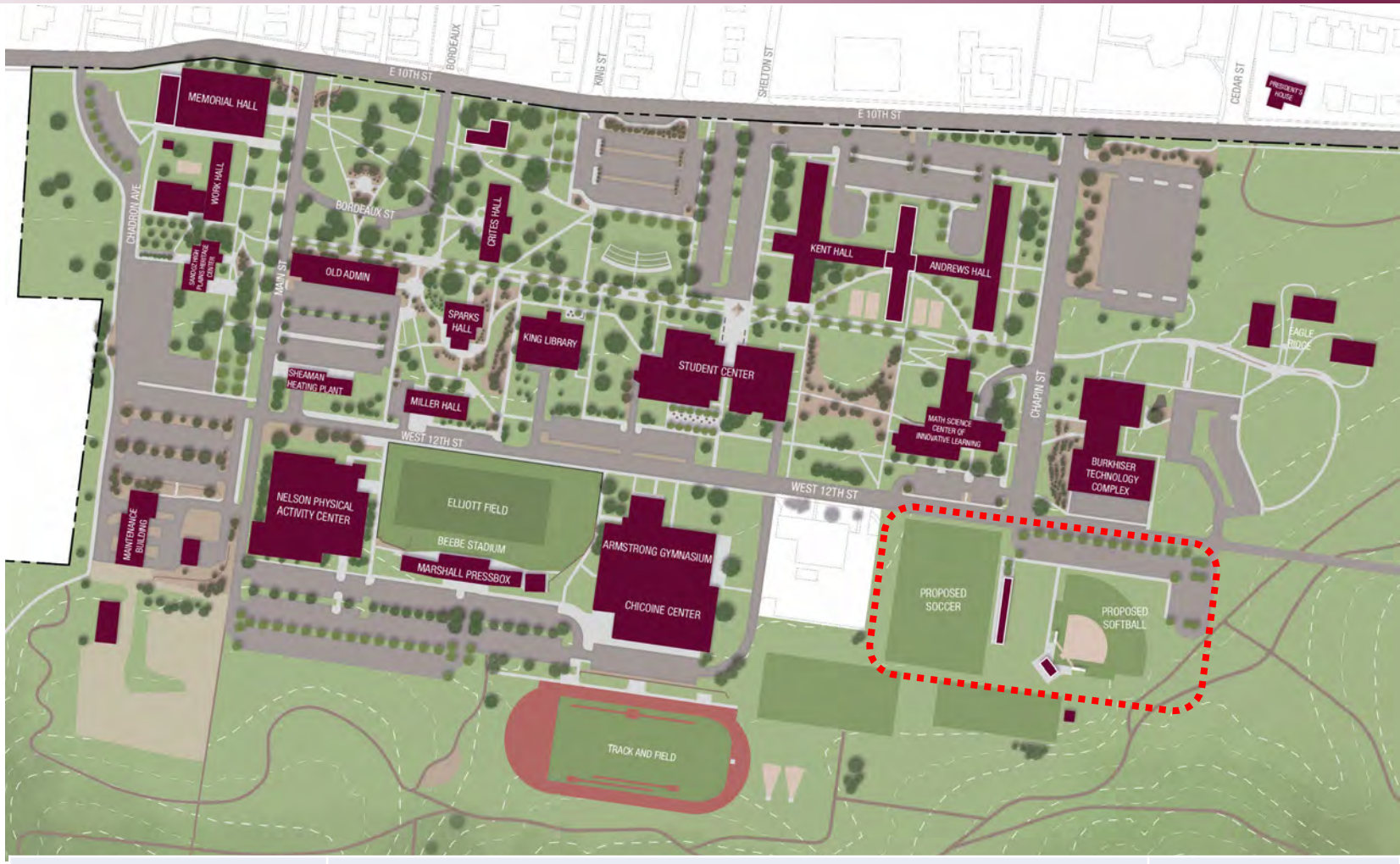
Scope: Build new soccer and softball stadiums with parking & amenities

PROJECT DETAILS

H High Impact	H High Priority
M Medium Impact	M Medium Priority
L Low Impact	L Low Priority

Project Notes:

- New NCAA regulation soccer pitch w/ press box, seating for 250, lights, scoreboard and synthetic turf
- New NCAA regulation softball stadium w/ press box, seating for 500, lights, scoreboard and synthetic turf
- New 80 car parking lot
- Landscaping
- Support buildings



Potential Projects	Potential Project Cost
New Soccer (medium priority) & Softball (high priority) Complex	$ 8,694,000

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

11 Beebe Stadium Upgrades

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Scale
- Existing Stadium Area

