West Liberty University

2019 CAMPUS MASTER PLAN & RECOMMENDATIONS

WEST LIBERTY, WEST VIRGINIA

A COLLABORATIVE EFFORT

WEST LIBERTY UNIVERSITY

MILLS GROUP

ARCHITECTURE ▪ PLANNING ▪ PRESERVATION

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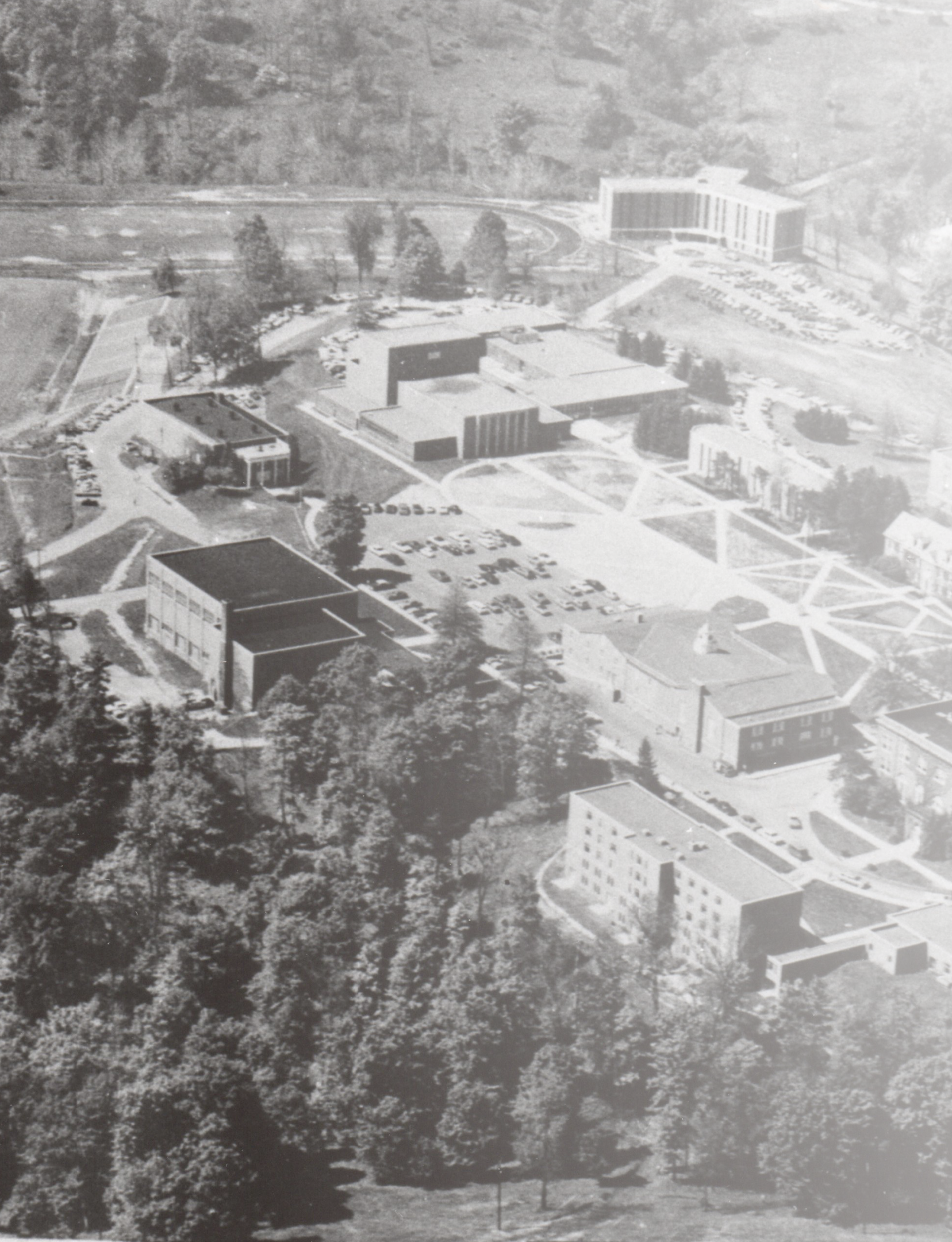

CHAPTER 1

Introduction

West Liberty University is a forward-looking, four-year public university steeped in a rich heritage as West Virginia's oldest institution of higher education. Established as West Liberty Academy in 1837, it was created to respond to the need for higher educational opportunities west of the Appalachian ridge. This document serves as an ongoing plan for the continual growth and evolution of the campus.

