

April 2022



Peru
State
College

Facility Master Plan — 2030

Strategic Facilities Vision

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LETTER FROM THE PRESIDENT

Peru State College, the first and oldest college in Nebraska, continues to serve as both an economic engine for Southeast Nebraska and a beacon of opportunity for students seeking an excellent, transformative education. Peru State offers students an engaging, hands-on, personalized educational experience that will help them launch the lives they dream of.

The College is emphatically focused on student success. We succeed only if our students succeed. We continually evaluate our programming, our planning, and our campus to ensure that everything we do is aligned with this one overarching purpose.

Our Strategic Plan is one example of this effort. Our current Strategic Plan, *Engaging the Future*, focuses on four primary goals: Academic Excellence through Engagement, Transformative Student Experiences, Sharing the Peru State Story, and Excellence for the Future. This plan continues through 2023, and we have begun the development of our

next Strategic Plan to keep the momentum going strong into the future.

This Master Plan is another example of our effort to always challenge ourselves to serve our students better. The Nebraska State College System contracted with RDG Planning and Design, a company with offices in Omaha, to work with the three State Colleges on a comprehensive Master Plan for each campus.

As part of this process, people from RDG talked with a wide variety of stakeholders—students, faculty, staff, alumni, community members, and others—to gain a deeper understanding of the needs, concerns, and opportunities the Master Plan should address. They considered the comments they received and created an initial draft, sharing it often to invite feedback and suggestions.

The ultimate result is this Master Plan for Peru State College, a comprehensive guide for the campus that, in partnership with the

new Strategic Plan, will help us as we prioritize initiatives going forward.

This is an exciting and ambitious plan, and its success depends on everyone who loves this College. We will look to our alumni and friends to continue the impressive levels of support they have consistently shown in the past. We have great work to do, and together we will make great things happen.

Peru State College has thrived for more than a hundred and fifty years because its mission is important and relevant. We look forward to working with you in the years to come, to continue helping students transform their lives.

Dr. Michael Evans
President



TABLE OF CONTENTS

Introduction	8
History of the College	9
Purpose & Objectives of the Master Plan	13
Planning Process	19
Description of College Facilities / Facility Assessment	25
Analysis, Observations & Conclusions	31
Academic Space Utilization	33
Land Use and Facilities	37
Circulation and Parking	47
Aesthetics, Open Space and Landscaping	53
Utilities, Energy and Technology	57
Recommendations and Master Plans	
Facilities Master Plan	65
Site and Campus Master Plan	89



INTRODUCTION

This Master Plan is a culmination of almost a year long process by Peru State College, its Steering Committee, Faculty, Staff, and Students along with the team of RDG and AES. The Team examined the current campus, its facilities, and the various programs on campus. We reviewed each program's current and future space needs as well as the overall utilization of each of the buildings on campus. The examination primarily focused on educational facilities as well as those buildings providing student support including but not limited to student services, residence halls, and other student focused areas.

The Master Plan looks not only to the near future but also sets a campus vision for the year 2030 and beyond to identify areas of need as well as potential future expansion opportunities and their impact on facilities. The Master Plan serves as a road map for the future of Peru State College and provides the College a tool that serves as a guide moving forward. This report serves as the framework for those programs and facilities highlighted during the Visioning process. This long-term view of the campus provides the Nebraska State College

System and Peru State College a tool for the organization and development of the 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 Peru State representatives but also members from the surrounding community of Peru, including local city leaders, business leaders, and alumni. This additional information provided a better understanding of the contributions that Peru State College makes to the community in which it belongs and the important role that it plays in advancing the education and employment opportunities of its students both locally and state-wide.



History of the College



PERU STATE MILESTONES

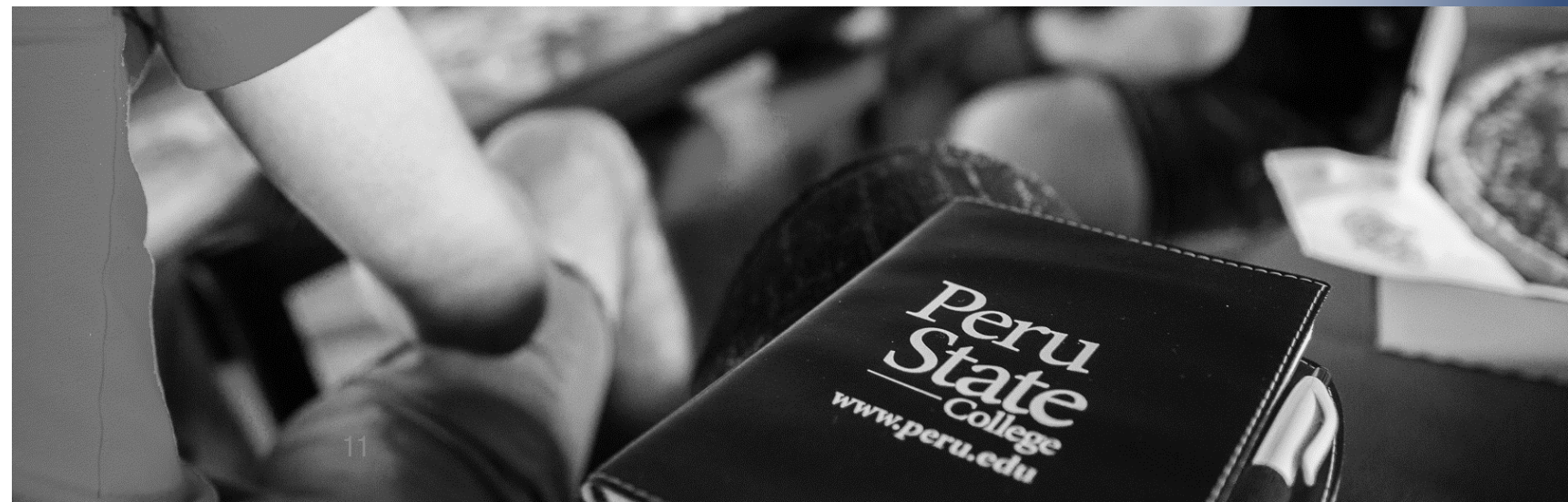
College History

The “Campus of a Thousand Oaks,” Peru State College is located along the Missouri River in southeast Nebraska. The campus and the town of Peru provide an intimate setting for Nebraska’s first college.

Peru State has a reputation for producing leaders in education, business, and other fields. Its graduates contribute to the success of businesses and organizations in Southeast Nebraska, throughout the Midwest, and around the world.

Some Key Dates and Milestones:

December 2, 1865	Mount Vernon College was founded starting with one building and 60 students
June 20, 1867	The College is accepted by the State legislature as a Normal School, making it the first institution of higher learning in the State of Nebraska
1920	Via the State legislature, Peru State Normal School is expanded to a four-year institution
1949	Bachelor’s degrees in Education granted Bachelor of Science in Education and Bachelor of Fine Arts in Education granted
1980	Master of Science in Education degree program was established
1998	With Peru State College facing struggles, increased state and private support reinvigorate the campus and the College
2000	Master of Science in Organizational Management established



CAMPUS DESCRIPTION

Nestled into the wooded landscape of Southeast Nebraska, Peru State College is a woodland campus, not far from the Missouri River. Home to the “Campus of a Thousand Oaks Arboretum,” it is part of the Nebraska Statewide Arboretum (NSA.) The mission of NSA is to serve as a botanical resource for students, visitors, and residents of Nebraska.

The campus is striking for its hilly topography, nestled between two deep ravines on the east and the west and bordered by the City of Peru on the north. The city, with a population of approximately 1000 people including student residents, is one of Nebraska’s oldest settlements. The symbiotic relationship between the city and the college is key to the success of both entities now and in the future.

Peru State College’s commitment to maintaining the established landscape is matched by its commitment to build new collections. The collection currently consists of over 150 species of trees, shrubs, cultivars and grasses native to Nebraska. Peru State’s recent construction of approximately one-quarter mile of bio-retention basins has added over 475 shrubs, 100 trees, and over 3,500 drought-tolerant perennials and grasses to the Arboretum. The establishment of a quercetum near the Centennial Complex contains 45 varieties of oak and oak hybrids. The Campus of a Thousand Oaks Wellness Trail and Neal Park trails emphasize the deep connection this campus has with the surrounding landscape.



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.

As a culmination of a fact-finding and collaborative process involving various groups and numerous touchpoints, the Master Plan is a collective vision that builds consensus, allowing it to serve as a common language amongst all at Peru 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 Peru State looks to grow enrollment and continue 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 Peru State for the next decade and beyond.



PURPOSE AND OBJECTIVES OF THE MASTER PLAN

After Steering Committee discussions and Visioning Workshops, several goals and objectives were identified for the Master Plan. They were crafted to align well with Peru State's mission, vision, and values.

Campus Mission

Peru State College provides students of all backgrounds access to engaging educational experiences to strengthen and enrich communities, Nebraska and the world.

Campus Vision

Peru State College will be renowned for transforming student lives through personal and engaging educational experiences.

College Values

Peru State College lives its mission and vision through engagement in the classroom, engagement across campus, and engagement in the region and beyond while valuing:

Pride

We proudly celebrate our history as Nebraska's first college, our heritage of educating all students, and our tradition of achievement by students, alumni, faculty, and staff. We cherish the stately Campus of a Thousand Oaks entrusted to us.

Excellence

We pursue excellence through best practices and innovation in scholarship, teaching, research, and student development. We commit to providing exceptional facilities and resources supporting an engaged collegiate experience.

Resilience

We recognize resilience as a key factor in success. We provide support and encouragement to achieve high standards by cultivating passion and perseverance.

Unity

We embrace unity as a diverse and inclusive community. We believe in creating a culture of respect, mutual support, and understanding. We lead and model this culture on campus, in the region, and around the world.



GOALS OF THE MASTER PLAN

1. Provide an analysis of existing room utilization and station occupancy in classrooms and labs.
2. Provide recommendations on spaces that facilitate active learning and collaboration 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 or consolidation.
4. Identify renovations, additions, or new construction to address program or campus needs.
5. Identify renovations, additions, or new construction to address overall student growth or recruitment growth including athletics.
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. Special consideration will be given for ongoing geothermal projects.
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 as well as address concerns regarding surface run-off and storm drainage.
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 the discussions had with the steering committee.
10. Improve pedestrian traffic flow, taking into account the significant grade change on campus.
11. Identify ways to improve existing student housing as it relates to the student experience/engagement and recruitment/retention as well as faculty while also looking at immediate needs to address deteriorating facilities.
12. Identify projects to improve the overall student experience on campus including those related to orientation and new student tours.
13. Identify potential projects that may involve City or other strategic partner relationships.



The Planning Process



PLANNING PROCESS/USER FEEDBACK

Workshops

The participatory planning process included 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.

September 9, 2021 – Kick-Off

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

September 9, 2021 – Workshop 1

This online envisioning workshop asked stakeholders to Envision the Future of Education including trends and technologies now being used to deliver content to students. This presentation set the stage for the remaining workshops and overall Master Plan.

September 14, 2021 – Workshop 2

This workshop involved meeting with various groups representing different programs, faculty, staff, and students as to the current state and future state of Peru State College.

October 27, 2021 – Workshop 3

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

February 7, 2022 – Workshop 4

Follow up review of identified projects. Additional conversations were had regarding the potential sequencing of projects and the impacts that they would have on other facilities.

February 15, 2022 – Workshop 5

Final review of identified projects for each facility as well as those for the overall campus. Discussion included initial costs 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 which are:

- 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

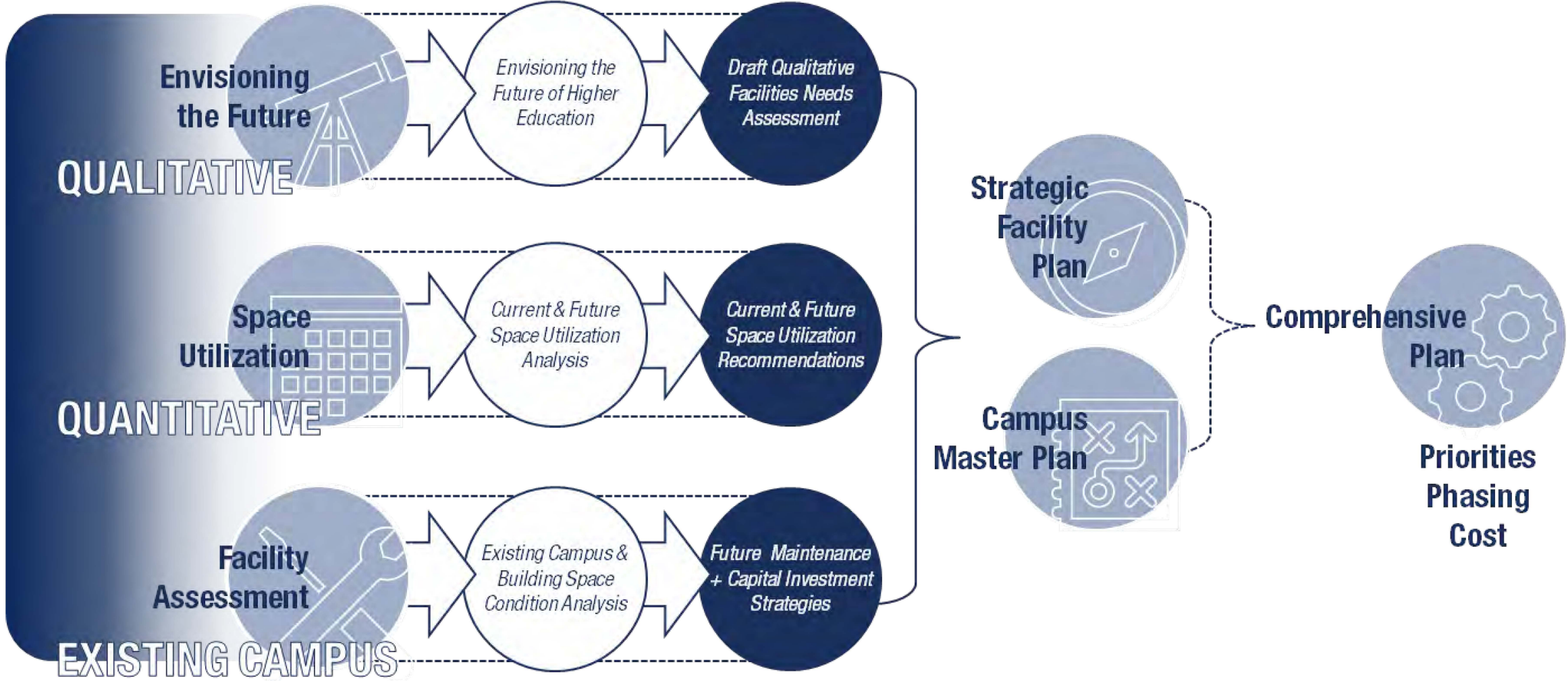
These three streams flow into two categories used for solving or creating the Master Plan:

- Strategic Facility Plan
- Campus Master Plan

PLANNING PROCESS

DEFINING THE PROBLEM

SOLVING THE PROBLEM



PLANNING PROCESS

Information Gathering

The information gathering process involved seeking input from various groups including administrators, faculty, students, staff, the foundation, and community members via a series of workshops. Each group provided feedback regarding their current and future outlook for Peru State College.

Faculty/Staff

The groups recognized that how content is created and delivered to students has changed with a greater emphasis on technology both locally and online. Having the proper amenities including technology and flexible furniture on campus and in classrooms will allow for this shift in pedagogy to have a greater impact on students. To further reinforce this shift, faculty recognized that they too need access to resources and training in order to fully realize the use of these technologies.

City, Business Community and Foundation

The City of Peru and Peru State College have a strong symbiotic relationship with each relying on the other for success. They both struggle with proper housing for students, faculty, and staff as inventory is low and facilities are aging.

There are opportunities for commercial growth that will not only support the College but support the City as well. A potential coffee shop and grocery store as well as possible on-campus opportunities will not only supply goods and services but offer employment options for students.

One other opportunity for expanding the relationship between the City and College is utilizing space on campus for community events. This would serve a need for the City as well as encourage residents to visit the campus and strengthen the interaction between these two entities.

Student Observations

Unfortunately, due to schedules and student availability, input from a wide contingent of students was limited. Most feedback from students stemmed from conversations with student athletes, who make up a significant portion of the on-campus student body.

Student athletes felt Peru State is a good value and provides a small-town campus feel while accommodating student schedules and practice times. Most classes finish by 3:00 p.m. to accommodate practice times. No classes on Friday further provides flexibility for travel both for student athletes and for students employed outside of Peru.

The perceived housing shortage was not a significant issue, especially for those in upper classes who live off campus. They did note that campus tends to feel empty after 3:00 p.m. - thus reducing the feeling of community and engagement for students on campus. This sense was further amplified by the lack of gathering and socialization spaces on campus, throughout the main campus green space, and around the residence halls.

Description of College Facilities / Facility Assessment



EXISTING BUILDING DESCRIPTIONS

Administration Building (1909, 2005, 2017)

This 18,090 GSF structure houses the offices of the Peru State College President and Vice Presidents, the Office of Admissions, Business Office, Office of Student Financial Aid, Office of Student Records, and other administrative support functions. Major renovations occurred in 2005, and geothermal systems were installed in 2017.

A.V. Larson (1962, 2007)

This 27,300 GSF structure once housed industrial arts education. The building's HVAC was upgraded and interior spaces reconfigured in 2007 for the Department of Art and the campus art gallery. The building is also home to the Peru State College Foundation and Peru State College Times Student Newspaper.

Performing Arts Center (1921, 2018)

The original building of 13,775 GSF was transformed in 2018 with additions for a welcoming lobby, modern restrooms, expanded dressing rooms, and workshops for costumes and props. The auditorium was completely renovated with new stage, acoustical treatments, and all new seating. The structure is 26,144 GSF and is utilized for classrooms, campus assemblies, theatre, and musical productions. It has seating capacity of 631 persons, on the main floor and balcony.

Campus Services (1907)

This 16,539 GSF structure was enlarged three times since its initial construction as a central heating plant in 1907. It houses the campus steam boilers, custodial and maintenance equipment storage, workshops, and the offices of Peru State College facilities, custodial staff and IT staff.

CATS (1905, 1911, 1962, 1978, 2004)

Formerly the Library, this 16,936 GSF structure was expanded upward in 1911, and renovated in 1962, 1978, and most recently in 2004 when it became the home for the Center for Achievement & Transition Services (CATS).

(A) = Auxiliary Facilities

Centennial Complex Residence Halls (1967) (A)

These halls, named Davidson, Palmer, Clayburn, Mathews, Nicholas, and Pate Halls, opened in 1967 to commemorate Peru State's first one hundred years. The Centennial Complex consists of coeducational, suite-style/apartment-style residential units. The Complex is organized in three groups of two residence halls each, which house sophomores, juniors, and seniors. Each hall is 10,361 GSF.

W.N. Delzell Hall (1939, 2018) (A)

This 34,135 GSF residence hall serves as the male residence hall on campus, offering traditional style, double-occupancy units. A complete renovation and modernization occurred in 2017 and 2018, in which new mechanical systems were installed throughout, including the building's first-ever air conditioning system, and ADA accessibility provided to all floors with the construction of an elevator addition.



EXISTING BUILDING DESCRIPTIONS

Eliza Morgan Residence Hall (1928, 2012) (A)

This 32,929 GSF structure serves as the women’s dormitory on campus. It experienced a transformative complete renovation in 2011 to 2012.

Fieldhouse (1968)

Housing training facilities and athletic team rooms for the Peru State College Bobcats football team, this 9,930 GSF structure was originally built as the Peru Elementary School. It was acquired by the Peru State Foundation in 2015 and given to the College. Since then, it has been renovated in two phases, and is often referred to as the “New” Fieldhouse.

W.F. Hoyt Science Building (1928, 2001)

This 18,881 GSF structure houses classrooms, labs, and faculty offices for the School of Arts and Sciences. It was completely renovated and expanded in 2001 with a north wing addition consisting primarily of new classroom laboratories.

Library (1905, 2004)

Originally built as a chapel and later used as a gymnasium and art studios, this 31,661 GSF structure was renovated and adapted as the campus Library in 2004. The Library is physically connected to the CATS building with an enclosed, elevated walkway, and is prominently located on the center green space of the campus, referred to as the “Quad.”

Little Red School House (1905, 2002)

The historic structure was reassembled brick by brick on site in 2002 and serves as a combination welcome center and museum for Peru State College.

(A) = Auxiliary Facilities

Oak Hill (Faculty/Staff Housing) (1955) (A)

These two apartment-style housing units, totaling 5,759 GSF, are in the residential neighborhood directly north of campus.

Oak Bowl Stadium Complex (1901,1955, 2014)

This facility includes a football field, constructed in 1901, and a stadium built in 1955. In 2014, replacement construction was completed including a new Ticket Booth, Restrooms, Concessions, Press box/Hospitality, and ADA/Maintenance buildings. One existing building – the “old” fieldhouse (4,810 GSF) was renovated as part of the 2014 project, and a new synthetic turf field was installed.



EXISTING BUILDING DESCRIPTIONS

(A) = Auxiliary Facilities

Oak Hill Apartments (1955) (A)

The Oak Hill Housing Complex is a compilation of seven separate one-story, apartment-style, wood-frame structures totaling 8,656 GSF.

President's House (1892)

This 4,050 GSF two-story, wood frame structure has been the President's residence since 1904 and has been owned by the College since 1921. Various renovations have occurred in the past two decades.

Student Center (1961, 1984, 1992, 2018) (A)

This 35,160 GSF structure accommodates various campus functions including the cafeteria (with seating for 350 persons), bookstore, student senate and student programs offices, conference rooms, lounge, and game room. A major addition of about 6,400 square feet for expansion of the dining room occurred in 1984. The original building received a significant renovation in 1992, and a more modest dining renovation in 2018. The Student Center is prominently located at the west end of the Quad.