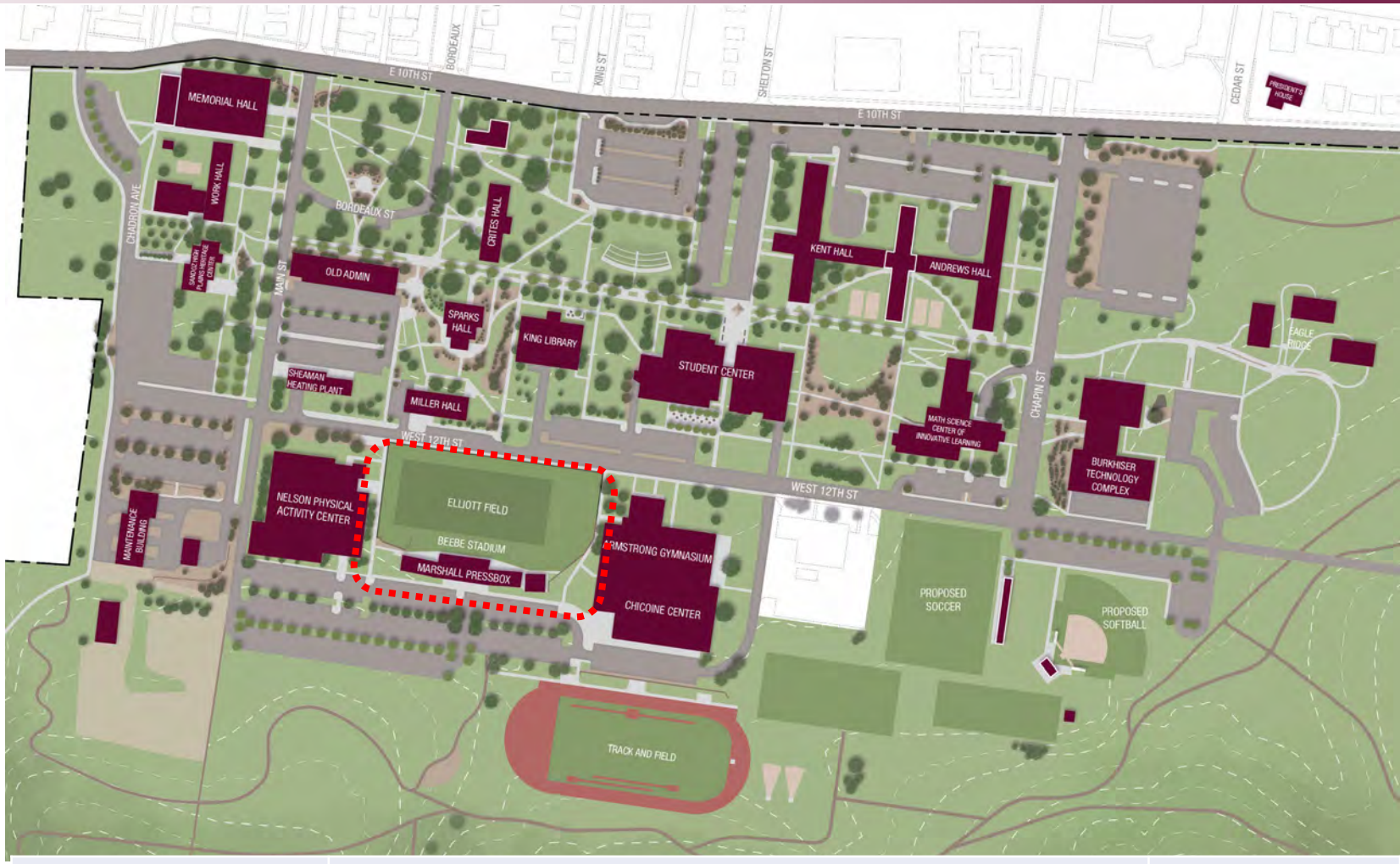
Scope
Enhance stadium visitor experience, improved ticketing (Phase 1); Add inflatable/seasonal structure over football field (Phase 2)

PROJECT DETAILS

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

Project Notes:

- Phase 1
  - Visitors Concessions, restrooms & ticketing
  - Fencing
  - Landscaping
- Phase 2
  - Add inflatable structure (bubble) over football field for use in winter months



Potential Projects	Potential Project Cost
Phase 1 - Stadium Upgrades	$ 1,552,500
Phase 2 – Seasonal Bubble	$ 3,105,000

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

12 Track & Field Upgrades

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Scale: The Track, Field and Throws venues