WEST LIBERTY STATE COLLEGE

1957

DIRECTIVE

Mills Group was tasked to work alongside the college's Planning Advisory Committee to analyze and build upon previous Master Planning reports while also investigating the current conditions of the campus. The process of combining and synthesizing our current campus analysis with long and short-term goals from the Committee helped us understand how to tailor our design recommendations in a manner which was action-oriented and time-sensitive.

THE PLANNING TEAM

MILLS GROUP
ARCHITECTURE ▪ PLANNING ▪ PRESERVATION

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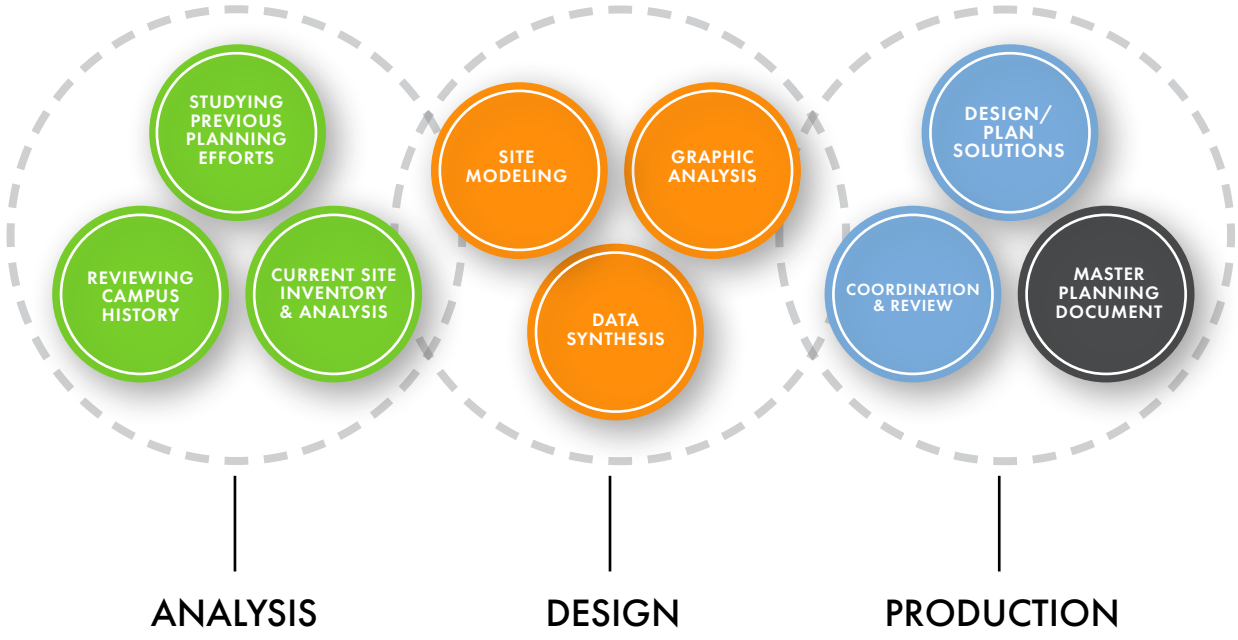
WEST LIBERTY UNIVERSITY

The core planning team was comprised of architects, designers, and planners from Mills Group alongside the WLU Planning Advisory Committee. The Committee provided the Mills Group with initial direction, review meeting sessions, and overall implementation advice.

THE MASTER PLANNING PROCESS



CHAPTER 2

Executive Summary

This chapter contains a summarized look at the elements included in the West Liberty University's Master Plan Recommendations. A more in-depth look at the recommendations are discussed in Chapter 5.