T.J. Majors (1916, 1987, 2015)

Originally built as the campus education laboratory school, this 48,789 GSF structure is the College's main classroom building, and is utilized for classrooms, computer labs, faculty offices, and lecture rooms. It houses Peru State's Professional Studies and Education Schools. It also accommodates offices for Graduate Programs, Distance Education, and a day care center. It was partially renovated in 1987, and a more substantial renovation and HVAC replacement project was completed in 2015.

V.H. Jindra Fine Arts Building (1966, 2011)

This 25,434 GSF structure was completely renovated in 2011 to include an elevator addition as well as vertical additions to increase the volume of choral and band rehearsal rooms. The facility is home to the School of Arts & Sciences, classrooms, offices, and performance and rehearsal space for the Department of Music, including a black box theatre/recital hall.

AI Wheeler Activity Center (1980, 2008, 2011)

This 49,360 GSF structure was constructed in 1980 and used for basketball, volleyball courts, running track, weight room, fitness center, concessions, locker rooms, health center and offices for athletic and recreation functions. "AWAC" renovations and additions completed in 2008 and 2011 included upgrades to convert the pool to a new fitness center, and new space for offices, modern restrooms, and training 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 Peru State College, RDG analyzed the data for classrooms and labs looking at current or past usage to help inform and influence future decisions for the College. Two metrics were reviewed:

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

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

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

Room Utilization

- Based on Fall 2021 numbers.
- Target baseline was set at 80% of a 32-hour week. Reduced hours were due to an institutional decision to have no classes on Friday and most classes complete by 3:00 p.m. M-TH because a significant portion of students are athletes.

Station Occupancy

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

Other Metrics

- 21 classrooms were analyzed.
- 25 labs were analyzed.
- Classrooms and labs were organized by seating capacity group. There were four group sizes reviewed:
 - 0-19
 - 20-34
 - 50-89
 - 90+

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

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 well organized, compact, and welcoming. The new campus entry from the south, which included the realignment of Park Avenue, the creation of Lot D, and the visitors parking near the Little Red School House greatly improve the first impressions to campus.

The campus is situated in a beautiful woodland setting, with rolling topography and mature trees. The topography creates a parklike setting but creates accessibility challenges. These have been addressed in many locations but should be an area the campus continues to improve upon.

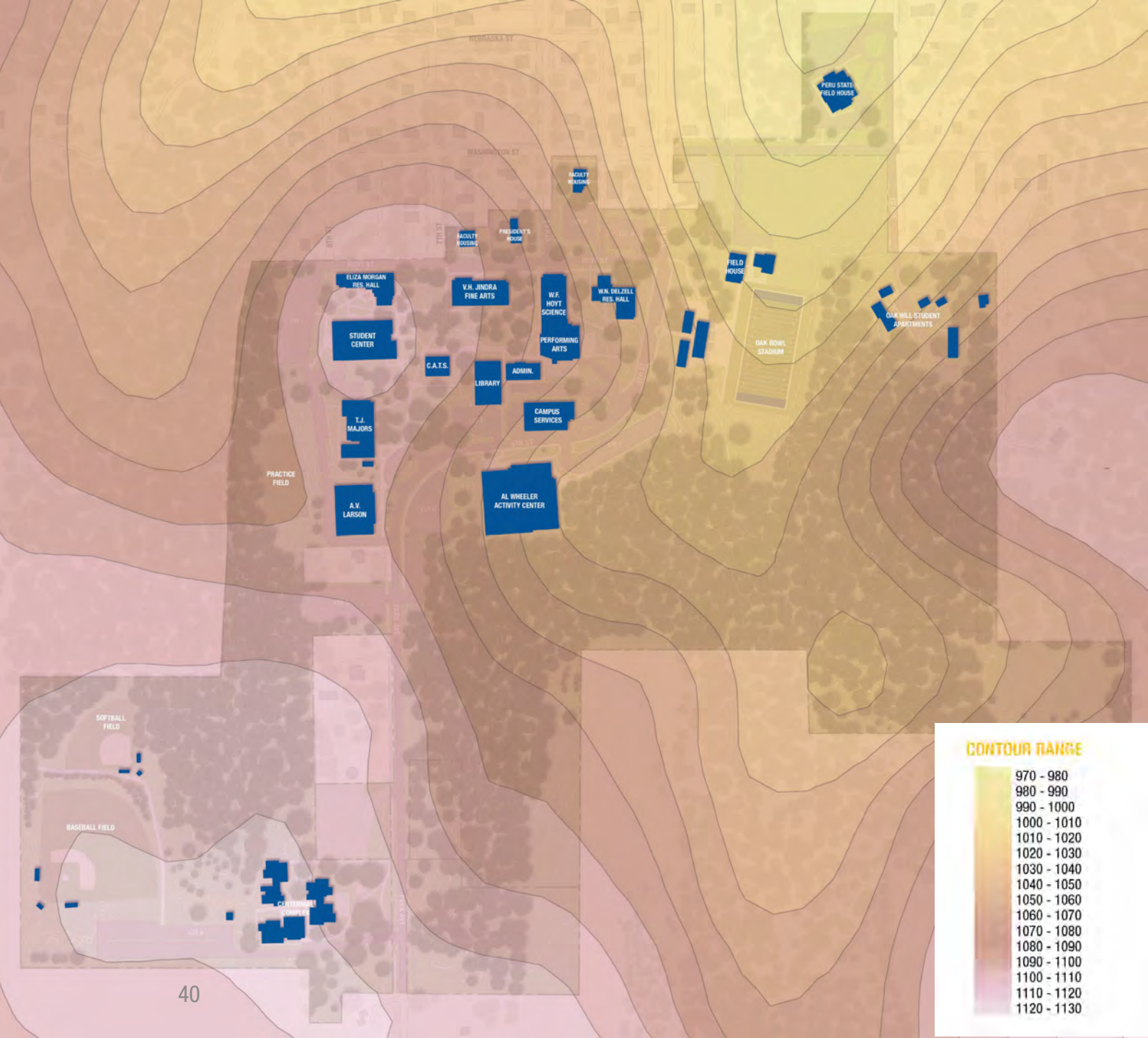
Connections to the Centennial Complex have been improved. Similar improvements are needed at Oak Hill.



LAND USE - CAMPUS

TOPOGRAPHY

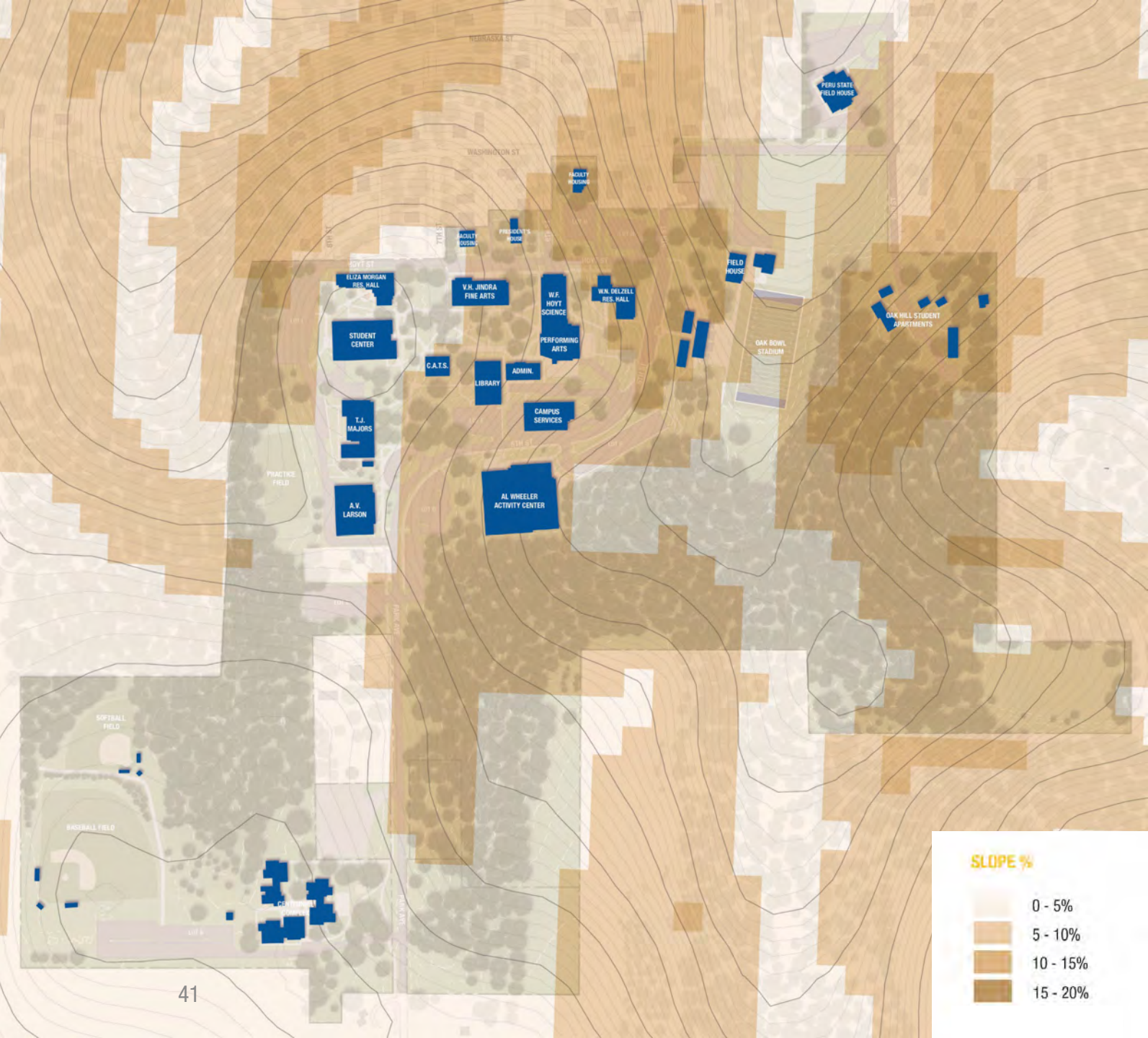
The campus resides on the ridge of two ravines. Topography across the main campus area is about 70 – 90 feet in grade change, with the highest point being the Student Center and the lowest at the Field House and the Oak Bowl. The Centennial Complex rests at the same high elevation as the Student Center and is relatively flat across the entire complex.



LAND USE - CAMPUS

SLOPE

Slopes across the main campus are moderate to steep. The Student Center is located at the high point of campus. Grade drops rather quickly as one moves to the east. This creates challenges for accessibility, requiring the use of stairs and ramps. Each project that addresses site access needs to consider how accessibility will be addressed.



LAND USE - CAMPUS

FLOODWAY

There are no surveyed or jurisdictional floodways on the current campus. The steep topography and ravines located on the east and west side of campus do create opportunities for flash floods in heavy rains.



LAND USE - BUILDINGS

EXISTING BUILDING CONDITIONS

Administration Building

The exterior of the building needs repointing and cleaning in several areas. The finishes and systems are needing renovation. Heat pumps are beyond their life expectancy.

A.V. Larson

Masonry cleaning and exterior metal repair are needed along with replacement of overhead doors in the back. Both finishes and system upgrades are needed to service the programming currently in place.

Campus Services

The exterior of the building needs repointing in several locations. In addition, there is a need for something to break up the large façade along the main route. Both LED lighting upgrades and mechanical upgrades are needed.

CATS

Finishes inside the building are dated and worn. Exterior repointing and masonry cleaning is needed along with repair at plaster along the base of the exterior. Both LED lighting upgrades and mechanical upgrades are needed.

Centennial Complex Residence Halls

Each of the six buildings in the complex need exterior architectural repairs at the infill panels on the building-to-building walkways as well as work addressing moisture issues at the lowest levels. Finishes are worn and dated. Mechanical and electrical upgrades are needed.

With renovation abatement will be required, along with addressing ADA issues at entrances, doors, and restrooms. Multiple areas are experiencing ramifications of repeated water intrusion.

W.N. Delzell Hall

Building was recently renovated including new mechanical and electrical systems and architecturally is in good shape. No immediate projects identified or recommended.

Eliza Morgan Residence Hall

Room finishes are dated and worn, and restroom showers are smaller than current student needs demand. Exterior repointing is needed. Mechanical and electrical upgrades are warranted.

Fieldhouse

Exterior of fieldhouse is in good shape, however the finishes in the coaches' offices, meeting rooms and conference rooms need refreshing.

W.F. Hoyt Science Building

Building systems need replacement, along with window replacements and technology updates. Finishes are worn and damaged in locations due to humidity damage.

Library

Use of spaces in library does not align with current (or future) student needs. A lighting upgrade and a mechanical upgrade are needed.

LAND USE - BUILDINGS

EXISTING BUILDING CONDITIONS

Little Red School House

No immediate projects identified.

Oak Bowl Stadium Complex

Buildings in the complex are overall in good condition. Recommendations for the complex are aligned with functionality of spaces rather than mechanical, electrical, or architectural concerns. Cracks in the concrete steps have been identified as an ongoing issue.

Oak Hill (Faculty Housing)

Faculty housing is in fair condition, with significant exterior deterioration at plaster soffits and wood siding. Recommend masonry cleaning and repointing at multiple areas. Interior finishes are in good shape.

Oak Hill Apartments

Recommend demolition of the apartment complex. To maintain these buildings, they would need serious interior and exterior remodeling along with building approaches and interior accommodation to meet ADA standards.

President's House

Building is in good shape, with a recently remodeled kitchen space. No immediate projects identified.

Performing Arts Center

No immediate architectural projects identified, lighting upgrades to LED needed.

Student Center

Exterior storefront system building wide is in poor condition. Interior finishes are worn and dated, and all systems need upgrade and replacement. Recommend a complete renovation, along with construction of additional student activity and dining space.

T.J. Majors

Some masonry cleaning and window replacement is needed at exterior of buildings. Interior finishes are worn and dated. Lighting system needs upgrades and roof drainage enhancements are needed.

V.H. Jindra Fine Arts Building

No immediate architectural projects identified; lighting upgrades to LED are needed.

Al Wheeler Activity Center

Architecturally the building is in good shape but is lacking based on current student needs in terms of technology rich collaboration spaces as well as other socialization areas. The building systems including lighting and mechanical need to be upgraded to current standards.

LAND USE – OUTDOOR RECREATION & ATHLETIC VENUES

RECREATION & ATHLETIC FACILITIES

Several areas on campus are home to the recreation and athletic facilities and fields. First, the Oak Bowl and Field house areas, northeast of the main campus. Second, softball and baseball stadiums are west/northwest of the Centennial Complex. The third area is a recreation/intramural field located west of A.V. Larson.

The College recently embarked on a program statement/athletic master plan. The recommendations of that plan have been incorporated into this Master Plan. Those recommendations included a new indoor practice facility, support facilities, and upgrades for baseball/softball, and a new outdoor recreation opportunity located southeast of the Oak Bowl. This could be any number of outdoor recreation activities, including golf, challenge course, or disc golf, to name a few.

The Master Plan also recommends a few improvements to the recreation/intramural field west of A.V. Larson. These improvements would include accessibility upgrades, benches, potable water, convenience power, and turf/irrigation restoration.



Analysis, Observations & Conclusions

--- Circulation and Parking ---

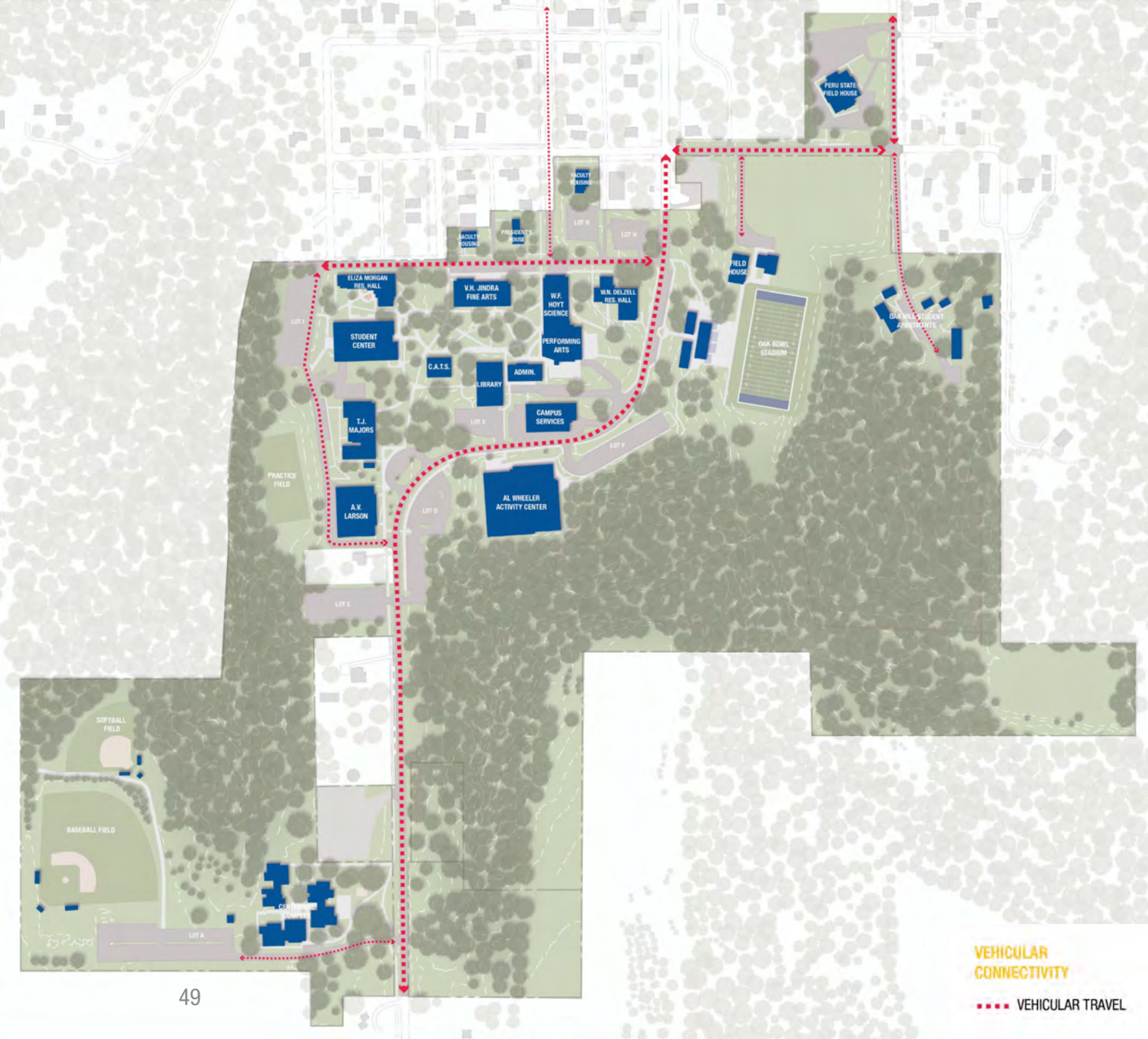


CIRCULATION - VEHICLES

VEHICULAR TRAVEL

Vehicular access to and from campus is primarily from Park Avenue as one comes off Highway 67, south of campus. Park Avenue turns in to 5th Street and continues around the south and east side of campus, before heading into downtown Peru.

The Master Plan recommends streetscape, lighting and pedestrian circulation improvements along 5th Street, Hoyt Street, and Washington Street.

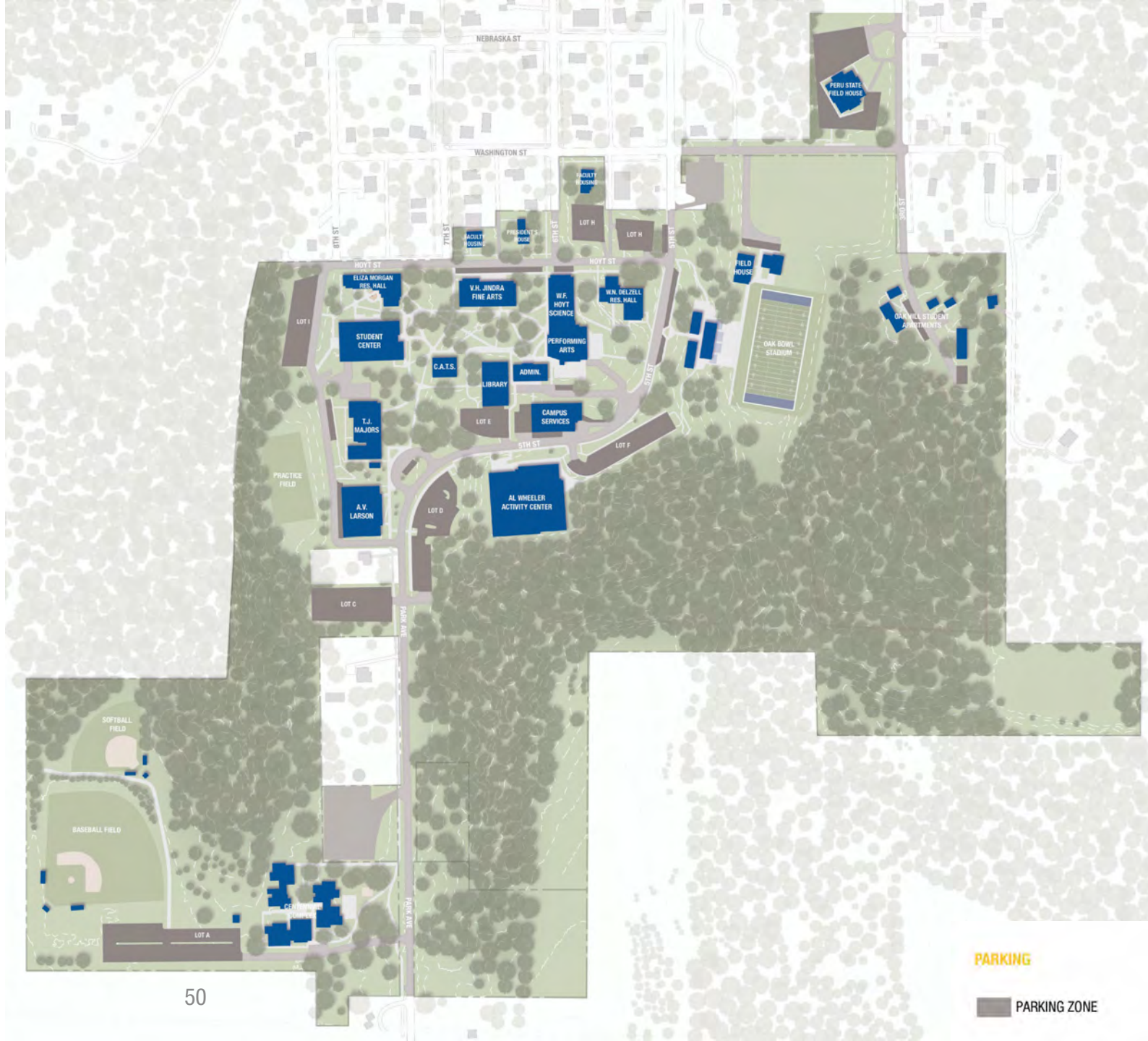


PARKING

PARKING

All but one parking lot is accessible from Park Avenue/5th Street (Lot I) making access to parking simple. Parking quantities are generally good, but some are a bit far from main campus. People parking in Lots B & C have further to walk. The parking lots are in average condition, but several are gravel and should be repaved with concrete. Other lots are showing their age and should be repaved and enhanced within the next 10 years.