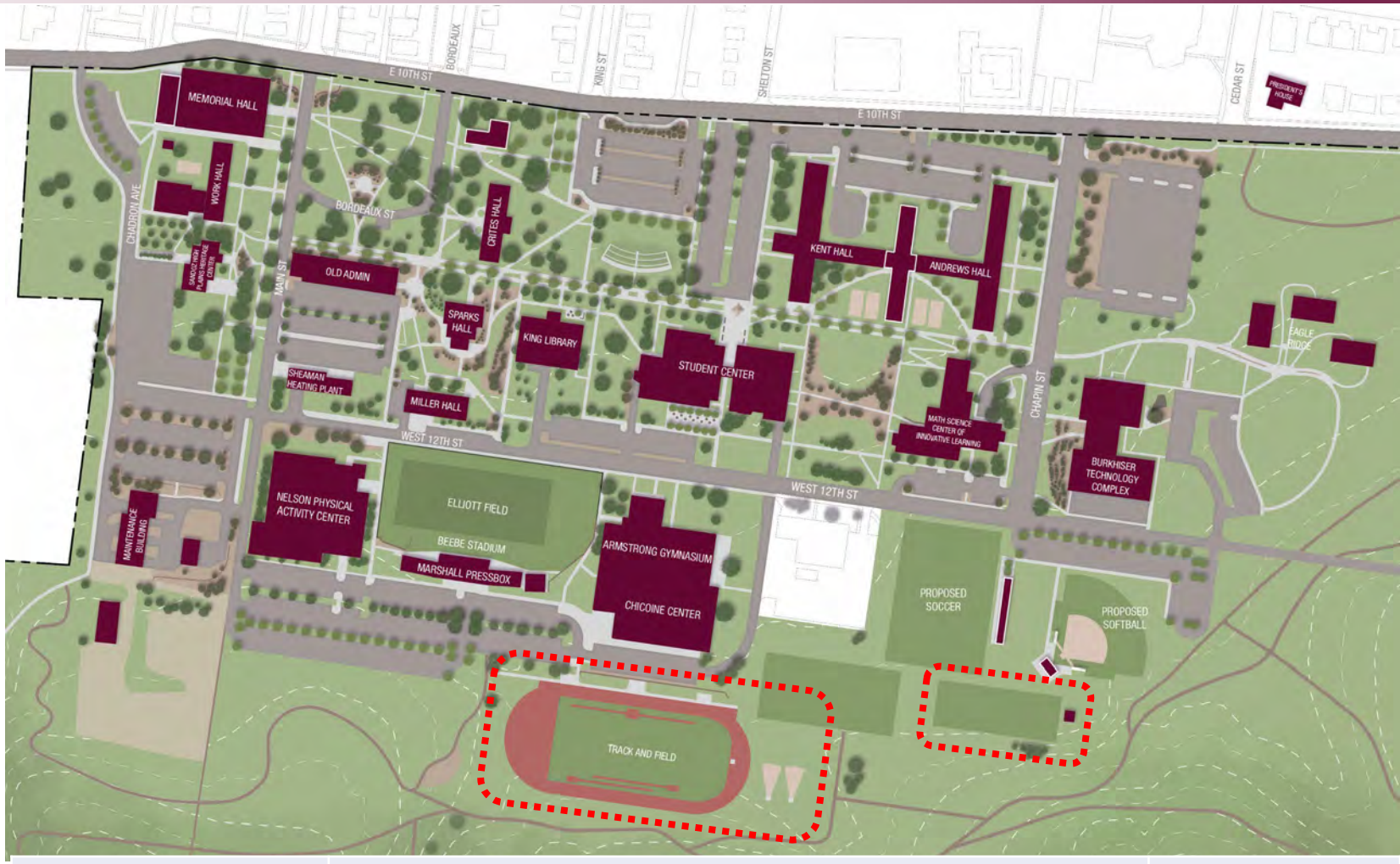
Scope: Portable bleachers, storage & video scoreboard

PROJECT DETAILS

H High Impact	H High Priority
M Medium Impact	M Medium Priority
L Low Impact	L Low Priority

Project Notes:

- Competition throwing area (in process)
- Fence around the facility (in process)
- Portable bleachers
- Video board w/ sound system
- Storage facility