EXECUTIVE SUMMARY

The following is a brief summary of the University's recommendations as outlined later in greater detail. Each area provides potential action-oriented design solutions based on the analyses conducted herein.

01. DEFERRED MAINTENANCE & INFRASTRUCTURE

This section covers the review of previous assessments and the synthesis of the information against a current campus analysis. It also touches on updated cost and scope elements.

02. GATEWAYS

To help boost visibility, demarcate the college campus, and increase aesthetic appeal from the roadway, this section covers new gateway features containing signage, landscape, and artscape elements near the boundaries of the campus.

03. WAYFINDING

The goals of this section are to create a new hierarchy of signage types with larger, more illustrative mapping graphics and color-coding that allow a broader understanding of the college circulation.

04. RECREATION IMPROVEMENTS & CONNECTIONS

By understanding where current students and staff congregate for recrational purposes and their flow of traffic, we are able to offer low-impact design solutions that enhance these spaces and create better connective pathways between them while planning for future growth.

05. CIRCULATION, PARKING, AND CROSSWALKS

This section offers new design options for several of the campus's more problematic intersections, roadways, and parking areas including new crosswalks, migration of vehicular flow, and traffic calming elements.

06. BUILDING PROGRAMMING & UTILIZATION

A look at the current programming and utilization of the buildings on campus takes place in this section. With this information, the college can make informed decisions on future plans to alter and/or relocate the program elements and where on campus they are hosted for maximum effect.

07. LANDSCAPE PRESERVATION & ENHANCEMENTS

Within this area of the document, possible design improvements to the current landscape-heavy areas are addressed. Elements such as new riparian/wetland areas, trail design, screening, visual corridors, and desires to create landscape maintenance plans are discussed.

08. TRAIL CONNECTION & IMPROVEMENTS

Bolstering the campus's current trail systems is the main goal in this section. Design solutions such as creating a new trailhead location, linkage around the existing reservoir at the base of the valley, and trail amenities and features are provided.

09. PUBLIC ART / "ARTSCAPE" INSTALLATIONS

The task explored here is protecting, enhancing, and promoting current art installations as well as creating a framework for future campus guidelines. Several locations for future installations are shown in this section as well as notes on effective public art practices.