The Master Plan recommends repaving all gravel lots and drives with concrete and for the College to systematically begin to repave all the lots, starting with those paved with asphalt.



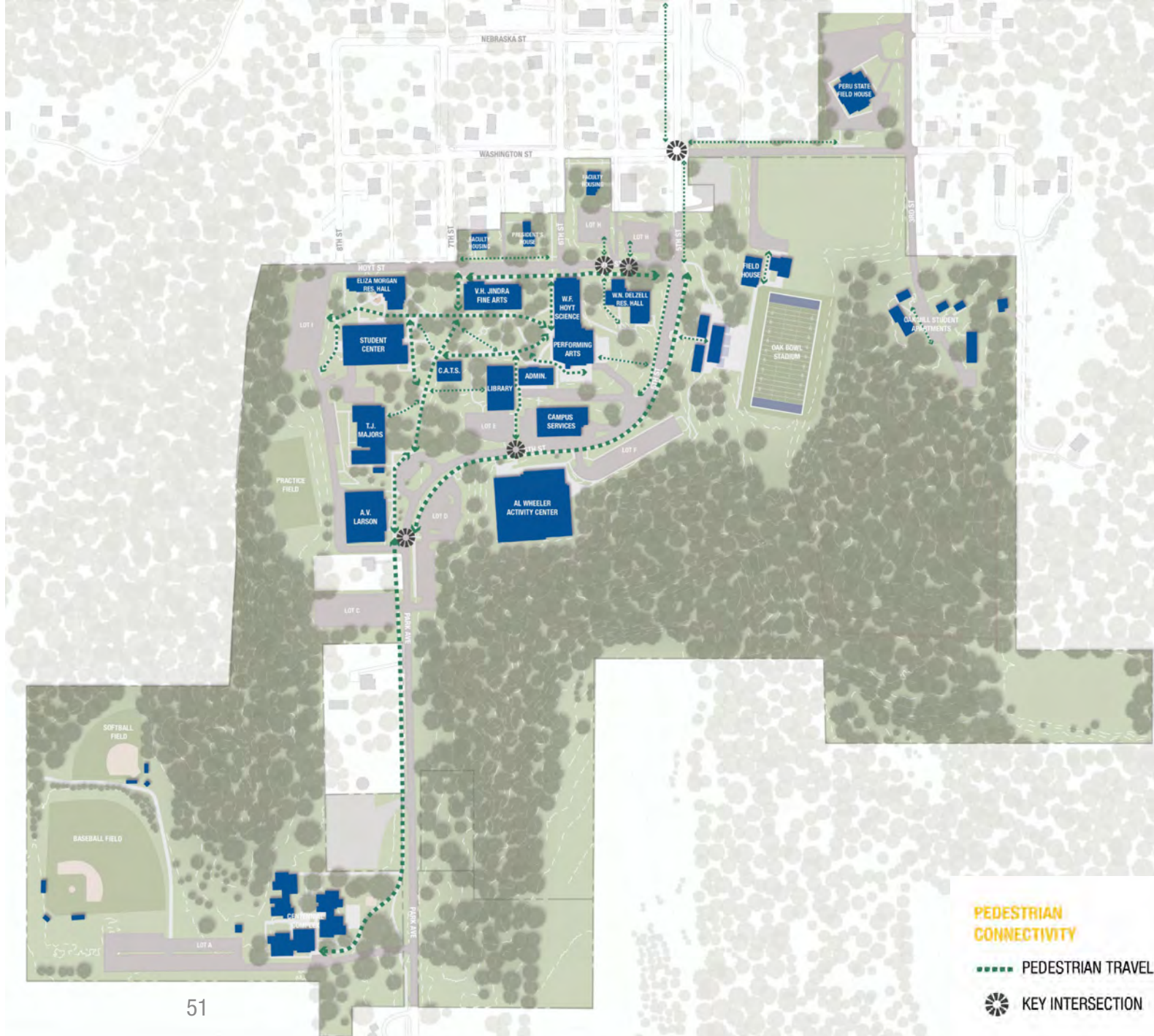
CIRCULATION - PEDESTRIAN

PEDESTRIAN TRAVEL & KEY INTERSECTIONS

Pedestrian movement on the main campus is straightforward and logical. The campus is small, and walks are generally in the right location. Walk widths are undersized in some areas.

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 0.25. The proposed Master Plan includes an addition, and two new facilities along with potential long range building locations has a FAR of 0.2.

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.

Building height should be consistent with existing buildings, with no more than three stories in overall height. These structures should be designed in a manner that does not over-emphasize the height of the facility and sits well within the site given the degree of grade change on campus.

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 strive to improve the 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 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 Al Wheeler Activity Center). These spaces should include seating, shade, convenience power, landscaping, and flexibility. Optionally, these spaces could include pergolas, natural gas fire pits, grills, putting greens, yard games, and more. These spaces will be further defined in the Detailed Landscape Master Plan.

Analysis, Observations & Conclusions

--- Utilities, Energy & Technology ---



MECHANICAL, ELECTRICAL & PLUMBING – (MEP) CAMPUS SUMMARY

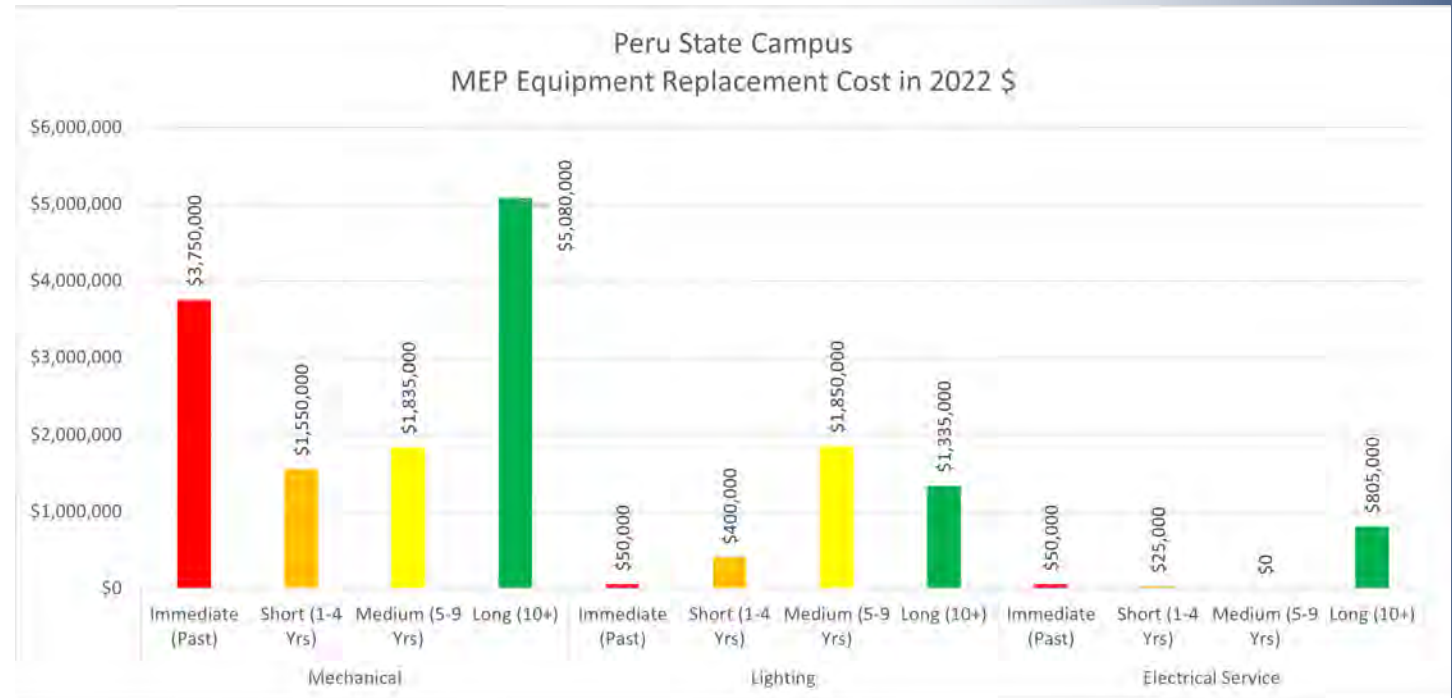
Campus Overview

Peru State is home to 21 Buildings:

- 1 Administration
- 2 Campus Support (Campus Services, Little Red Schoolhouse)
- 2 Student Service (Library, Student Center)
- 6 Academic (CATS, W.F. Hoyt Science Building, V.H. Jindra Fine Arts Building, A.V. Larson, T.J. Majors, Performing Arts Center)
- 4 Athletics (Oak Bowl Stadium Complex, Fieldhouses, Al Wheeler Activity Center)
- 6 Housing (Centennial Complex, W.N. Delzell, Faculty, Eliza Morgan Hall, Oak Hill, President's House)



Campus Replacement Cost Chart:



MECHANICAL & PLUMBING CAMPUS SUMMARY

Mechanical Systems Summary

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

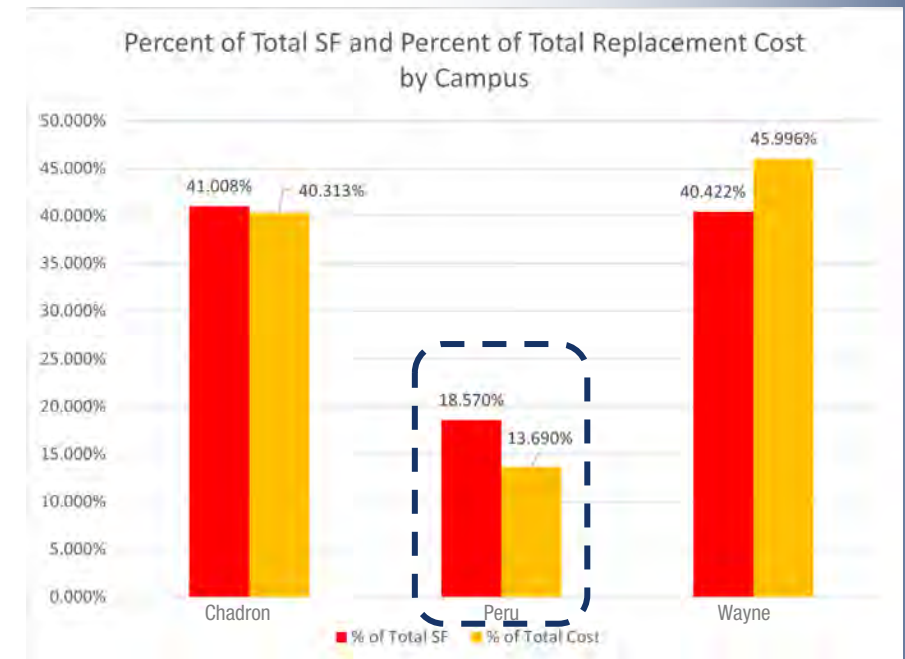
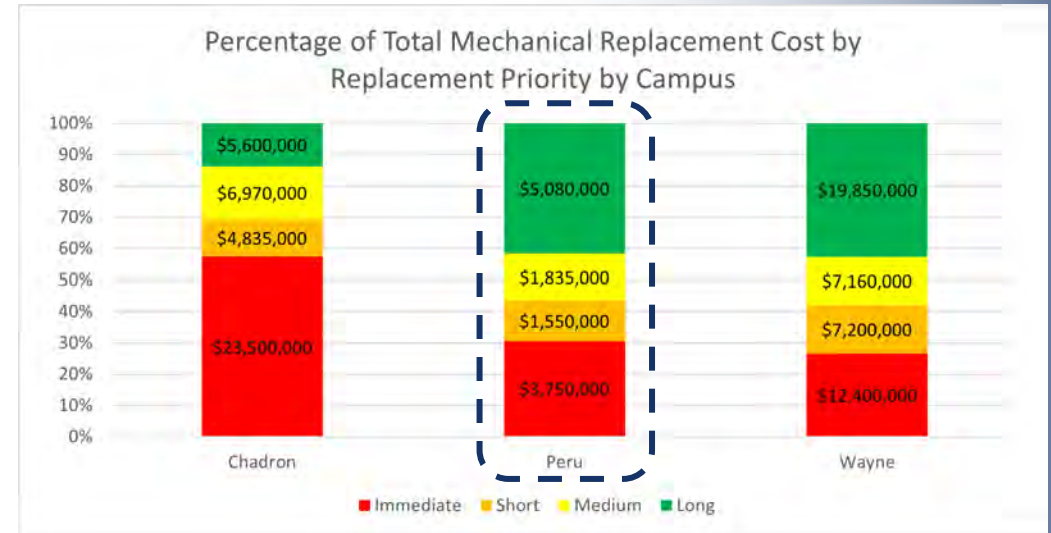
For certain buildings it would make sense to convert to geothermal due to surrounding area available for a well field as well as for the size of the building and the occupancy schedule of said building. The ages of the equipment range from as little as one year or less to original to the building in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

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

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

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

- When looking at all the colleges, Peru State has the second lowest need for equipment to be replaced immediately in terms of percentage of the campus total. (Top chart)
- 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.



ELECTRICAL CAMPUS SUMMARY

Electrical Service and Lighting Summary

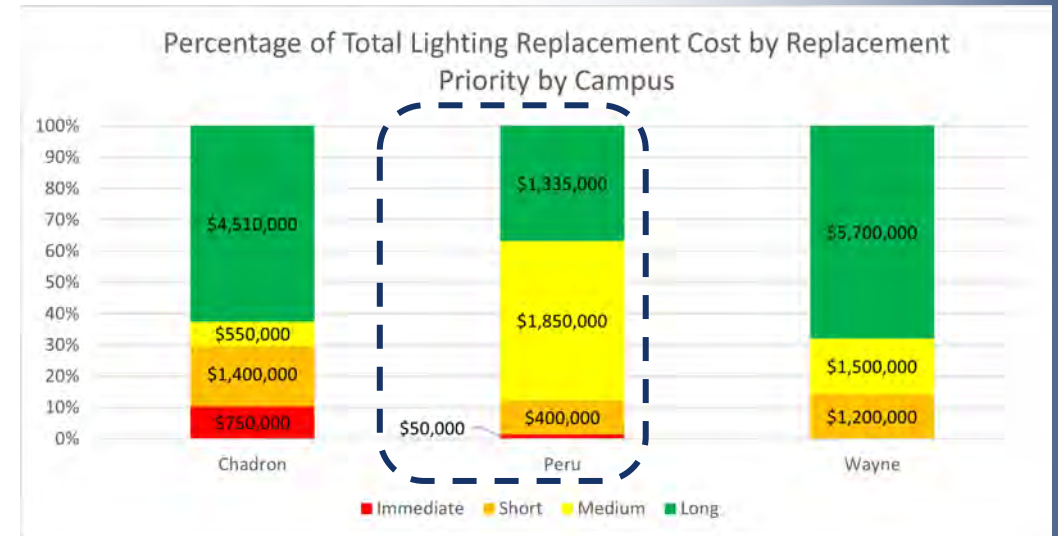
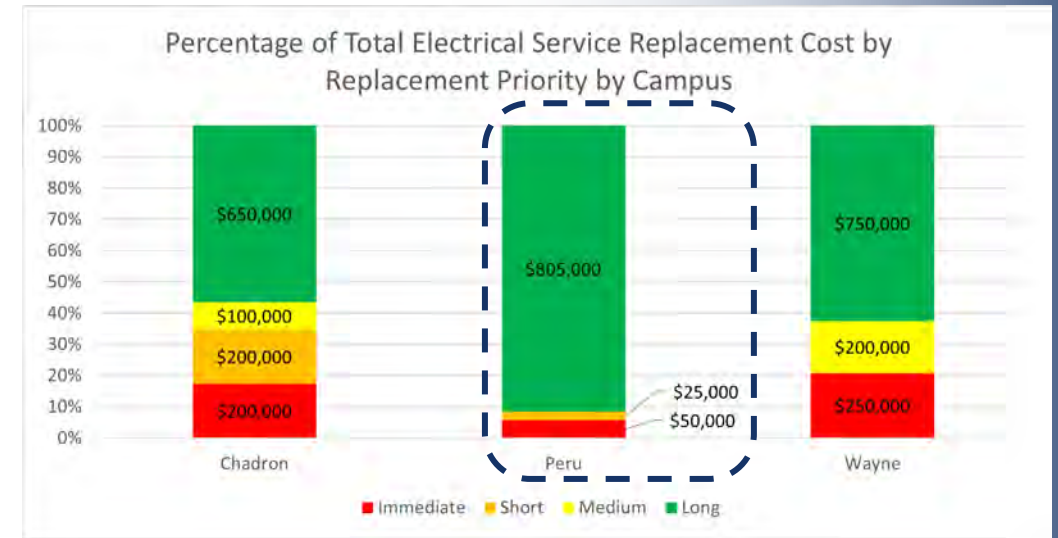
Electrical service to buildings at Peru State are in operational working order but some buildings have service getting past the life expectancy of the equipment. For these buildings, problems can arise such as breakers needing to be reset often. In addition, replacement parts for older services may be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

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

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

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



UTILITIES CAMPUS SUMMARY

Campus Utilities Summary

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

All HVAC information is summarized into the campus HVAC systems chart to the right.

The following summarizes each utility:

- **Campus Steam:** High pressure steam is generated at Campus Services and is distributed throughout campus to some of the 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 Campus Services and is distributed throughout campus to some of the buildings. At each building, it is used directly by HVAC units.
- **Domestic Water:** In general, taps from domestic city water 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 five buildings utilize closed loop geothermal well fields for heating and cooling. These well fields are adjacent to the buildings they serve. A phased project to add geothermal systems to another five buildings will begin construction in 2022.*

Campus HVAC Systems Chart:

PERU STATE	CAMPUS STEAM	GEOTHERMAL	BOILER	MINI SPLIT/SPLIT SYSTEM	AHU/RTUs	AIR COOLED CHILLER	FLUID COOLER
ADMIN	B	H/C					
CAMPUS SERVICES	H	H/C*					C
CATS	H	H/C*					C
CENTENNIAL				H/C			
DELZELL		H/C					
FACULTY				H/C			
FIELD HOUSE					H/C		
HOYT	H		H*			C	
JINDRA		H/C					
LARSON	H	H/C*					C
LIBRARY	H	H/C*					C
LITTLE RED				H/C			
MAJORS	B	H/C					
MORGAN	H						C
OAK BOWL				H/C			
OAK HILL				H/C			
PERF. ARTS		H/C					
PRESIDENTS				H/C			
STUDENT CENTER	H					C	
AWAC	H	H/C*			H/C		C

B	BACKUP
C	COOLING
H	HEATING
H/C	HEATING/COOLING
H/C*	PHASED GEOTHERMAL PROJECT TO BEGIN IN 2022
H*	PHASED PROJECT TO ADD BOILER TO BEGIN IN 2022

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 Peru State.

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

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

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

Facility Impacts

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

- Building orientation.
- Low-flow plumbing fixtures.
- LED lighting (interior and exterior).
- Occupancy and CO₂sensors.
- Photovoltaics or other alternate energy sources.
- Wellness (i.e., availability of high-quality drinking water, daylighting, views, promotion of healthy activities, occupant environmental control, etc.).
- Energy use tracking and metering.
- Occupant comfort surveys.
- Waste reduction through increased recycling and composting.
- Rainwater harvesting for use in toilets, urinals, campus utilities, and landscape watering.
- Grey water reclamation.
- Reclaimed humidity condensate.

Best Practices - Materials

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

SUSTAINABILITY

Curriculum and Student Involvement

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

Sustainability Resources

PSC 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 ---



PREVIOUS STUDIES AND RELEVANT INFORMATION

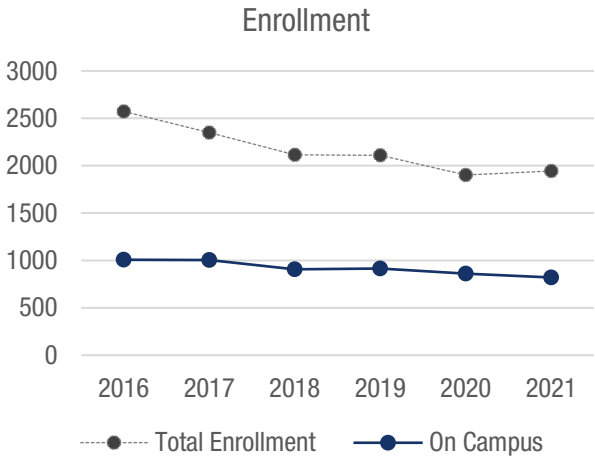
Relevant Information

Campus and Facilities Quantities

- 21 buildings
- 21 classrooms
- 25 labs
- 500K+/- SF
- 104 acres

Enrollment Data

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



Previous Studies

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

Athletic Facilities Program Statement

In 2021, Peru State College began the process of considering, developing, and designing a set of new buildings to enhance the campus’s athletic and recreation capacity. Between athletic teams and other students interested in recreation and fitness, existing facilities were overtaxed, and the College’s ability to add new teams and new co-curricular programming was limited.