Potential Projects	Potential Project Cost
Track & Field Upgrades	$ 680,000

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

13 Recreation Field Upgrades

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Recreation Field

Scale

Upgrade existing recreation field

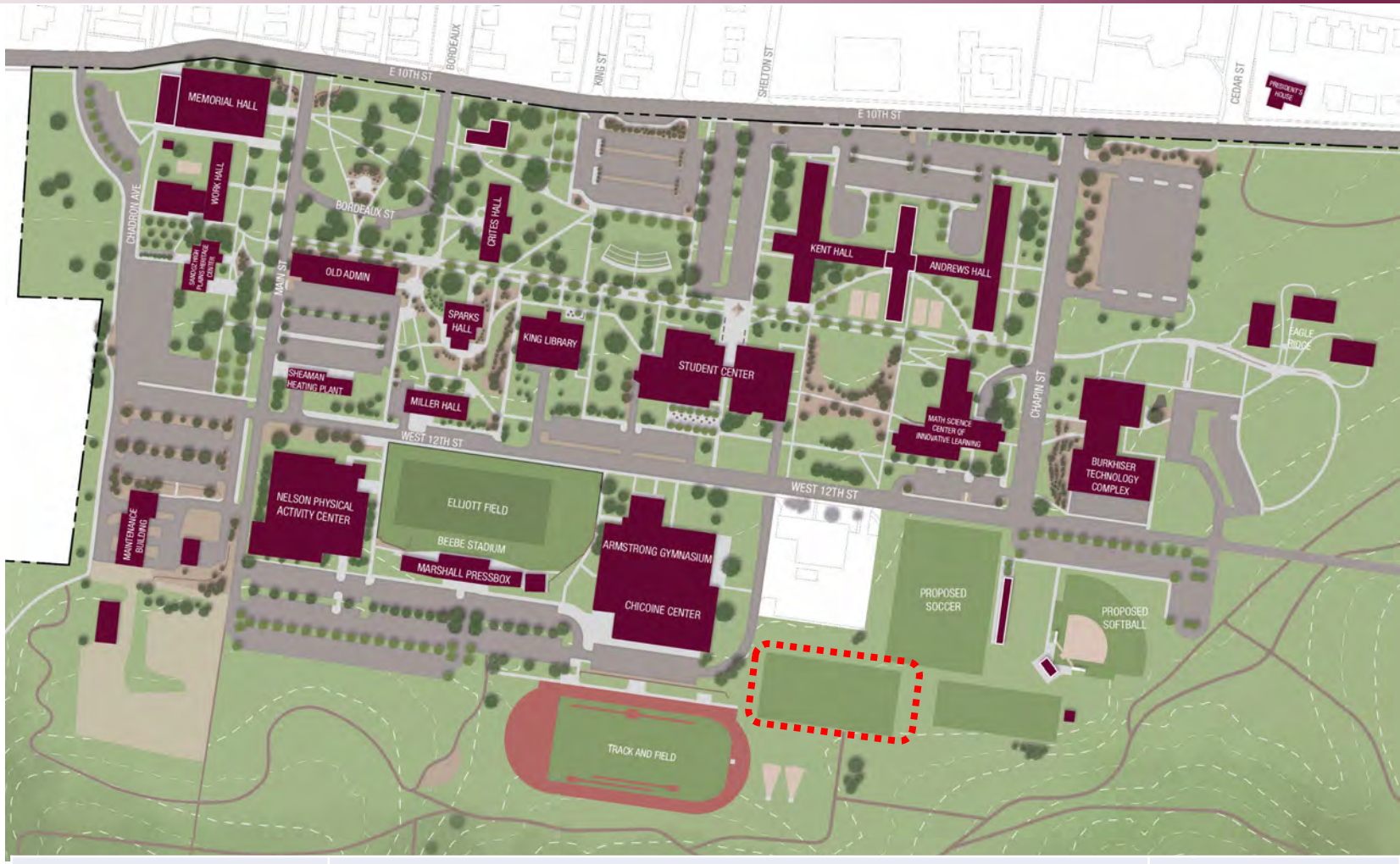
Scope

PROJECT DETAILS

H High Impact	H High Priority
M Medium Impact	M Medium Priority
L Low Impact	L Low Priority

Project Notes:

- Turf restoration
- Irrigation upgrades
- Accessible walks
- Benches



Potential Projects	Potential Project Cost
Recreation Field Upgrades	$ 310,500

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

14 Remove Crites cooling towers

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Scale: ~ 3,000 SF

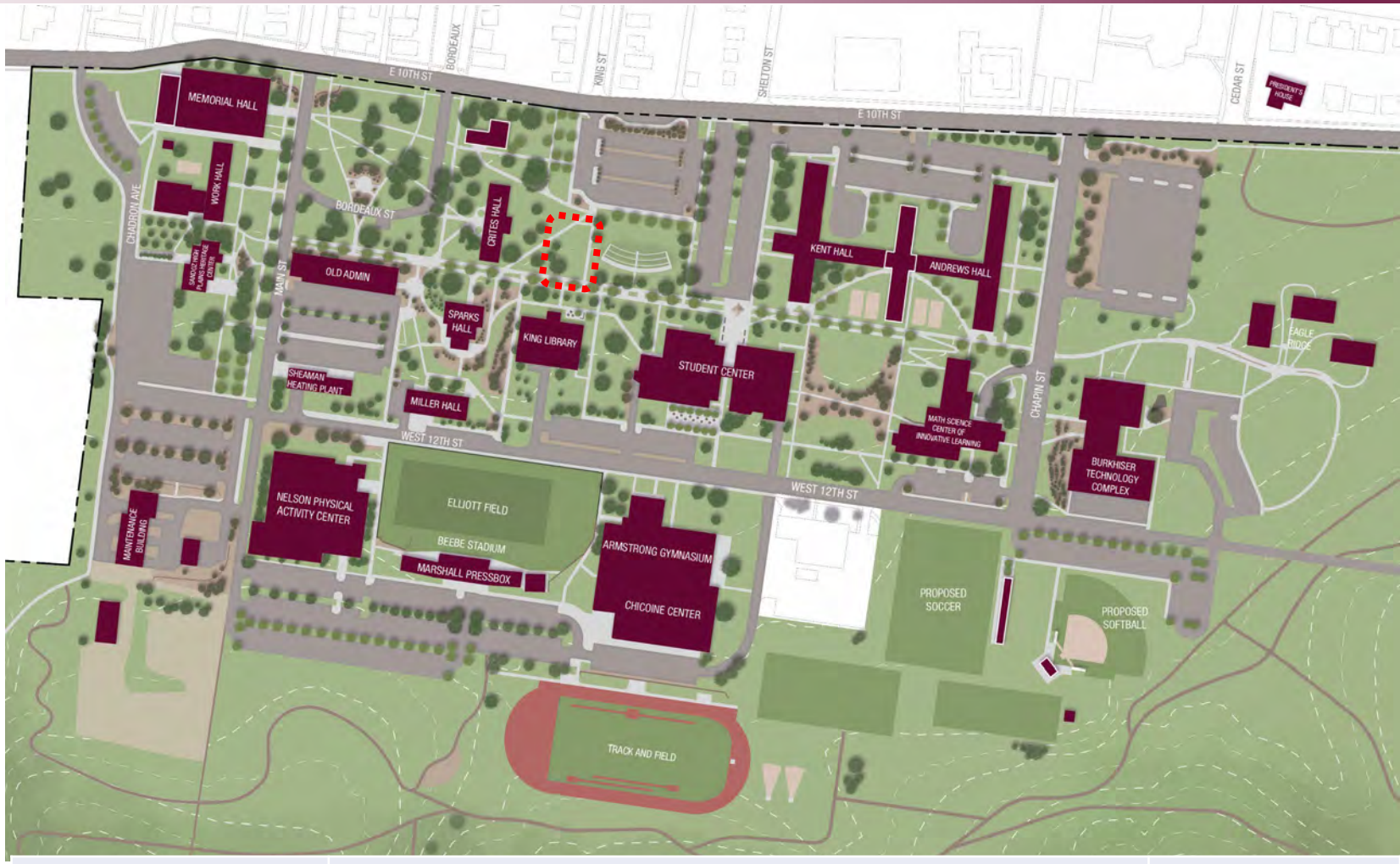
Scope: Remove cooling tower, restore landscape