After a comprehensive review process, accomplished with the help of an outside engineering and design firm, a Program Statement was created that called for five structures: three near the baseball and softball fields, and two near the football stadium. The structures near the baseball and softball fields will house locker rooms, restrooms, athletic-trainer facilities, coaches’ offices, a concession stand, and other functions. (Currently, none of these exist in that location.)

One of the structures, a 6,300-square-foot air-supported dome, will house fielding and batting-practice facilities. Near the football field, a large air-supported dome will house a 200-meter track as well as long-jump, high-jump, pole-vault, and related spaces to accommodate a full track-and-field team. The College will be able to place temporary hardwood floors over those spaces to create tennis courts, volleyball courts, basketball courts, and other facilities as well. In addition, the dome and a small service building attached to it will both contain weight rooms, further taking the strain off existing facilities.

These campus improvements will serve the College well for years to come. In addition to providing increased recreation and fitness opportunities for all students, these facilities will allow the College to consider adding new varsity and junior varsity athletic teams, which will enhance its ability to attract and retain students.

FACILITIES MASTER PLAN

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

The Plan also considers projects that have already been identified or are underway on campus, including the new Indoor Practice Facility and updates to campus infrastructure including the addition of geothermal. It is important that the momentum for these projects is supported by the Plan to encourage successful completion for the benefit of the campus community. As mentioned, a supplemental Master Plan and aspects of it have been identified and incorporated into the strategic facilities plan.



FACILITIES MASTER PLAN

Facilities Master Plan Summary

The overall Facilities Master Plan for the College is graphically summarized on the following several pages, which list the facilities and indicate their location on aerial views of the 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 College's efforts to plan, and if possible, acquire funding, in the term of the Facilities Master Plan (approximately ten years).

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

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

FACILITIES MASTER PLAN

Individual Facility and Project Information

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

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

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

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

Cost Estimates

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

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

Recommendations: Campus & Site Master Plan

The Campus and Site Improvements Master Plan is provided in the section immediately following the Facilities Master Plan starting on page 68. 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



00: Indoor Rec/Athletic Complexes



01: Administration Building



02: Performing Arts Center



03: W.F. Hoyt Science Building



04: V.H. Jindra Fine Arts Building



05: Eliza Morgan Hall



06: Student Center



07: T.J. Majors



08: A.V. Larson



09: CATS (Center for Achievement & Transition Services)



10: Library



11: Oak Hill Apts (Faculty Housing)



12: Campus Services



13: W.N. Delzell Hall



14: Al Wheeler Activity Center



15: Centennial Complex



16: Field House



Addition



New Building



Renovation



Demolition



Facilities Master Plan



H 00: Indoor Rec/Athletic Complexes



L 01: Administration Building



L 02: Performing Arts Center



H 03: W.F. Hoyt Science Building



L 04: V.H. Jindra Fine Arts Building



L 05: Eliza Morgan Hall



H 06: Student Center



L 07: T.J. Majors



H 08: A.V. Larson



M 09: CATS (Center for Achievement & Transition Services)



M 10: Library



H 11: Oak Hill Apts (Faculty Housing)



L 12: Campus Services



L 13: W.N. Delzell Hall



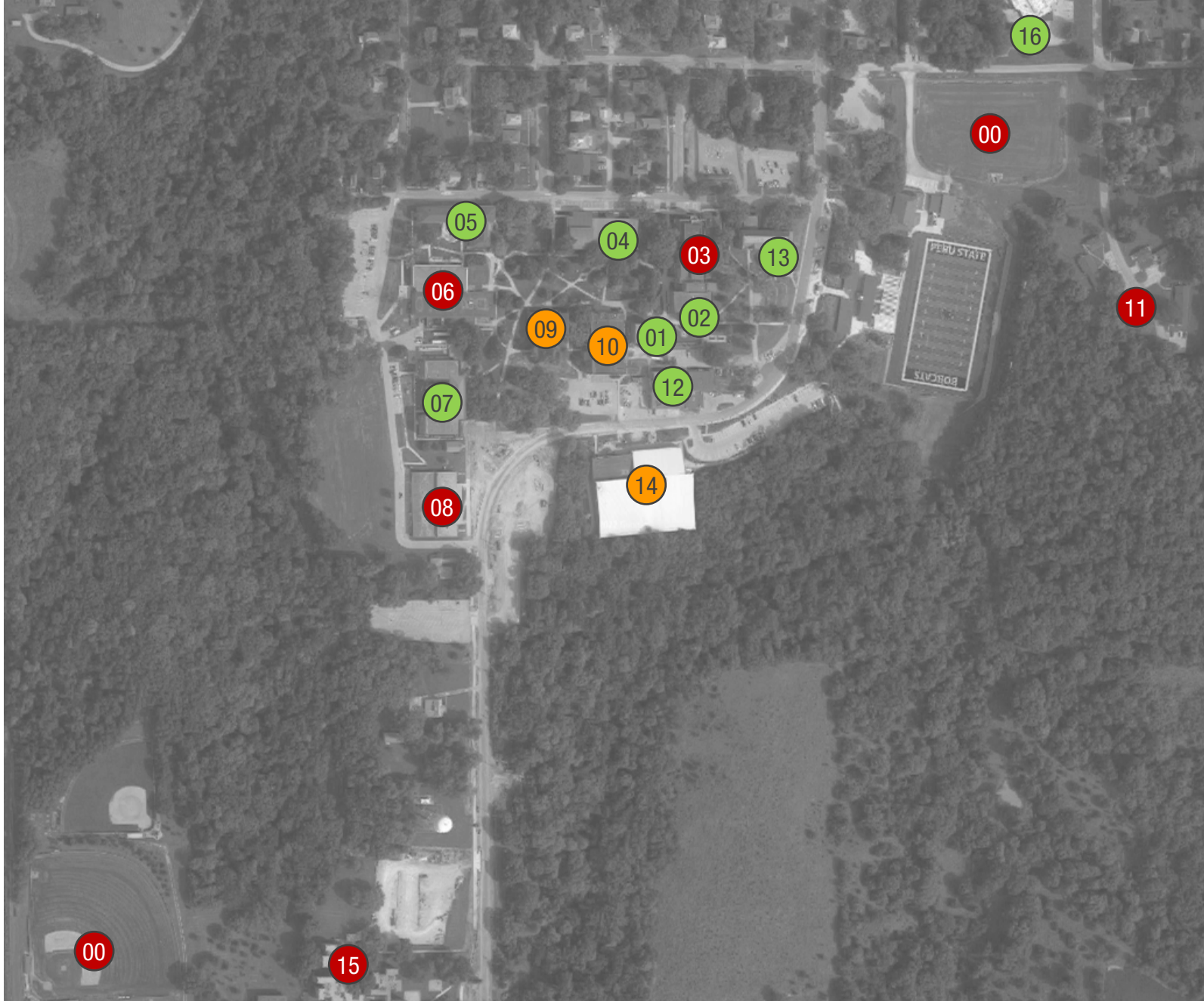
M 14: Al Wheeler Activity Center



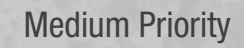
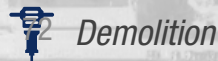
H 15: Centennial Complex



L 16: Field House



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



Facilities Master Plan

01

Administration Building

TYPE

-  Addition
-  New Building
-  Renovation

SPACE

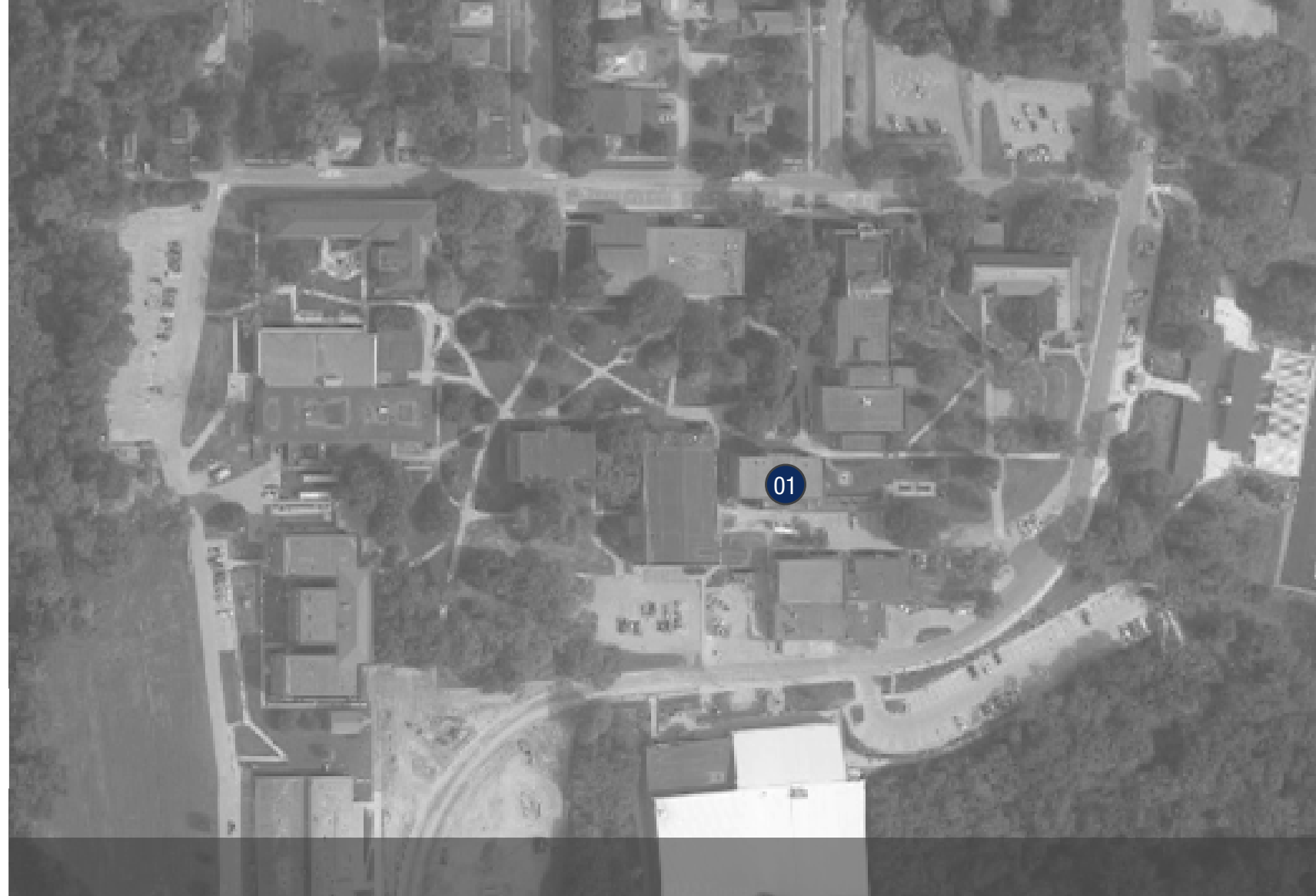
-  ~18,909 GSF
Available
-  ~00,000 GSF
Program
-  ~XX,000 GSF
Delta

RENOVATION

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

Renovation Notes:

- Renovate and update finishes and systems
- Potential backfill options
- LED Lighting Upgrade
- Replace heat pumps to tie into geothermal in the next 12-18 months



Potential Projects	Potential Project Cost
Remodel/renovation as backfill	4,600,000
- LED Lighting Upgrade	240,000
Masonry cleaning/repointing	480,000
Sealant at masonry	480,000

Facilities Master Plan

02

Performing Arts Center

TYPE

+ Addition

🏛️ New Building

🔨 Renovation

SPACE

■ ~13,775 GSF
Available

▭ ~00,000 GSF
Program

▲ ~XX,000 GSF
Delta

RENOVATION

⬤ High Impact

⬤ Medium Impact

⬤ Low Impact

PRIORITY

⬤ High Priority

⬤ Medium Priority

⬤ Low Priority

Renovation Notes:

- Completely renovated in 2018



Facilities Master Plan

03

W.F. Hoyt Science Building

TYPE

-  Addition
-  New Building
-  Renovation

SPACE

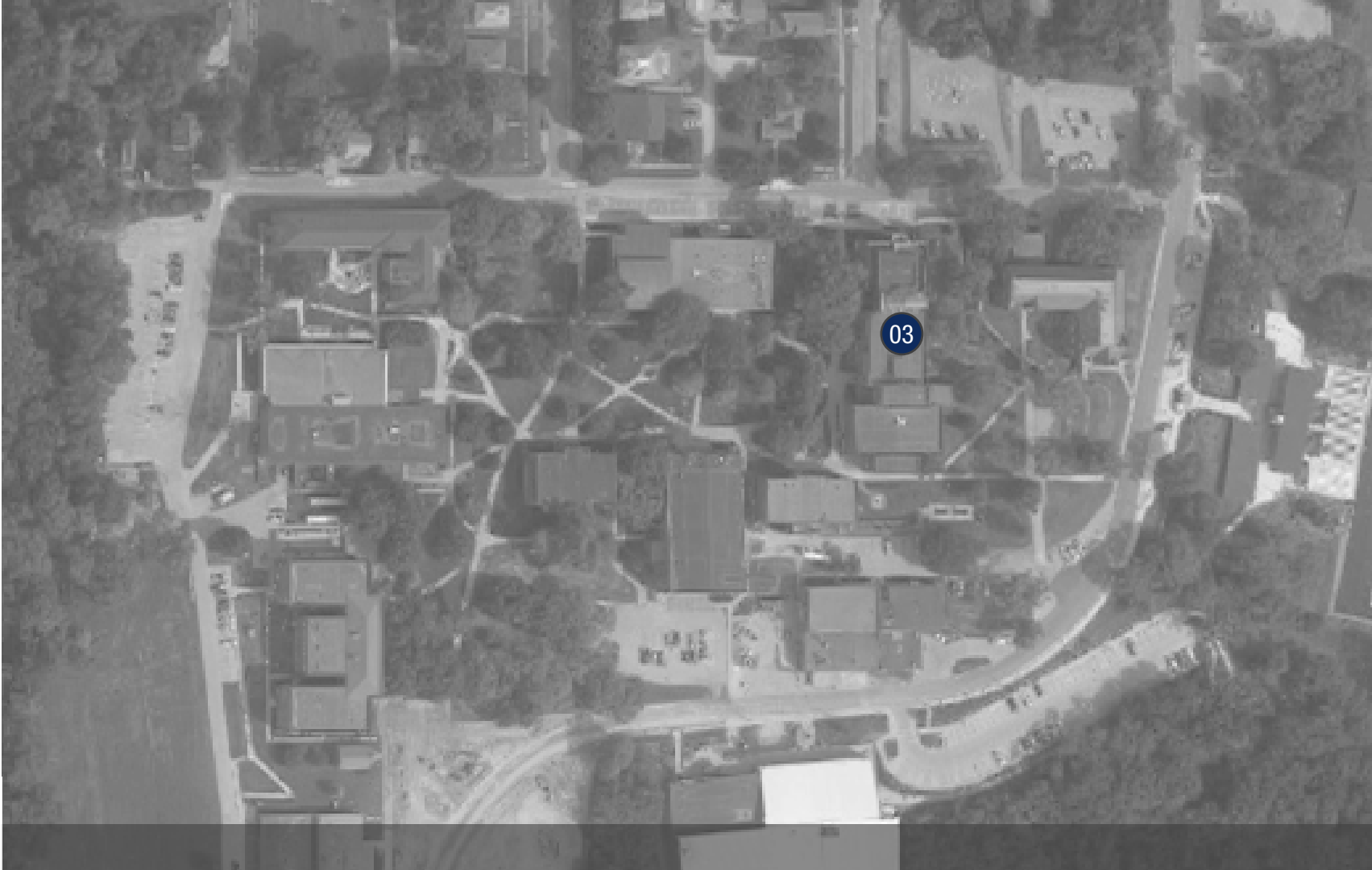
-  ~15,976 GSF
Available
-  ~00,000 GSF
Program
-  ~XX,000 GSF
Delta

RENOVATION

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

Renovation Notes:

- Replace building systems
- Renovate labs
- Update finishes and address damage from humidity
- Update technology
- Window replacements



Potential Projects		Potential Project Cost
Renovations of labs, classrooms and common areas		4,600,000
- LED Lighting Upgrade		390,000
Window Replacement		520,000
Curtainwall Replacement		290,000
Tuck pointing		80,000

Facilities Master Plan

04

V.H. Jindra Fine Arts

TYPE

-  Addition
-  New Building
-  Renovation



SPACE

-  ~25,434 GSF
Available
-  ~00,000 GSF
Program
-  ~XX,000 GSF
Delta

RENOVATION

-  High Impact
-  Medium Impact
-  Low Impact

PRIORITY

-  High Priority
-  Medium Priority
-  Low Priority

Renovation Notes:

- LED lighting upgrades



Potential Projects	Potential Project Cost
LED Lighting Upgrade	200,000

Facilities Master Plan

05

Eliza Morgan Hall

TYPE

+ Addition

🏛️ New Building

🔨 Renovation

SPACE

📊 ~32,929 GSF
Available

📊 ~00,000 GSF
Program

📊 ~XX,000 GSF
Delta

RENOVATION

🔴 H High Impact

🟡 M Medium Impact

🟢 L Low Impact

🔴 H High Priority

🟡 M Medium Priority

🟢 L Low Priority

Renovation Notes:

- Renovate and update finishes and systems
- Update room finishes
- Update restrooms
 - Size showers
- Tuck pointing on the exterior



Potential Projects	Potential Project Cost
Renovate and update finishes and systems	3,800,000
Update restrooms	2,300,000
Replace HVAC equipment	1,700,000
Tuck pointing	84,000

Facilities Master Plan

06

Student Center

TYPE

+ Addition

🏛️ New Building

🔨 Renovation

SPACE

📊 ~35,160 GSF
Available

📊 ~20,000 GSF
Program

📊 ~XX,000 GSF
Delta

RENOVATION

🔴 H High Impact

🟡 M Medium Impact

🟢 L Low Impact

🔴 H High Priority

🟡 M Medium Priority

🟢 L Low Priority

Renovation Notes:

- Complete renovation and addition



Potential Projects	Potential Project Cost
Renovation/Remodel	14,100,000
- Upgrade electrical service	1,500,000
- LED Lighting Upgrade	270,000
Addition	9,200,000
Site Improvements	1,700,000

Facilities Master Plan

07

T.J. Majors

TYPE

+ Addition

🏛️ New Building

🔨 Renovation

SPACE

🟦 ~48,476 GSF
Available

🟡 ~00,000 GSF
Program

🟩 ~XX,000 GSF
Delta

RENOVATION

🔴 High Impact

🟡 Medium Impact

🟢 Low Impact

PRIORITY

🔴 High Priority

🟡 Medium Priority

🟢 Low Priority

Renovation Notes:

- Update finishes
- Roof drain upgrades
- Window replacements
- Elevator ADA upgrades
- LED lighting upgrades



Potential Projects	Potential Project Cost
Update finishes	4,400,000
LED Lighting Upgrade	350,000
Roof drain upgrades	100,000
Window replacements/broken seals	120,000
Elevator upgrades	96,000

Facilities Master Plan

08

A.V. Larson

TYPE


+ Addition

 New Building

 Renovation

SPACE

 ~27,300 GSF
Available

 ~1,800 GSF
Program

 ~XX,000 GSF
Delta

RENOVATION

 High Impact

 Medium Impact

 Low Impact

PRIORITY  High Priority

 Medium Priority

 Low Priority

Renovation Notes:

- Renovate into Welcome Center
- Renovate the finishes and system to provide programming currently in place



Potential Projects	Potential Project Cost
Renovation	7,500,000
- Bathroom upgrade	340,000
- LED Lighting Upgrade	210,000
Welcome Center	730,000
Entrance Addition	570,000
Garage door replacement	9,000
Façade Metal Repair	48,000



Facilities Master Plan

09

CATS (Center for Achievement & Transition Services)