PROJECT DETAILS

H High Impact	H High Priority
M Medium Impact	M Medium Priority
L Low Impact	L Low Priority

Project Notes:

- Remove cooling towers complete
- Restore landscape



Potential Projects	Potential Project Cost
Remove Crites cooling towers	$ 62,100

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

15 Remove Burkhiser cooling towers

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Scale
~ 3,000 SF

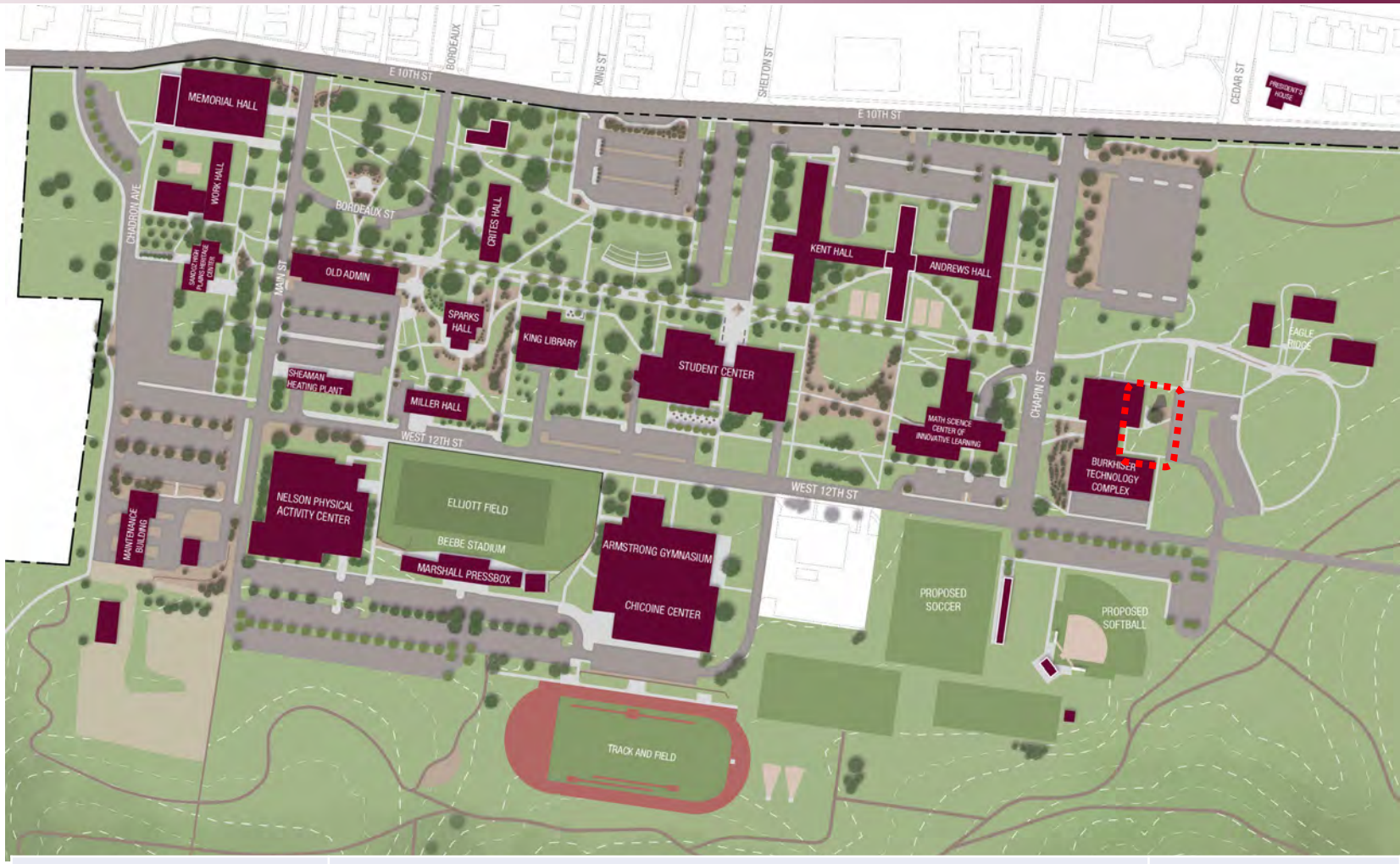
Scope
Remove cooling tower, restore landscape

PROJECT DETAILS

- H High Impact
- M Medium Impact
- L Low Impact
- H High Priority
- M Medium Priority
- L Low Priority

Project Notes:

- Remove cooling towers complete
- Restore landscape
- Restore playground



Potential Projects	Potential Project Cost
Remove Burkhiser cooling towers	$ 186,300

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

16 Repave parking lots

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Scale
- 800 Parking Stalls

Scope
- Convert asphalt lots to concrete

PROJECT DETAILS

- H High Impact
- M Medium Impact
- L Low Impact
- H High Priority
- M Medium Priority
- L Low Priority

Project Notes:

- Repave West Court Lot, Work Hall's resident director gravel lot, Mari Sandoz/Hildreth Hall lot, Commuter/ Resident Lot north of Maintenance, King Library lot, Student Center lot, Kent Hall (west) lot, Andrews Hall (east) lot, Burkhiser (gravel) lot
- Add or upgrade lighting
- Sustainable stormwater solutions

Potential Projects	Potential Project Cost
Repave West Court Lot	$ 89,010
Repave Work Hall's resident director gravel lot	$ 475,065
Repave Mari Sandoz/Hildreth Hall lot	$ 570,285
Repave Commuter/Resident Lot north of Maintenance	$ 838,350
Repave King Library lot	$ 223,560
Repave Student Center lot	$ 218,385
Repave Kent Hall (west) lot	$ 514,395
Repave Andrews Hall (east) lot	$ 1,402,425
Repave Burkhiser (gravel) lot	$ 134,550

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

17 Student Gathering Spaces

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Scale
~ 15,000 SF (each)

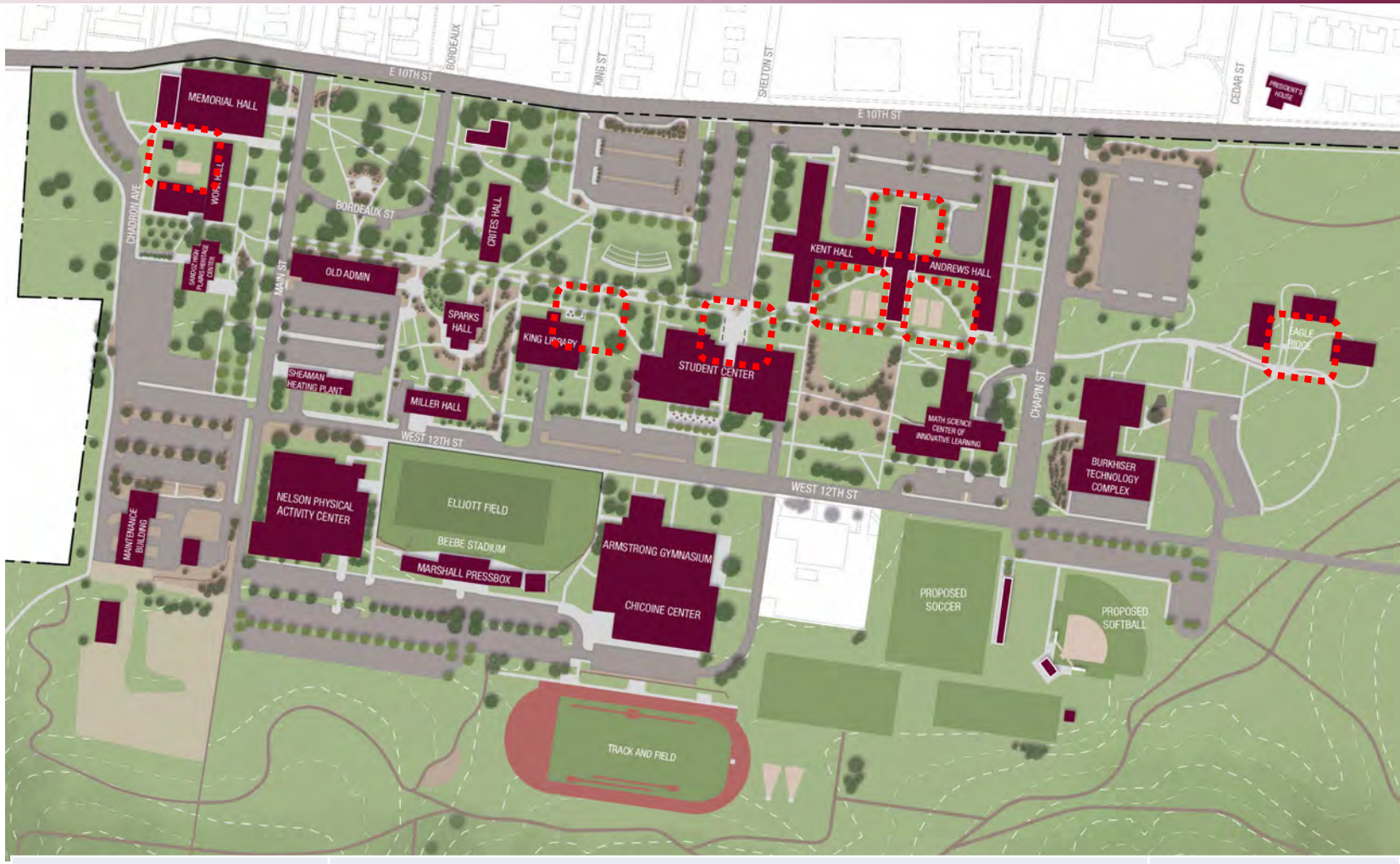
Scope
Creation of 5 – 6 outdoor gathering spaces located near residence halls