TYPE

+ Addition

🏛️ New Building

🔨 Renovation

SPACE

🟦 ~16,936 GSF
Available

🟡 ~00,000 GSF
Program

🟩 ~XX,000 GSF
Delta

RENOVATION

🔴 H High Impact

🟡 M Medium Impact

🟢 L Low Impact

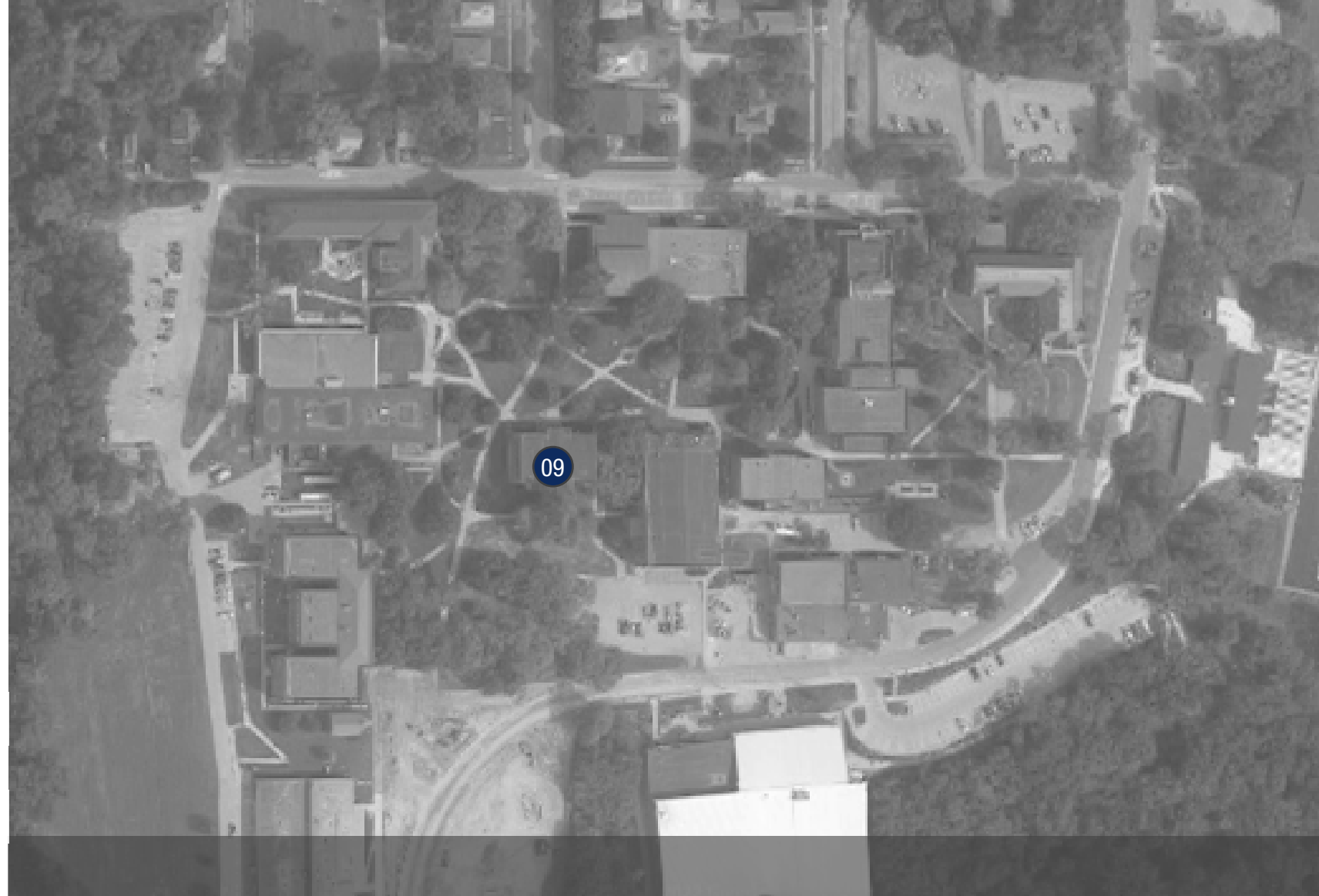
🔴 H High Priority

🟡 M Medium Priority

🟢 L Low Priority

Renovation Notes:

- Renovate and backfill depending on student center
- LED lighting upgrade (confirm)
- HVAC geothermal upgrades in the next 12-18 months



Potential Projects	Potential Project Cost
Building Renovation	4,100,000
- LED Lighting Upgrade	150,000
- Interior stucco repair	150,000
Precast/cast stone repair exterior	120,000

Facilities Master Plan

10 Library

TYPE

- + Addition
- 🏛️ New Building
- 🔨 Renovation

SPACE

- 🟦 ~31,661 GSF
Available
- 🟡 ~00,000 GSF
Program
- 🟩 ~XX,000 GSF
Delta

RENOVATION

- | | |
|-------------------|---------------------|
| 🔴 H High Impact | 🔴 H High Priority |
| 🟡 M Medium Impact | 🟡 M Medium Priority |
| 🟢 L Low Impact | 🟢 L Low Priority |

Renovation Notes:

- Renovate and repurpose areas
- Library of the Future needs to be evaluated
- LED lighting upgrade
- HVAC geothermal upgrade in the next 12-18 months



Potential Projects	Potential Project Cost
Renovation	7,700,000
- LED Lighting Upgrade	150,000

Additional opportunities to envision the library of the future:

1. Student focused
 - a) Tutoring
 - b) Study rooms
 - c) Technology
 - d) Access to computers
2. Continued de-accessioning of collections
3. Additional office space
4. No clear separation between various offerings of different services for students
5. Instructional/academic hub of campus

Facilities Master Plan

11

Oak Hill Apartments

TYPE

+ Addition

🏠 New Building

🔨 Renovation

SPACE

~8,565 GSF

Available

~20,000 GSF

Program

~XX,000 GSF

Delta

RENOVATION

H High Impact

M Medium Impact

L Low Impact

H High Priority

M Medium Priority

L Low Priority

Renovation Notes:

- Demolish
- Future location for faculty housing
 - Similar to the previous Master Plan this would be an ideal location for townhouse or other housing options



Potential Projects	Potential Project Cost
Demolition	250,000
Replace with new faculty housing in current location	7,800,000
Replace with new student housing - 40 beds – campus south zone	6,200,000

Facilities Master Plan

12

Campus Services

TYPE

-  Addition
-  New Building
-  Renovation

SPACE

-  ~19,939 GSF
Available
-  ~00,000 GSF
Program
-  ~XX,000 GSF
Delta

RENOVATION

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

Renovation Notes:

- LED lighting upgrades
- HVAC geothermal upgrades in the next 12-18 months
- Tuck pointing
- Upgrade back of house shower/toilets
- Screening options along the main route
 - Potential mural



Potential Projects	Potential Project Cost
Renovations	3,000,000
- LED Lighting Upgrade	150,000
Tuck pointing	50,000
Screen along road	30,000

Facilities Master Plan

13

W.N. Delzell Hall

TYPE

+ Addition

🏛️ New Building

🔨 Renovation

SPACE

🟦 ~34,135 GSF
Available

🟩 ~00,000 GSF
Program

🟨 ~XX,000 GSF
Delta

RENOVATION

🔴 High Impact

🟡 Medium Impact

🟢 Low Impact

PRIORITY

🔴 High Priority

🟡 Medium Priority

🟢 Low Priority

Renovation Notes:

- Completed renovated in 2017



Facilities Master Plan

14

AI Wheeler Activity Center

TYPE

+ Addition

🏛️ New Building

🔨 Renovation

SPACE

🟦 ~49,360 GSF
Available

🟡 ~00,000 GSF
Program

🟩 ~XX,000 GSF
Delta

RENOVATION

🔴 High Impact

🟡 Medium Impact

🟢 Low Impact

🔴 High Priority

🟡 Medium Priority

🟢 Low Priority

Renovation Notes:

- Renovate building systems
- Update interior and create student spaces
- LED lighting upgrade
- HVAC geothermal upgrades in the next 12-18 months



Potential Projects	Potential Project Cost
Renovate building systems	5,300,000
Update interior and create student spaces	2,500,000
LED Lighting Upgrade	400,000

Facilities Master Plan

15

Centennial Complex

TYPE

-  Addition
-  New Building
-  Renovation

SPACE

-  ~62,172 GSF
Available
-  ~00,000 GSF
Program
-  ~XX,000 GSF
Delta

RENOVATION

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

Renovation Notes:

- Renovate and update finishes and systems (HVAC via revenue bond)
 - Restroom upgrades
- Abatement would also be required
- Accessible entrances
- Stone cleaning
- Walkway repairs
- Door ADA hardware/replacement
- Water intrusion
- Common space is missing on the inside of the buildings and needs to be created



Potential Projects		Potential Project Cost
Update finishes and replace mechanical and electrical systems		11,400,000
- Restroom ADA upgrades, finishes		3,600,000
- Door ADA hardware, replacement		72,000
- Water intrusion stairs, basement		160,000
Accessible entrance		290,000
Stone cleaning and re-sealant		160,000
Walkway repairs		250,000



Facilities Master Plan

16

Field House

16

TYPE

-  Addition
-  New Building
-  Renovation

SPACE

-  ~10,000 GSF
- Available**
-  ~00,000 GSF
- Program**
-  ~XX,000 GSF
- Delta**

RENOVATION

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

Renovation Notes:

- Renovation of coaches' offices, meeting rooms and conference rooms
















Potential Projects	Potential Project Cost
LED Lighting Upgrade	100,000
Renovation of coaches' offices, meeting rooms and conference rooms	490,000

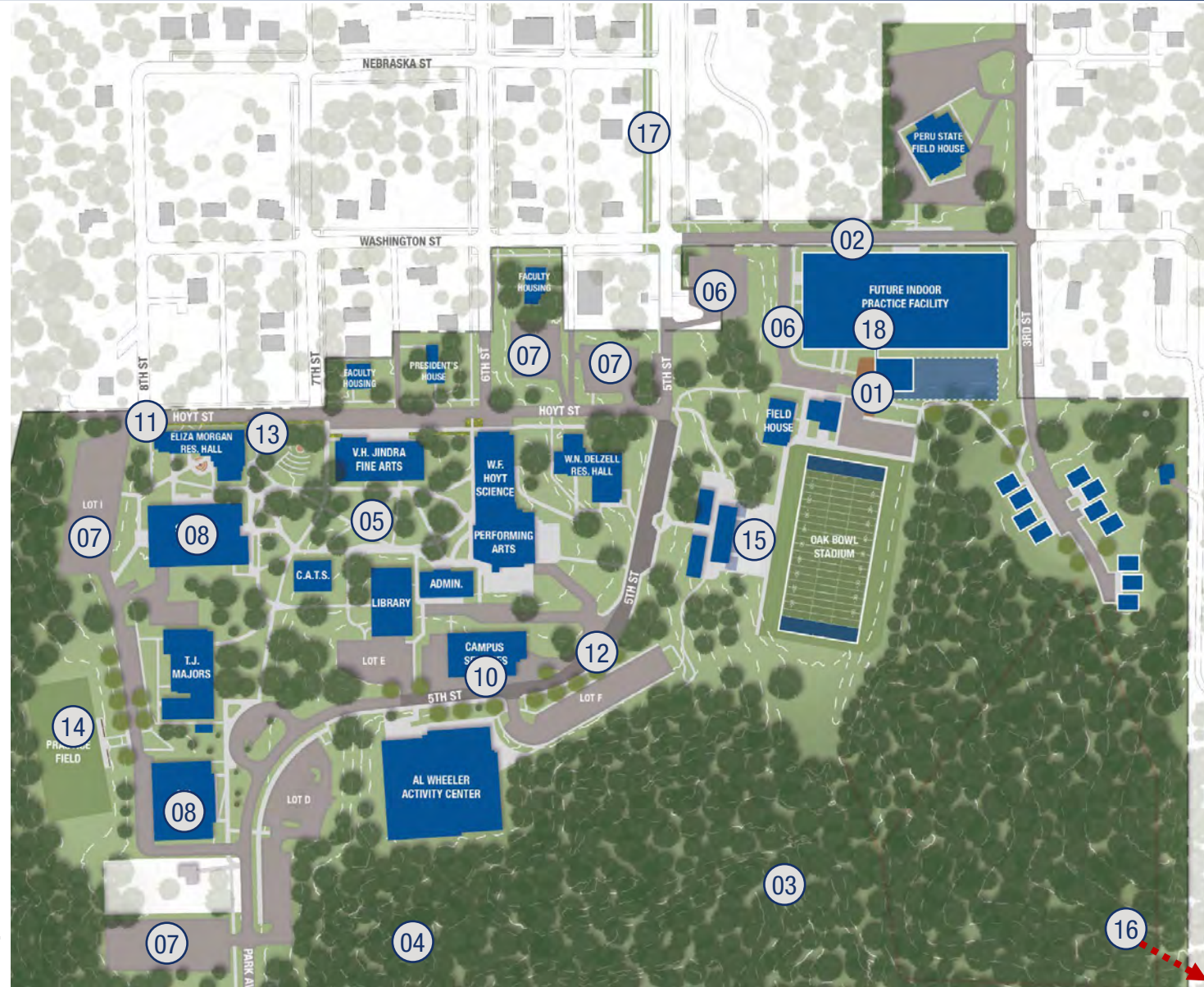
Recommendations and Master Plan

--- Site & Campus ---



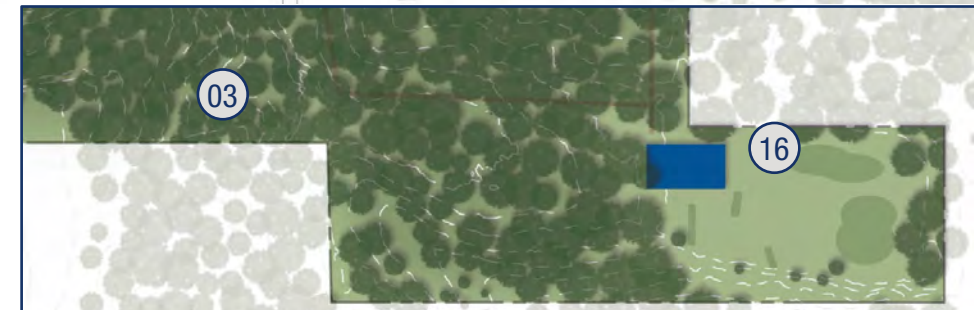
CAMPUS MASTER PLAN – SITE IMPROVEMENTS

- + 01: Oak Hill Walk/Trail Connection
- + 02: Washington Street Pedestrian Access
- +  03: COATO Wellness Trail
- +   04: Neal Park Enhancements
- +  05: Quad Improvements
- +  06: Pave All Gravel Parking Lots
- +  07: Enhance Existing Lots
- +  08: Student Center Site Improvements
- + 09: New Student Housing Site Improv.
- +  10: Campus Services 5th Street façade
- +  11: Hoyt Street Campus Edge
- +  12: 5th Street Streetscape Improvements
- + 13: New Amphitheater
- +  14: Recreation Field upgrades
- +  15: Oak Bowl Maintenance
- + 16: Outdoor Recreation Project
- +  17: Connection to Downtown (city project?)
- + 18: Indoor Practice Facility Site Improvements
- + 19: Baseball/Softball Practice Facility Site Improv.



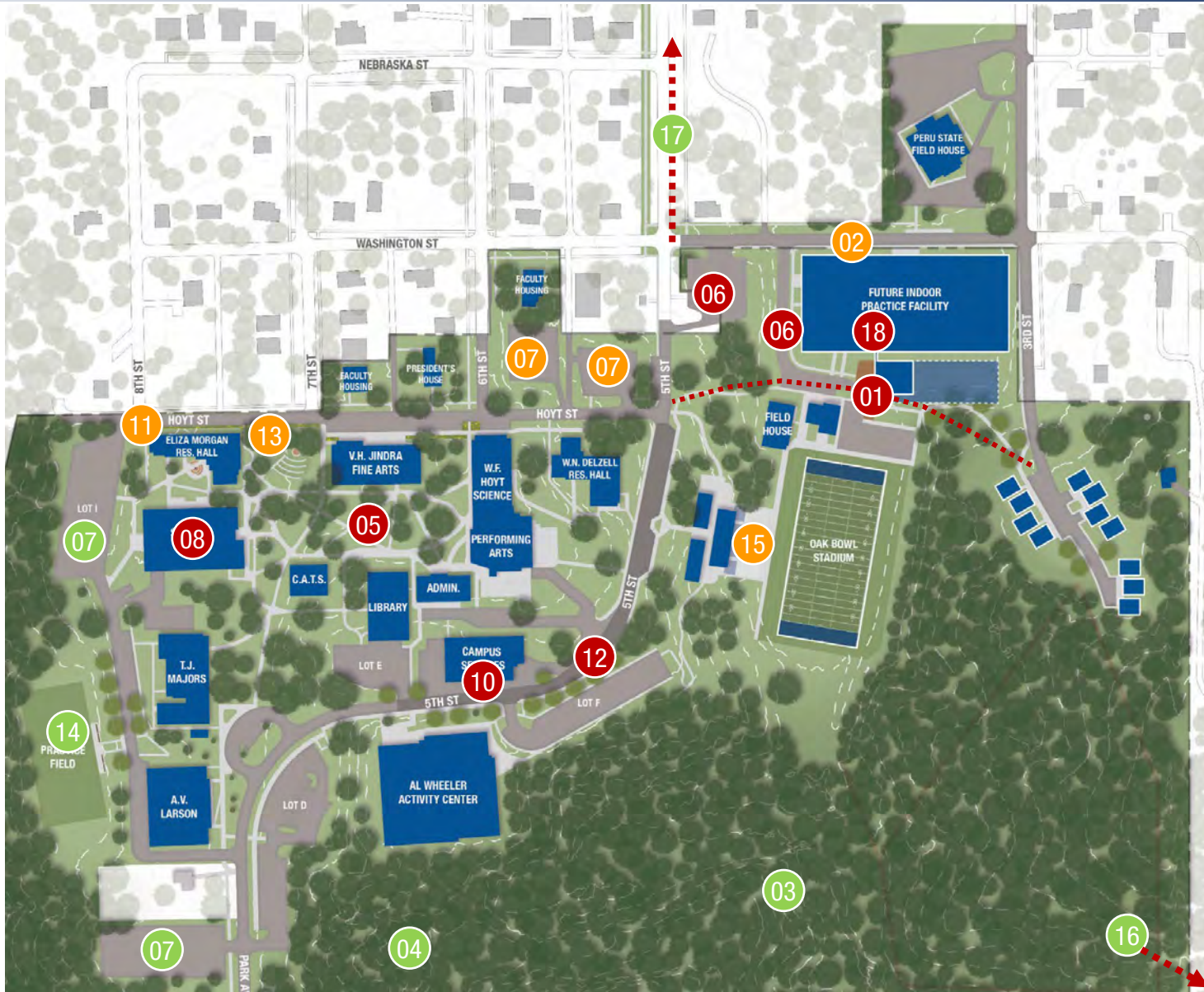
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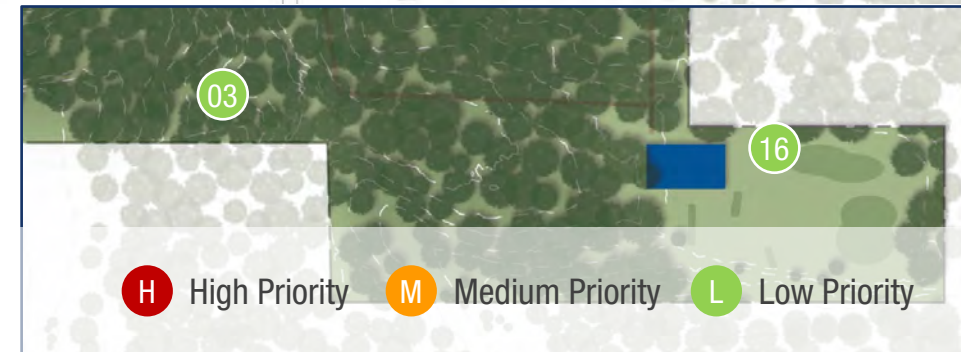
CAMPUS MASTER PLAN – SITE IMPROVEMENTS - PRIORITIES

- + H 01: Oak Hill Walk/Trail Connection
- + M 02: Washington Street Pedestrian Access
- + L 03: COATO Wellness Trail
- + L 04: Neal Park Enhancements
- + H 05: Quad Improvements
- + H 06: Pave All Gravel Parking Lots
- + L 07: Enhance Existing Lots
- + H 08: Student Center Site Improvements
- + H 09: New Student Housing Site Improv.
- + H 10: Campus Services 5th Street façade
- + M 11: Hoyt Street Campus Edge
- + H 12: 5th Street Streetscape Improvements
- + M 13: New Amphitheater
- + L 14: Recreation Field upgrades
- + M 15: Oak Bowl Maintenance
- + L 16: Outdoor Recreation Project
- + L 17: Connection to Downtown (city project?)
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CAMPUS MASTER PLAN – SITE IMPROVEMENTS - PRIORITIES

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- +  15: Oak Bowl Maintenance
- + 16: Outdoor Recreation Project
- +  17: Connection to Downtown (city project?)
- + 18: Indoor Practice Facility Site Improvements
- + 19: Baseball/Softball Practice Facility Site Improv.