PROJECT DETAILS

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

Project Notes:

- Patio
- Pergola/Arbor/Trellis
- Fireplace
- Grilling station
- Seating
- Landscaping
- Furnishings
- Lighting
- Hammock posts



Potential Projects	Potential Project Cost
Student Gathering Spaces (5 total – average cost per space)	$ 265,000

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

18 Campus Water Main Replacement

TYPE

- [x] New Project
- [ ] Renovation
- [ ] Demolition / Restoration

SCALE & SCOPE

Scale

- [x] Campus wide

Scope

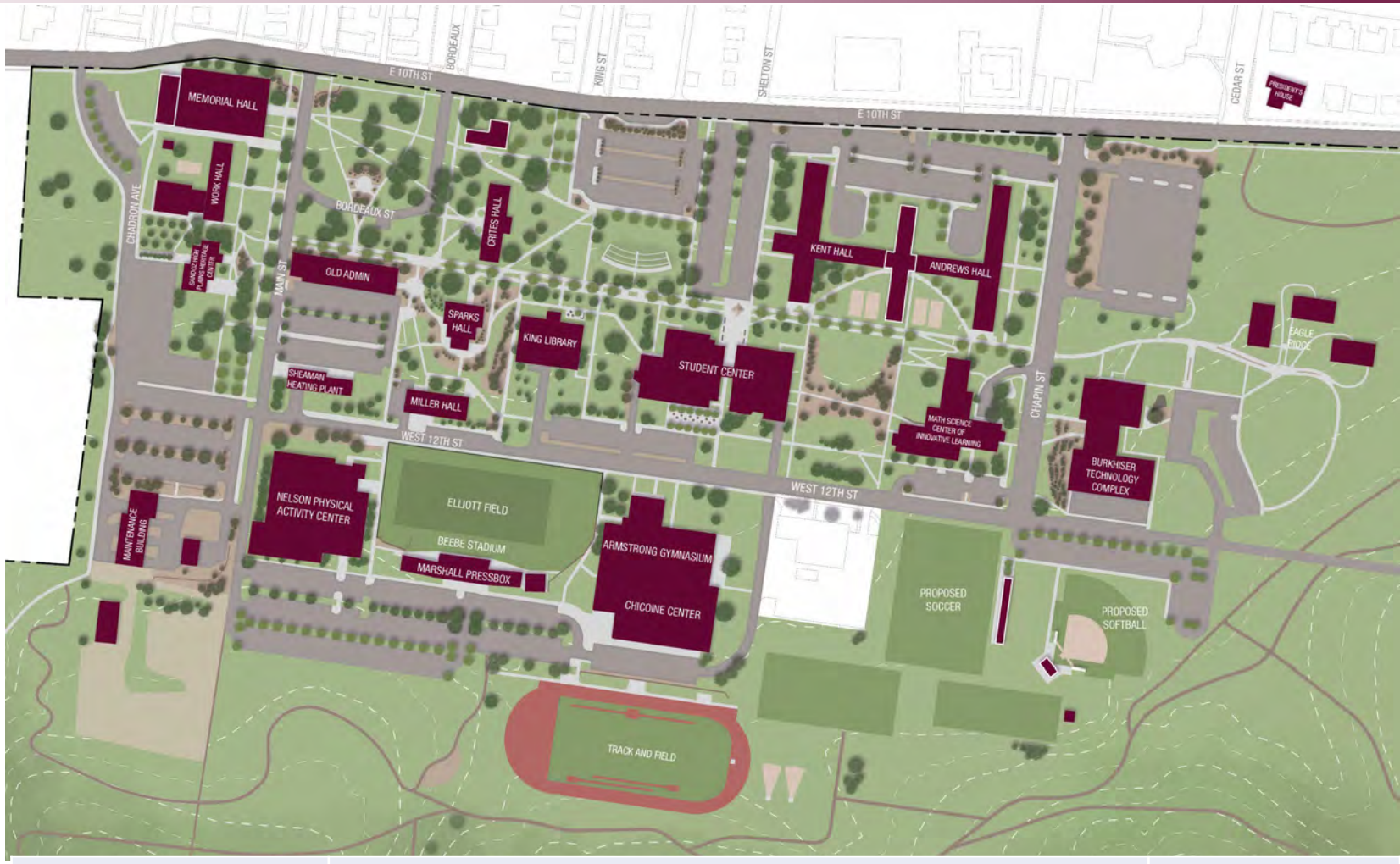
Replace existing water mains and restore site