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

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

01


Oak Hill Walk/Trail Connection

+ New Project

 Renovation

 Demolition / Restoration

 ~1,000 LF
Scale

 Create paved, accessible trail from Oak Hill to 5th Street
Scope

 High Impact

 High Priority

 Medium Impact

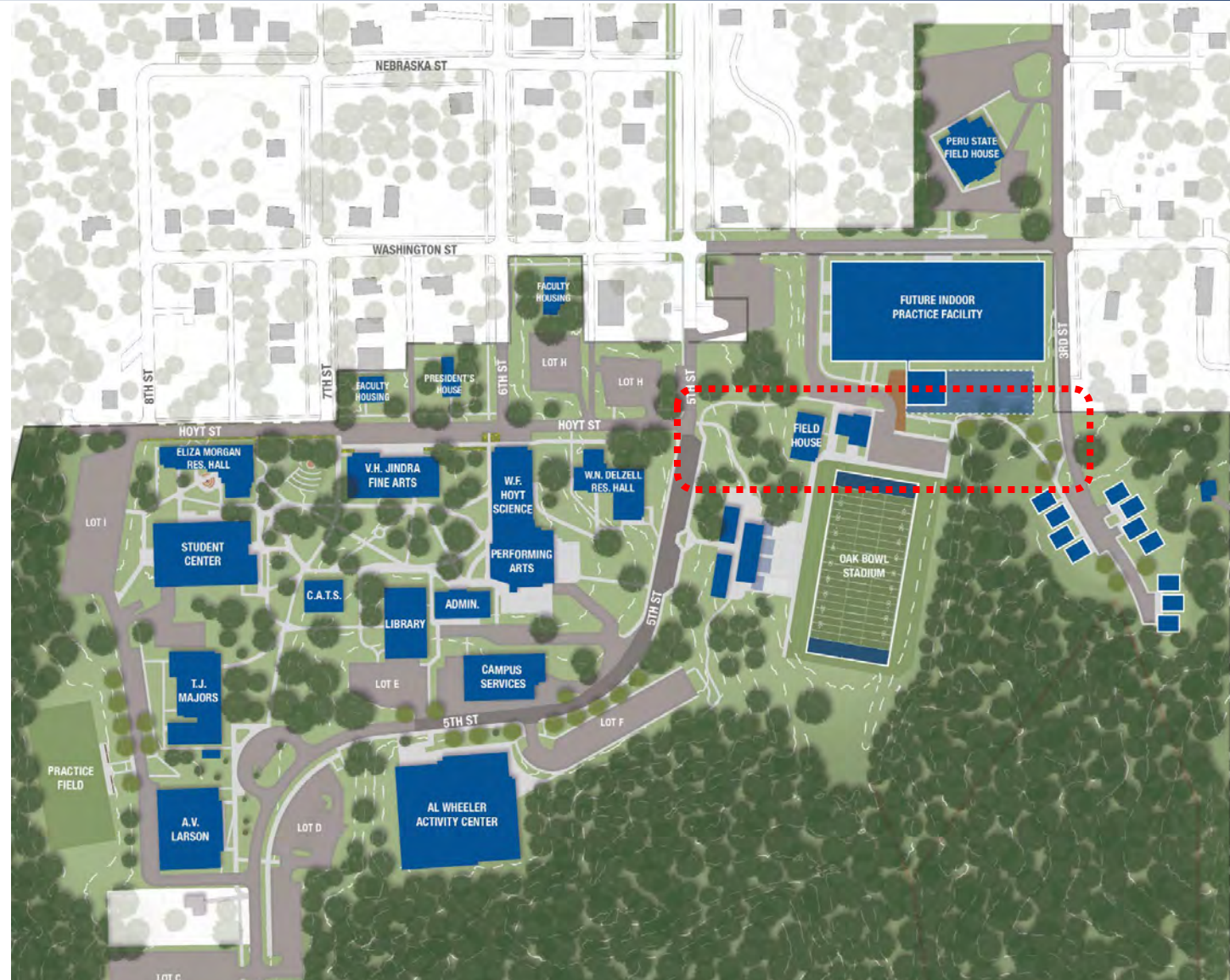
 Medium Priority

 Low Impact

 Low Priority

Projects Notes:

- Concrete trail
- Lights
- Benches
- Shade trees



Potential Projects

Oak Hill Walk/Trail Connection

Potential Project Cost

\$ 335,160

CAMPUS MASTER PLAN – SITE IMPROVEMENTS


02

Washington Street Pedestrian Access


+ New Project

 Renovation

 Demolition / Restoration

 ~3,500 LF

Scale


 Create paved, accessible walk from 3rd Street to 5th Street

Scope

 High Impact

 High Priority

 Medium Impact

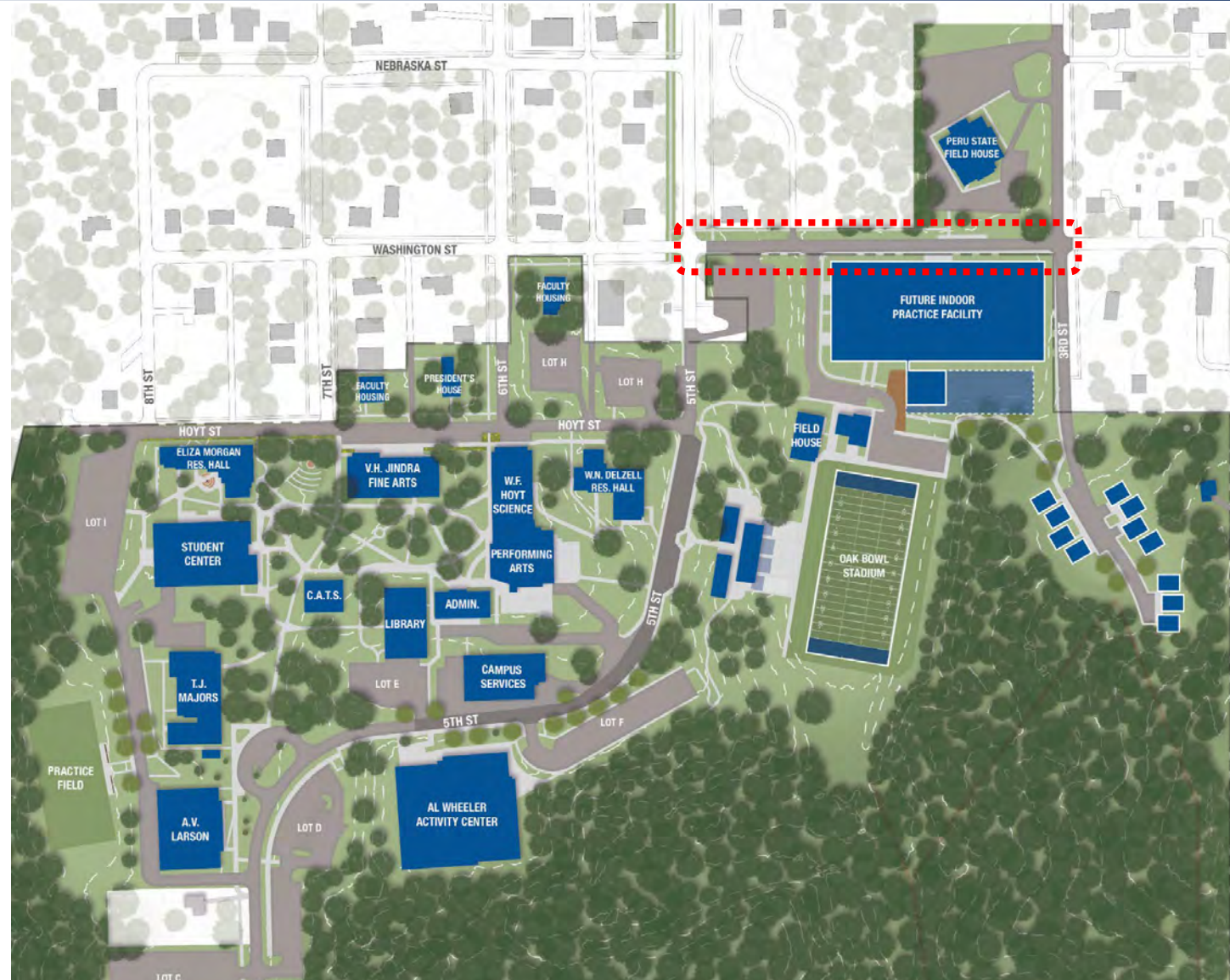
 Medium Priority

 Low Impact

 Low Priority

Projects Notes:

- Concrete walk
- Lights



Potential Projects

Washington Street Pedestrian Access

Potential Project Cost

\$ 98,700

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

03


College of a Thousand Oaks Wellness Trail

+ New Project

 Renovation

 Demolition / Restoration

 ~ 10 Acres
Scale

 Upgrade and Enhance existing trail network
Scope


 High Impact

 High Priority

 Medium Impact

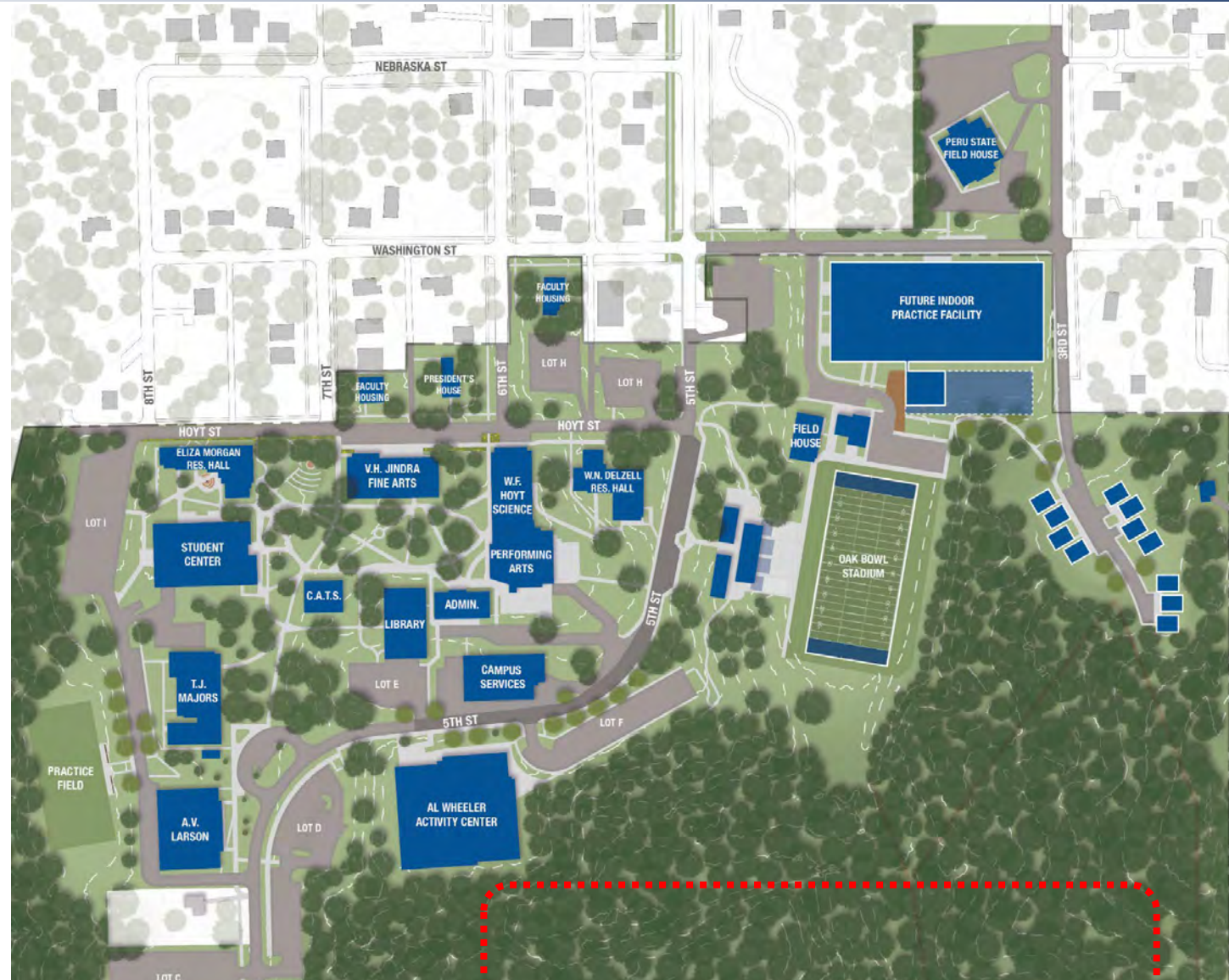
 Medium Priority

 Low Impact

 Low Priority

Projects Notes:

- Concrete trail
- Lights
- Benches
- Shade trees



Potential Projects

College of a Thousand Oaks Wellness Trail

Potential Project Cost

\$ 663,000

CAMPUS MASTER PLAN – SITE IMPROVEMENTS


04


Neal Park Enhancements

+ New Project

 Renovation

 Demolition / Restoration

 ~ 10 Acres
Scale


 Upgrade and Enhance existing park
Scope

 High Impact

 High Priority

 Medium Impact

 Medium Priority

 Low Impact

 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

Neal Park Enhancements

Potential Project Cost

\$ 642,000

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

05

Quad Improvements

TYPE
SCALE & SCOPE
PROJECT DETAILS

+ New Project

Renovation

Demolition / Restoration

~ 65,000 SF
Scale

Add geothermal well field and ADA improvements
Scope

High Impact

High Priority

Medium Impact

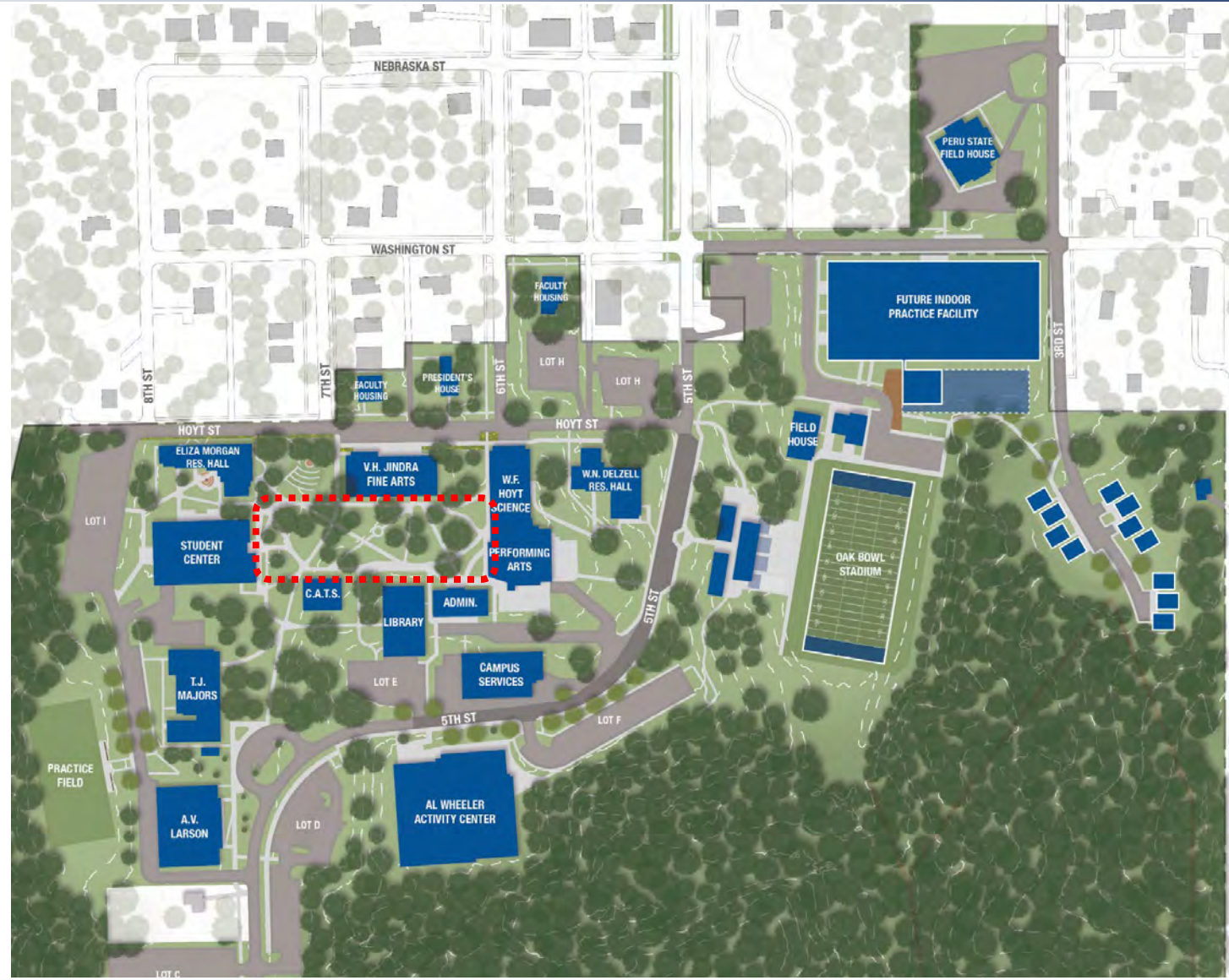
Medium Priority

Low Impact

Low Priority

Projects Notes:

- Per the project currently in design



Potential Projects

Quad Improvements

Potential Project Cost

\$400,000

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

06

Pave All Gravel Parking Lots

Potential Projects

- Pave Lot B
- Pave Lot G
- Pave Oak Bowl Drive

Potential Project Cost

- \$ 1,325,400
- \$ 465,120
- Per Athletic Master Plan

TYPE

+ New Project

Renovation

Demolition / Restoration

SCALE & SCOPE

Lots B, G & Oak Bowl Drive
Scale

Pave gravel lots with concrete
Scope

PROJECT DETAILS

H High Impact

H High Priority

M Medium Impact

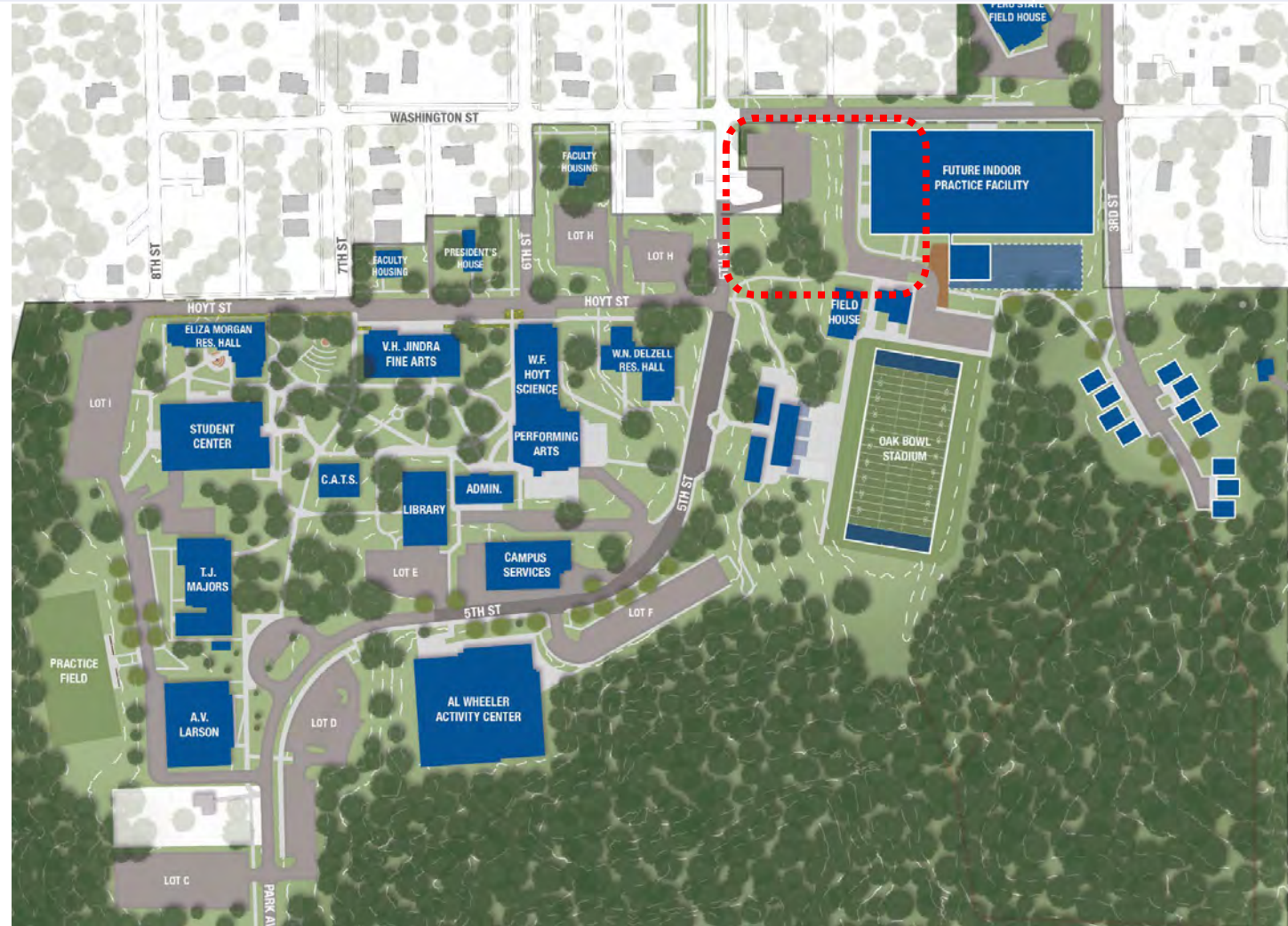
M Medium Priority

L Low Impact

L Low Priority

Projects Notes:

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



CAMPUS MASTER PLAN – SITE IMPROVEMENTS

06

Pave All Gravel Parking Lots

Potential Projects

- Pave Lot B
- Pave Lot G
- Pave Oak Bowl Drive

Potential Project Cost

- \$ 1,325,400
- \$ 465,120
- Per Athletic Master Plan

TYPE

+ New Project

 Renovation

 Demolition / Restoration

SCALE & SCOPE

 Lots B, G & Oak Bowl Drive
Scale

 Pave gravel lots with concrete
Scope

PROJECT DETAILS

 High Impact

 High Priority

 Medium Impact

 Medium Priority

 Low Impact

 Low Priority

Projects Notes:

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



CAMPUS MASTER PLAN – SITE IMPROVEMENTS

07

Enhance Existing Parking Lots

Potential Projects

- Repair Lot C
- Repair Lot H
- Repair Lot I

Potential Project Cost

- \$ 503,010
- \$ 497,250
- \$ 577,800

TYPE
SCALE & SCOPE
PROJECT DETAILS

+ New Project

Renovation

Demolition / Restoration

Lots C, H & I
Scale

Repave and enhance parking lots
Scope

H High Impact

H High Priority

M Medium Impact

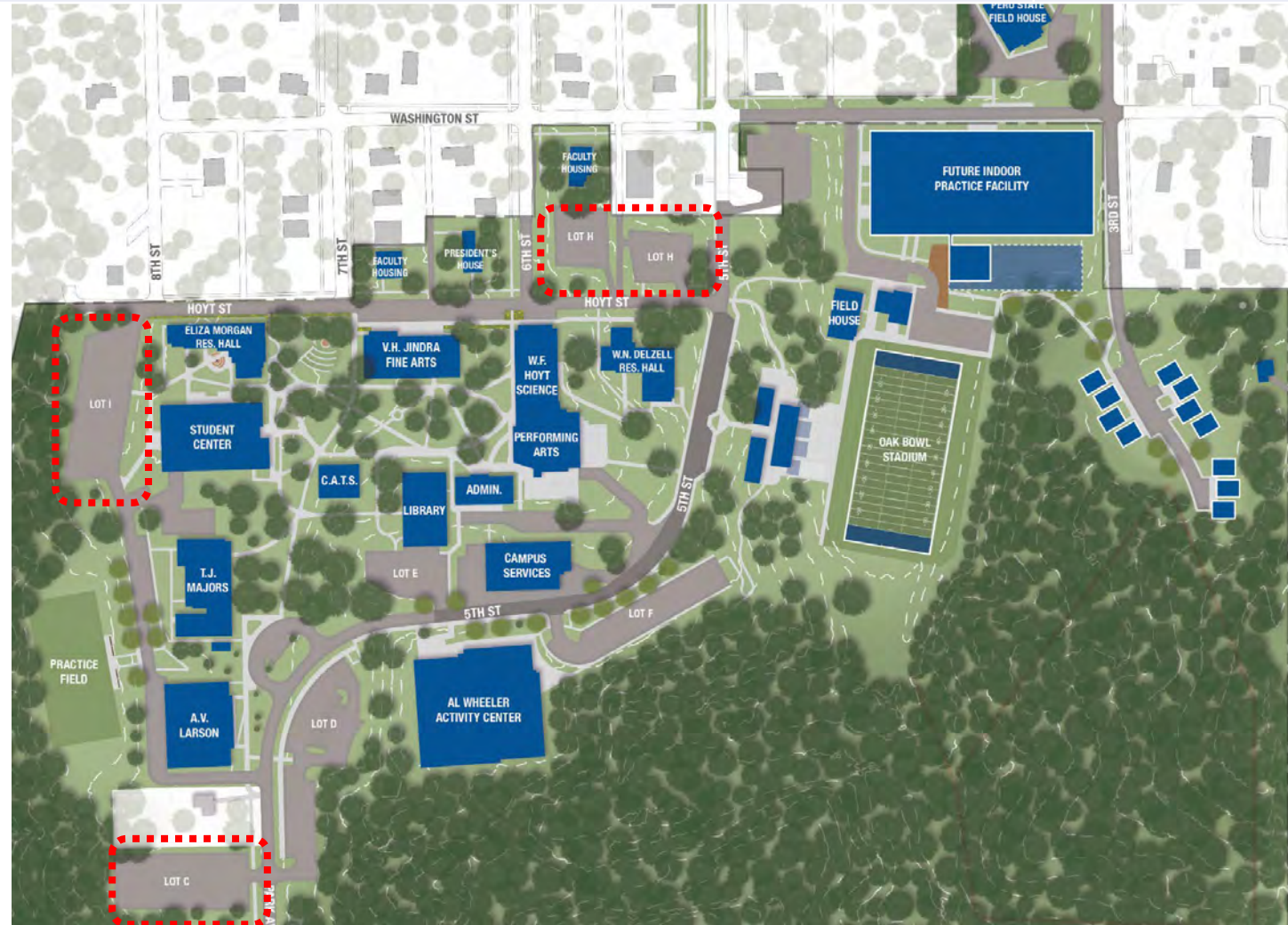
M Medium Priority

L Low Impact

L Low Priority

Projects Notes:

- Repave with concrete pavement
- Add or upgrade lighting
- Accessible parking stalls
- Pedestrian connections to campus walks
- Sustainable stormwater solutions



CAMPUS MASTER PLAN – SITE IMPROVEMENTS


08


Student Center Site Improvements

+ New Project

 Renovation

 Demolition / Restoration

 ~ 70,000 SF
Scale

 Site Improvements associated with Renovation & Expansion of the Student Center
Scope

 High Impact

 High Priority

 Medium Impact

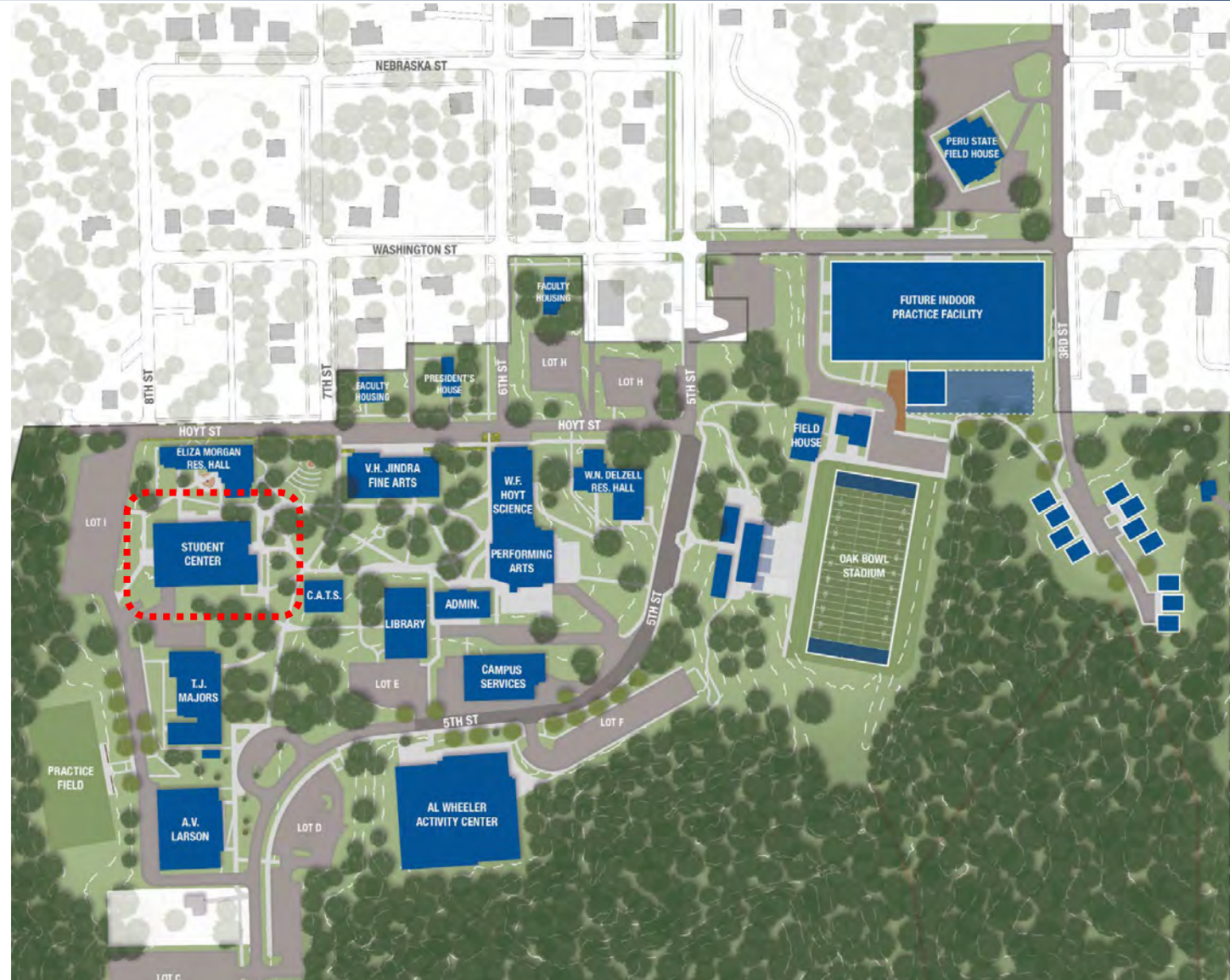
 Medium Priority

 Low Impact

 Low Priority

Projects Notes:

- Outdoor patios w/ specialty paving, lighting, built-in and freestanding seating, landscape beds
- Landscape restoration
- Enhance connection to Quad
- Incorporation of art and/or architectural features



Potential Projects

Student Center Site Improvements

Potential Project Cost

\$ 1,680,000

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

09

New Student Housing Site Improvements

TYPE
SCALE & SCOPE
PROJECT DETAILS

New Project

Renovation

Demolition / Restoration

~ 70,000 SF
Scale

Site Improvements associated with New Residence Hall
Scope

High Impact

High Priority

Medium Impact

Medium Priority

Low Impact

Low Priority

Projects Notes:

- Parking
- Entry plaza
- Outdoor patio
- Landscaping
- Recreation Court



Potential Projects

New Student Housing Site Improvements

Potential Project Cost

\$ 2,054,400

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

10

Campus Services 5th Street Façade

TYPE
SCALE & SCOPE
PROJECT DETAILS

+ New Project

Renovation

Demolition / Restoration

South Façade
Scale

Screen and/or improved façade aesthetics
Scope

High Impact

High Priority

Medium Impact

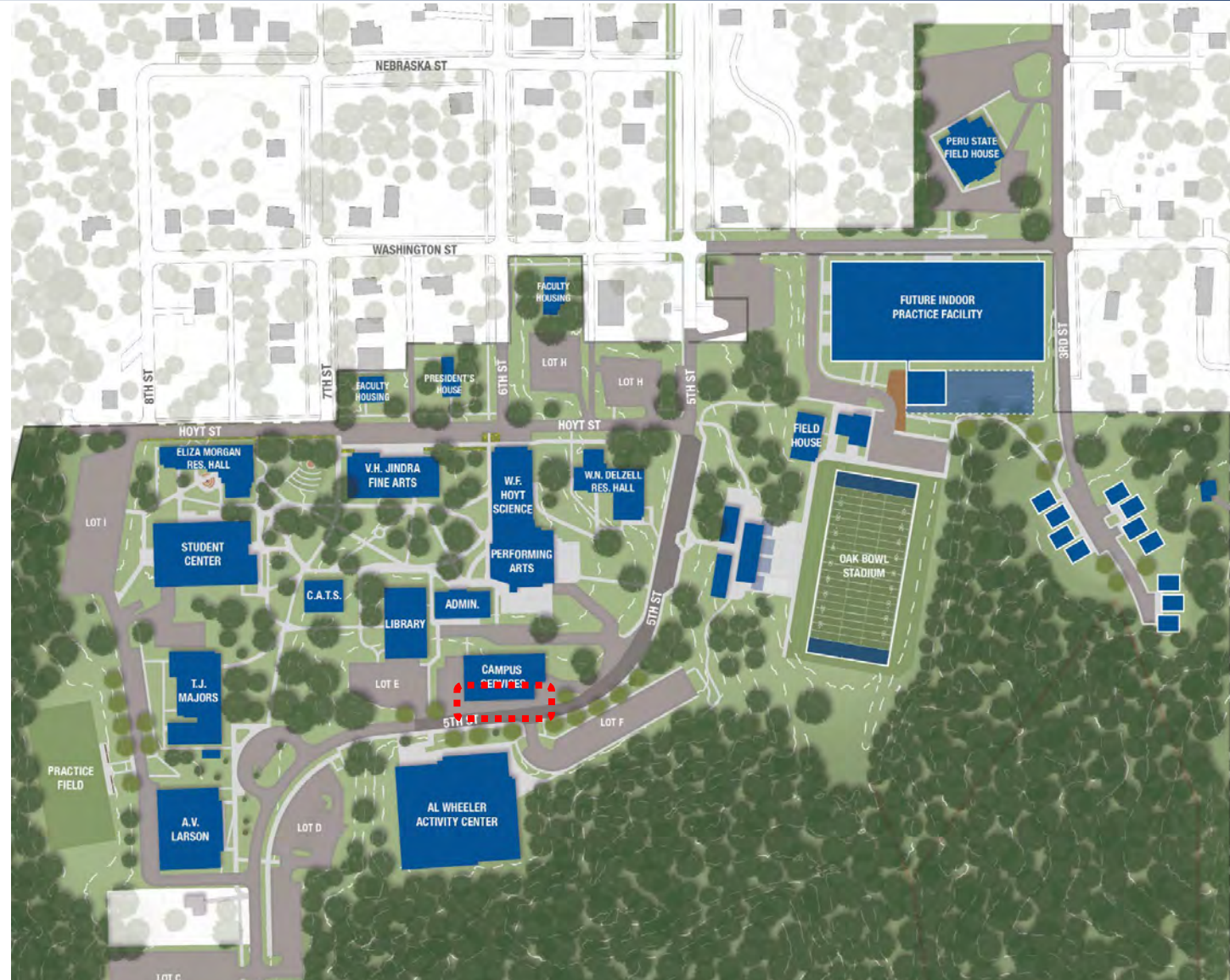
Medium Priority

Low Impact

Low Priority

Projects Notes:

- Further study shall conclude which of the following is the most appropriate:
 - Architectural screen
 - Vegetative screen
 - Mural
 - Combination of the above



Potential Projects

Campus Services 5th Street Façade

Potential Project Cost

\$ 250,380

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

11

Hoyt Street Campus Edge

TYPE

New Project

Renovation

Demolition / Restoration

SCALE & SCOPE

~ 1,200 LF
Scale

Improve campus edge treatment along Hoyt St.
Scope

PROJECT DETAILS

High Impact

High Priority

Medium Impact

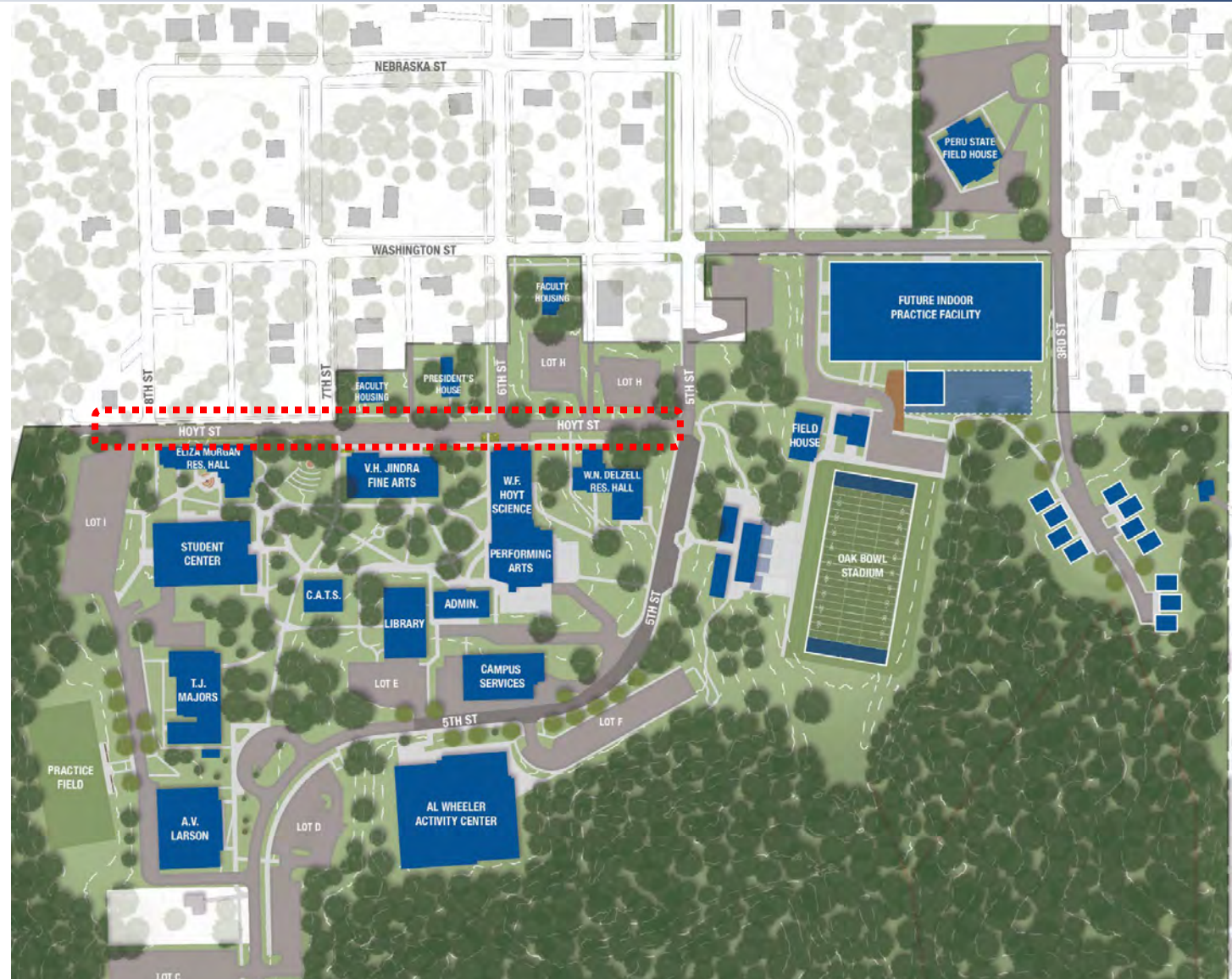
Medium Priority

Low Impact

Low Priority

Projects Notes:

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



Potential Projects

Hoyt Street Campus Edge

Potential Project Cost

\$ 300,670

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

12

5th Street Streetscape Improvements

TYPE
SCALE & SCOPE
PROJECT DETAILS

+ New Project

Renovation

Demolition / Restoration

~ 1,000 LF
Scale

Improve streetscape treatment along 5th St.
Scope

High Impact

High Priority

Medium Impact

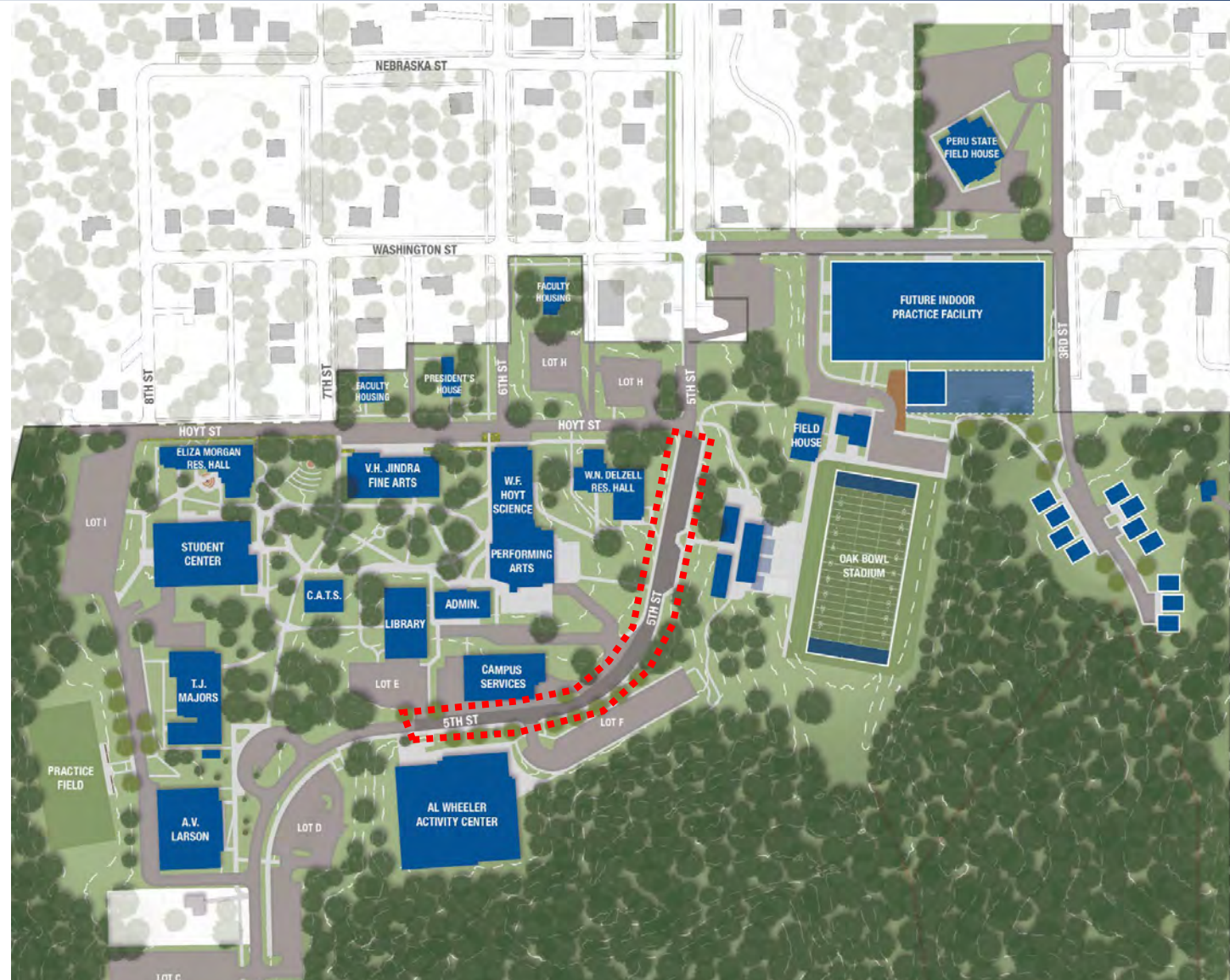
Medium Priority

Low Impact

Low Priority

Projects Notes:

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



Potential Projects

5th Street Streetscape Improvements

Potential Project Cost

\$ 250,380

CAMPUS MASTER PLAN – SITE IMPROVEMENTS


13

New Amphitheater

+ New Project

 Renovation

 Demolition / Restoration

 ~ 20,000 LF
Scale

 New Amphitheater west of Jindra Fine Arts
Scope

 High Impact

 High Priority

 Medium Impact

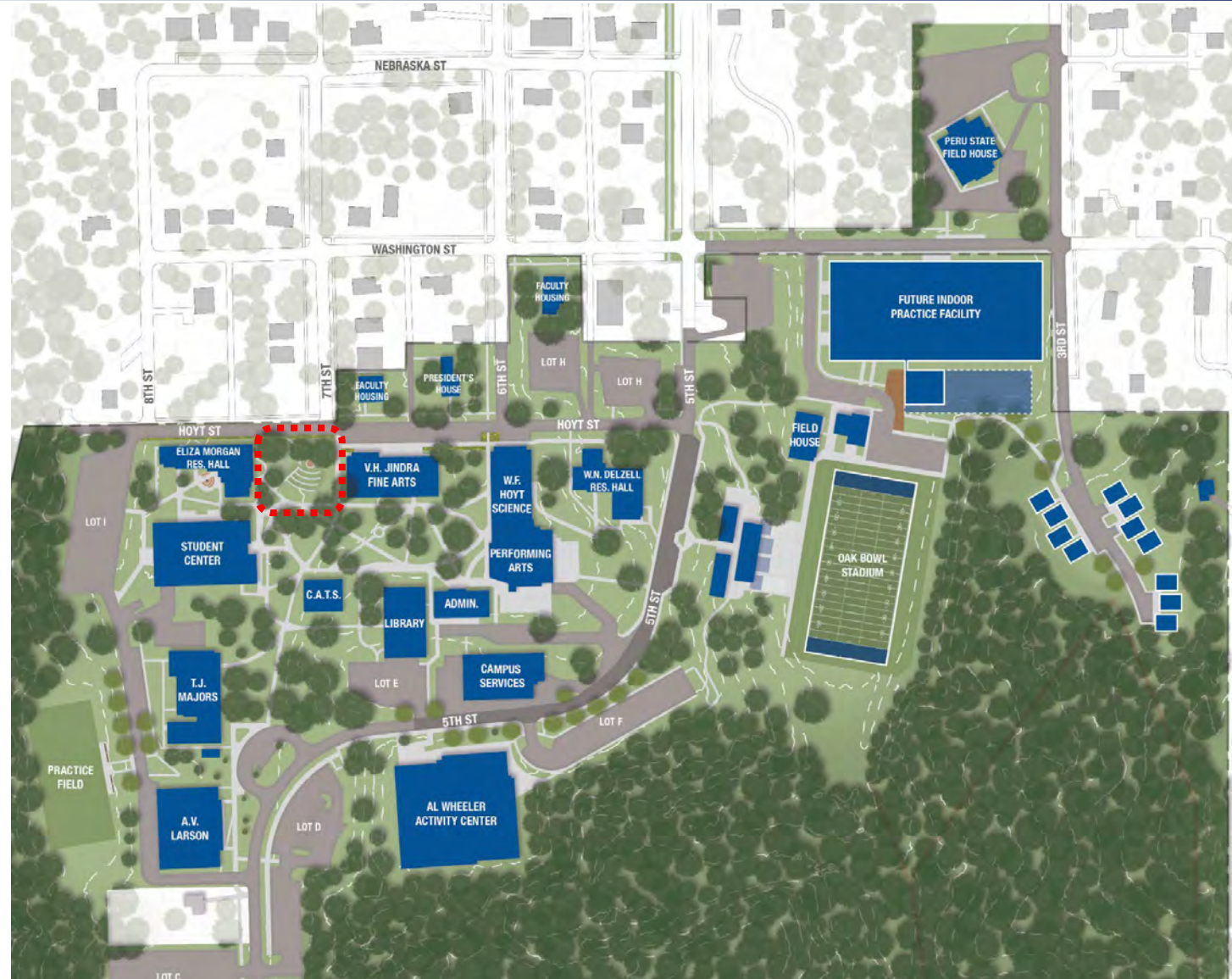
 Medium Priority

 Low Impact

 Low Priority

Projects Notes:

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



Potential Projects

New Amphitheater

Potential Project Cost

\$ 359,520

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

14

Recreation Field Upgrades


TYPE
SCALE & SCOPE
PROJECT DETAILS

+ New Project

 Renovation

 Demolition / Restoration

 ~ 80,000 SF
Scale


 Upgrade & enhance existing recreation field
Scope

 High Impact

 High Priority

 Medium Impact

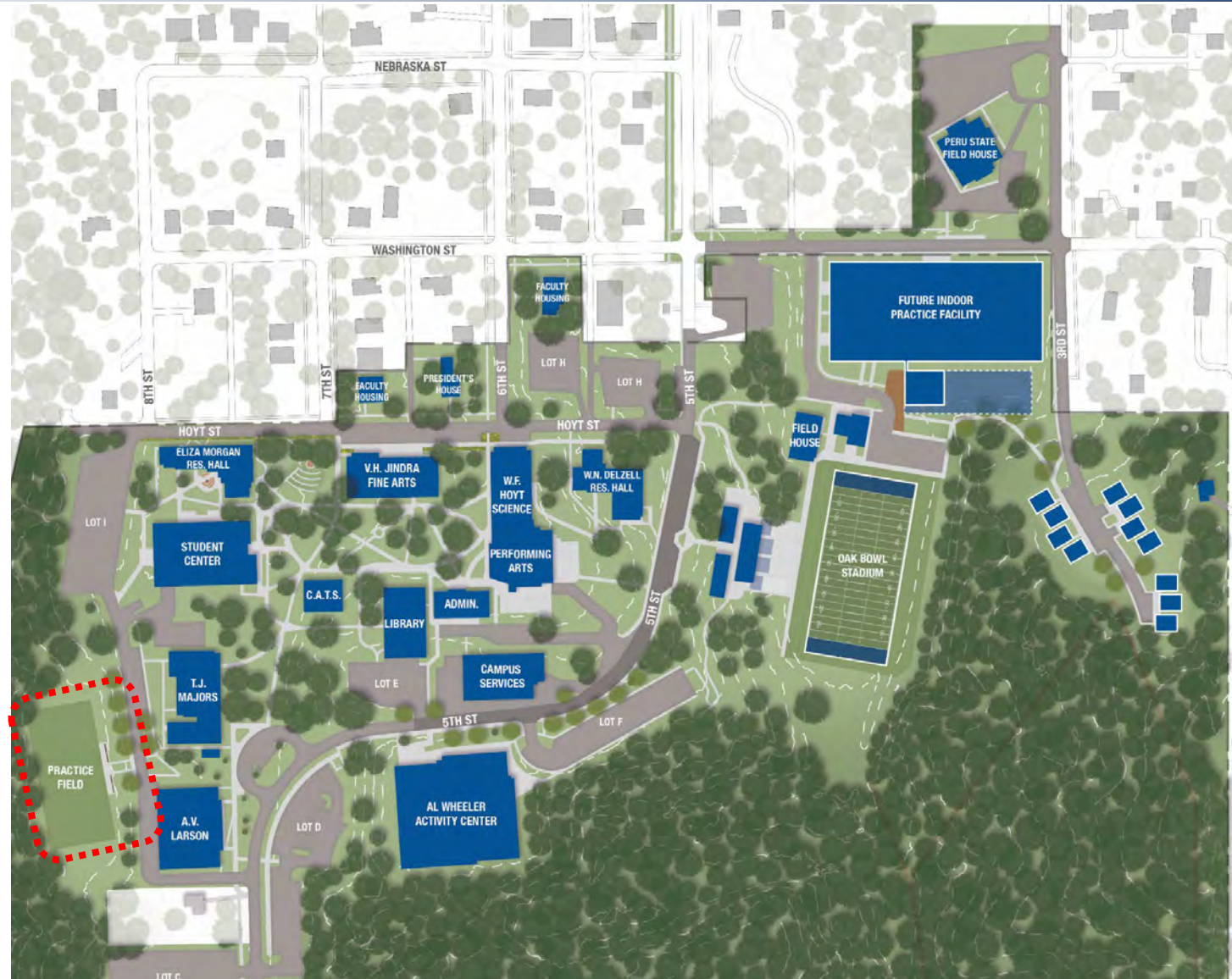
 Medium Priority

 Low Impact

 Low Priority

Projects Notes:

- Accessible walk
- Benches
- Potable water
- Convenience power
- Turf restoration
- Add or upgrade irrigation



Potential Projects

Recreation Field Upgrades

Potential Project Cost

\$ 342,000

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

15


Oak Bowl Maintenance


TYPE
SCALE & SCOPE
PROJECT DETAILS

+ New Project

 Renovation


 Demolition / Restoration

 ~ 80,000 SF
Scale

 Necessary maintenance to the Oak Bowl
Scope

 High Impact

 High Priority

 Medium Impact

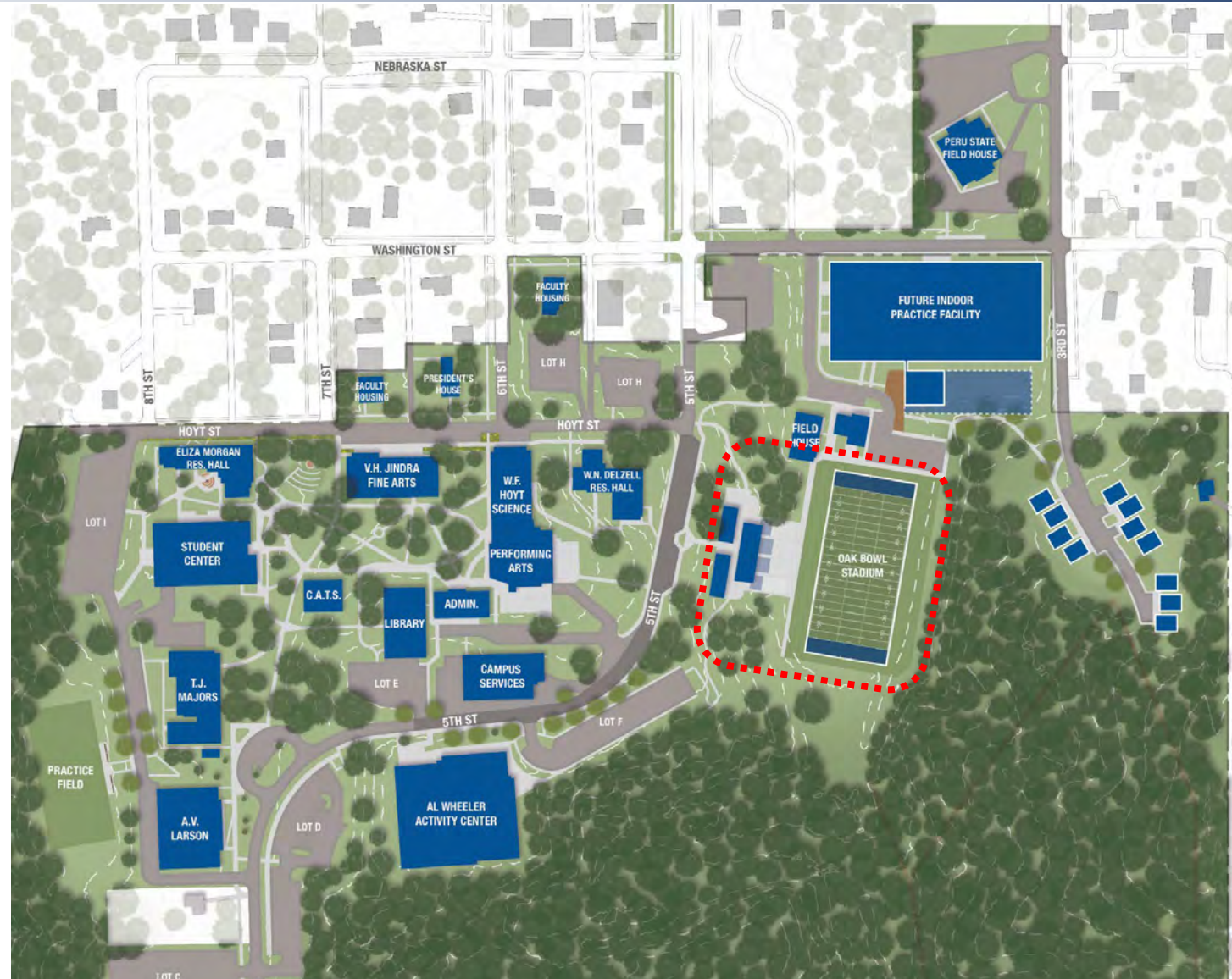
 Medium Priority

 Low Impact

 Low Priority

Projects Notes:

- Facilities upgrades
- Seating
- Repair & replace pavement
- Improve repair drainage



Potential Projects

Oak Bowl Maintenance

Potential Project Cost

\$ 697,950

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

Potential Projects

Outdoor Recreation Project

Potential Project Cost

N/A

16

Outdoor Recreation Project

TYPE
SCALE & SCOPE
PROJECT DETAILS

+ New Project

 Renovation

 Demolition / Restoration

 ~ 5 Acres
Scale


 Unprogrammed Outdoor Recreation Projects
Scope

 High Impact

 High Priority

 Medium Impact

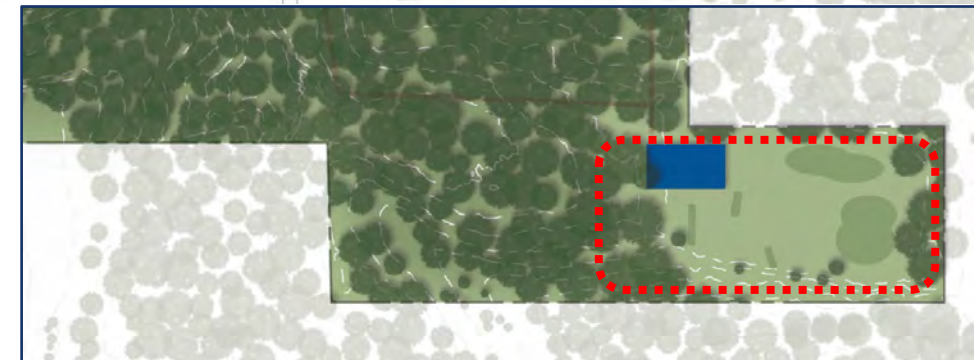
 Medium Priority

 Low Impact

 Low Priority

Projects Notes:

- Any number potential outdoor recreation projects. Further study is necessary.



CAMPUS MASTER PLAN – SITE IMPROVEMENTS

17

Connection to Downtown

+ New Project

 Renovation

 Demolition / Restoration

 Several city blocks
Scale

 Improve pedestrian access to downtown
Scope

 High Impact

 High Priority

 Medium Impact

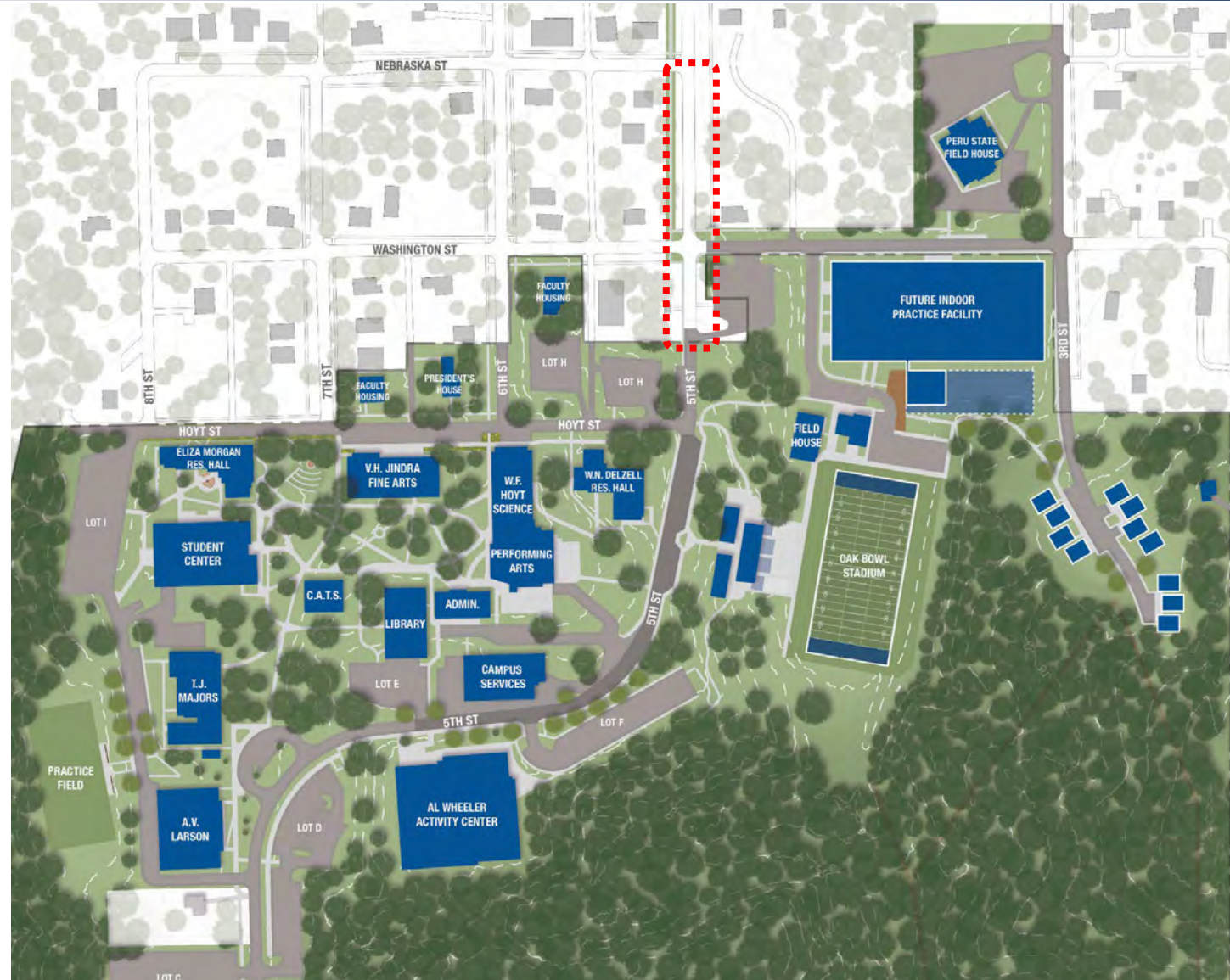
 Medium Priority

 Low Impact

 Low Priority

Projects Notes:

- Partnership with City of Peru
- Accessible sidewalks pave with concrete
- Lighting
- Signage
- Landscaping



Potential Projects

Connection to Downtown

Potential Project Cost

\$ -

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

18

Indoor Practice Facility Site Improvements

+ New Project

Renovation

Demolition / Restoration

~ 5 Acres
Scale

Per Athletic Master Plan (by others)
Scope

High Impact

High Priority

Medium Impact

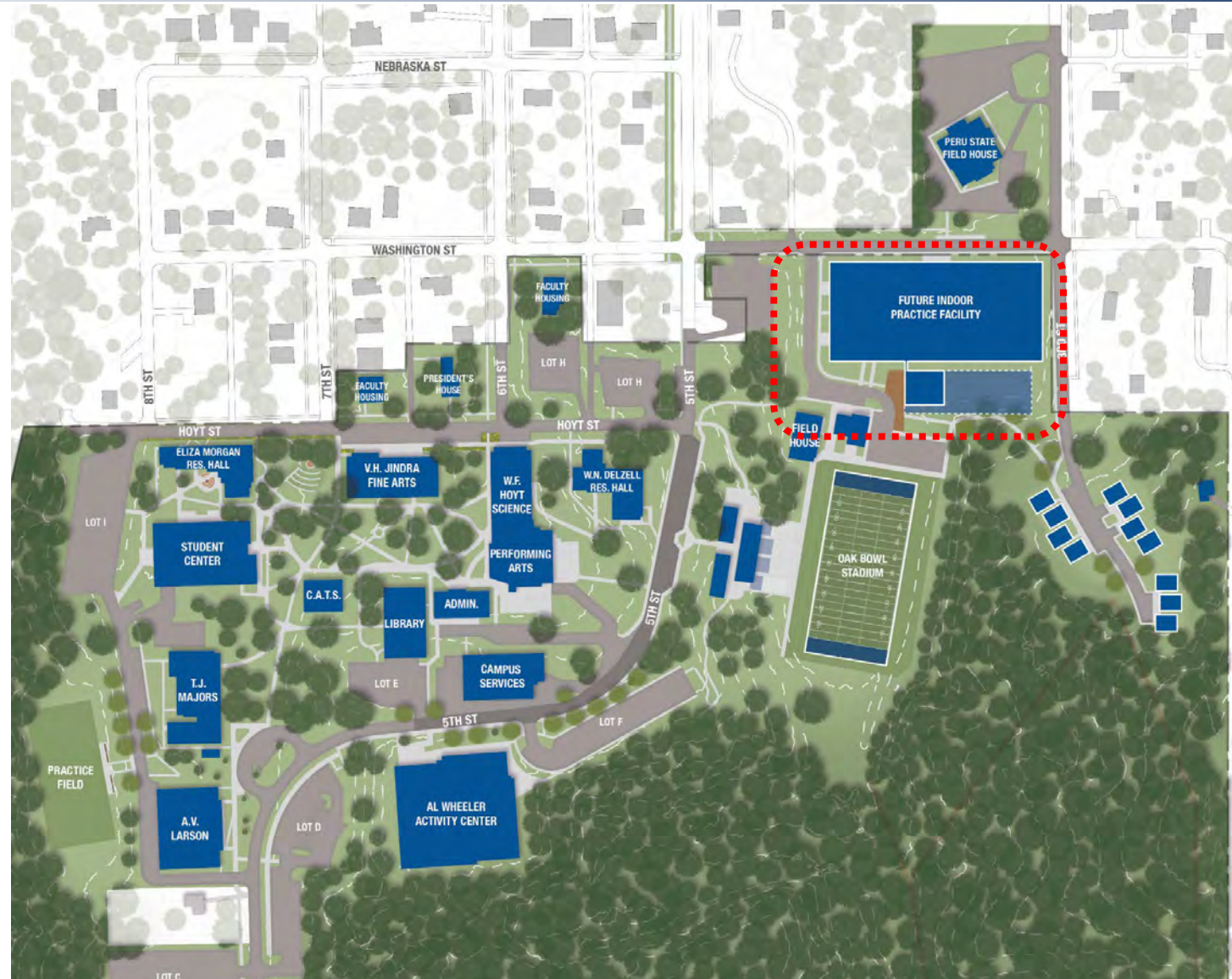
Medium Priority

Low Impact

Low Priority

Projects Notes:

- See plan found in appendix



Potential Projects

Indoor Practice Facility Site Improvements

Potential Project Cost

Per Athletic Master Plan

CAMPUS MASTER PLAN – SITE IMPROVEMENTS

19

Baseball/Softball Practice Facility Site Improvements

TYPE

+ New Project

Renovation

Demolition / Restoration

SCALE & SCOPE

Baseball & Softball fields (Centennial Complex)
Scale

Per Athletic Master Plan (by others)
Scope

PROJECT DETAILS

H High Impact

H High Priority

M Medium Impact

M Medium Priority

L Low Impact

L Low Priority

Projects Notes:

- See plan found in appendix



Potential Projects

Baseball/Softball Practice Facility Site Improvements

Potential Project Cost

Per Athletic Master Plan



Nebraska State
College System

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