PROJECT DETAILS

- [x] H High Impact
- [ ] M Medium Impact
- [ ] L Low Impact
- [x] H High Priority
- [ ] M Medium Priority
- [ ] L Low Priority

Project Notes:

- Replace all water mains
- Restore all site elements



Potential Projects	Potential Project Cost
Campus Water Main Replacement	$ 1,242,000

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

19 Utility Tunnel Repair

TYPE

- New Project
- Renovation
- Demolition / Restoration

SCALE & SCOPE

Scale: ~ 600 LF

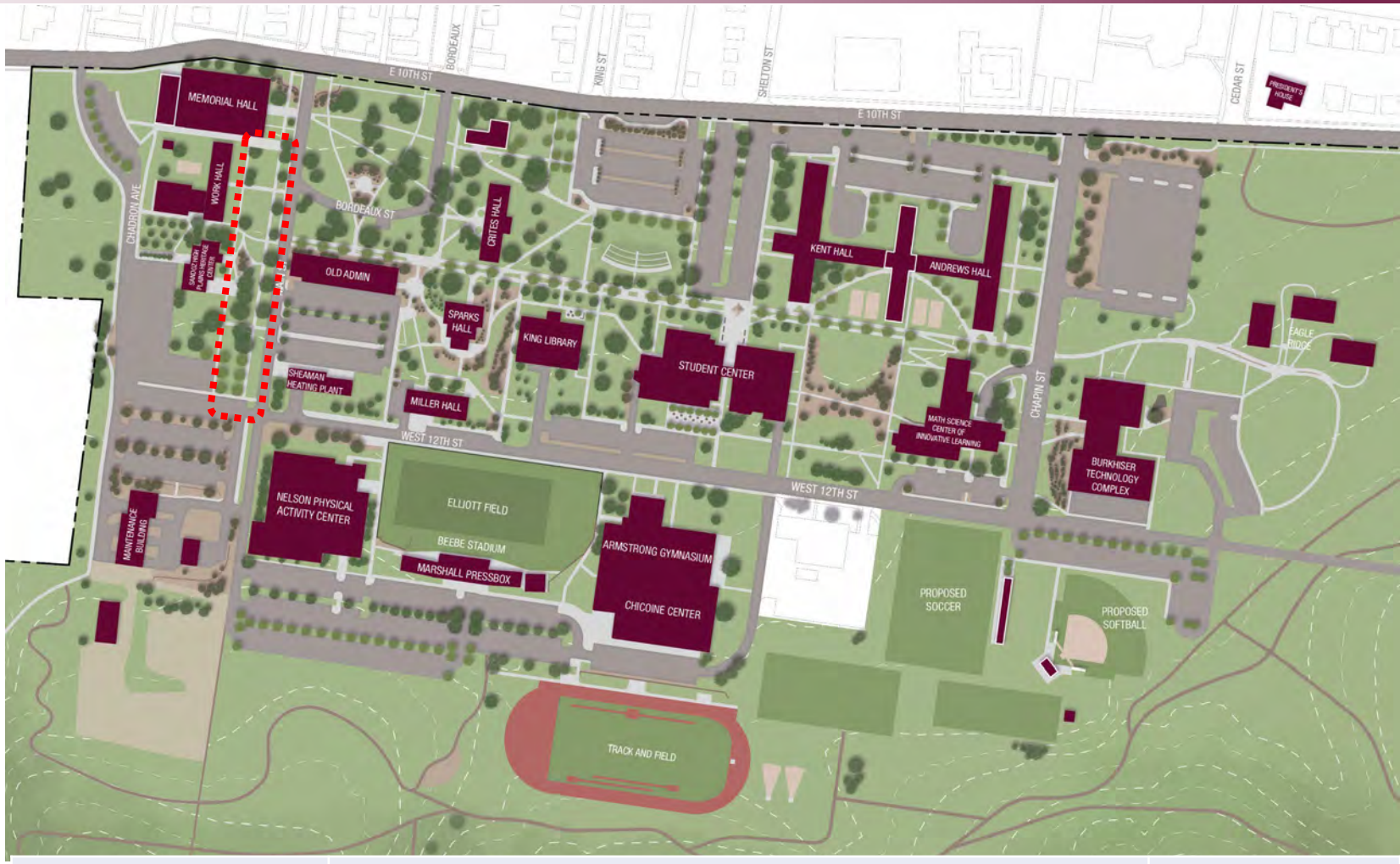
Scope: Repair crumbling utility tunnel and restore landscape

PROJECT DETAILS

H High Impact	H High Priority
M Medium Impact	M Medium Priority
L Low Impact	L Low Priority

Project Notes:

- Repair utility tunnel
- Restore landscape



Potential Projects	Potential Project Cost
Utility Tunnel Repair	$ 776,250


Nebraska State
College System
CHADRON | PERU | WAYNE