10. FUTURE DEVELOPMENT & GROWTH OPPORTUNITIES

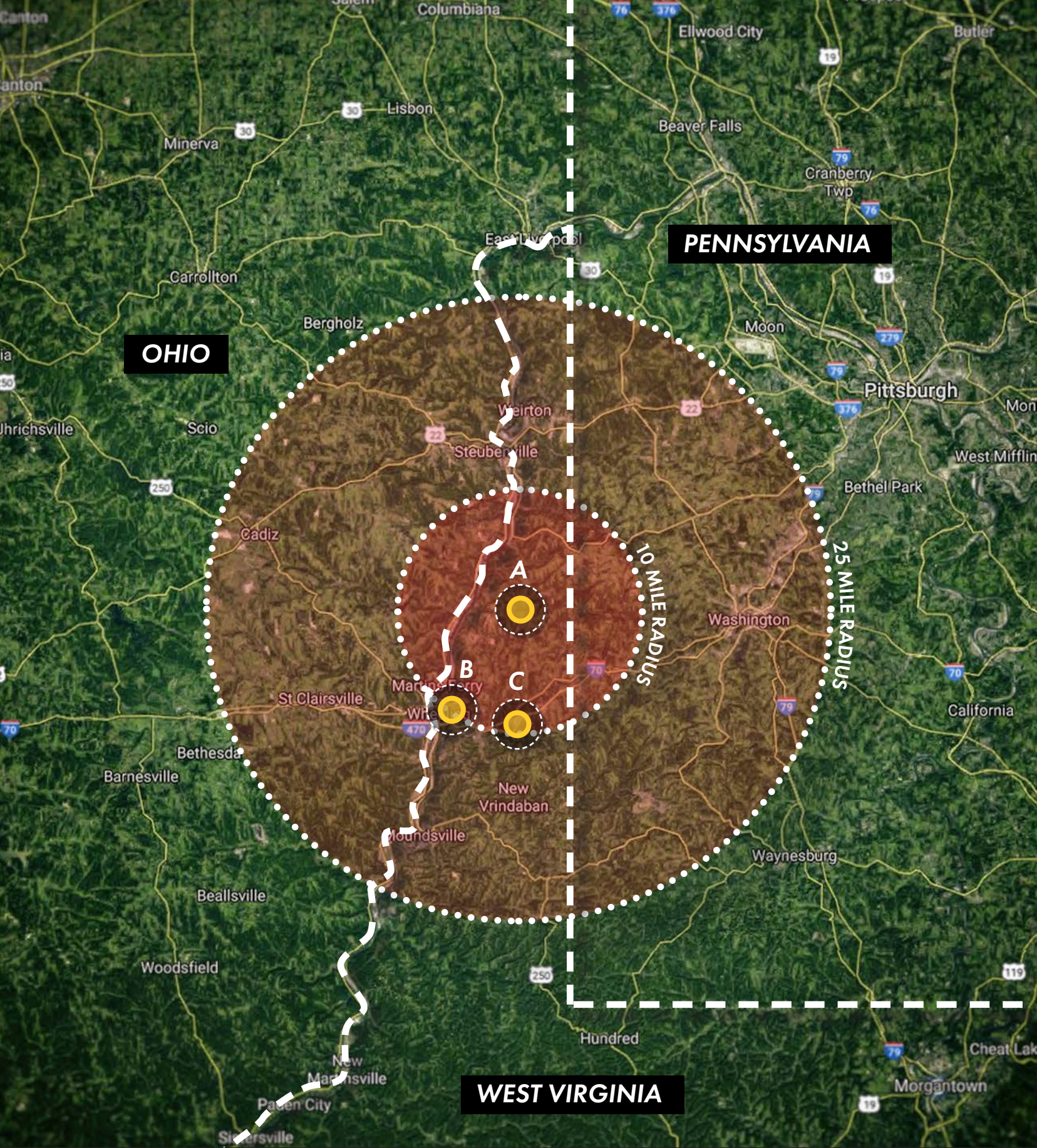
In this section several design solutions are discussed and illustrated for eight important areas on campus that have high potential for both short and long-term growth. Elements such as new academic and housing areas, connective corridors, building redesign, outdoor classroom space, and recreation upgrades, among many other issues, are discussed.


Portland
Short Creek
B.M.
668
Short Creek
Run
WHEELING AND
BOUNDARY LINE
BROOKE CO.
OHIO CO.
Tiltonville
Wilson
Short Run
Waddles Run
JEFFERSON CO.
BELMONT CO.
Yorkville
C. & P. DIV.
CHICAGO
Shannon
Willow Springs
Squirrel Run
Deep Run
PENN. R. R.
O. R. DIV.
Ohio Pike
CINCINNATI
Patton Run
W. & L. E. R. R.
Upper Twin I.
Lower Twin I.
Glenndale
RICHLAND
Nixon
BURLINGTON AND SCOTT RIDGE PIKE
Run
Glenns Run
Clinton
WEST LIBERTY
Burlington
Don
Terminal Junction
OHIO
WEST VIRGINIA
PITTSBURG
Buckeye Run
GO. CHAIN PIKE
Martins Ferry
Long Run
Waddles Run
Stackyard Run
Top Mill
Aetnaville
Greggs Run
Woods Run
Browns Run
Dandelion Hollow
WASHINGTON
Island
Fulton
Echo Point
Whitfield
Leatherwood
Creek
8

CHAPTER 3

Campus Location

West Liberty University's main campus is located in the northern panhandle of West Virginia, nestled around the town of West Liberty. Approximately 11 miles to the southwest of the main campus lies WLU's Wheeling Downtown Center while 12 miles directly to the south is WLU's Triadelphia Highlands Center. These three campuses make up the campus footrpint in the region.



WLU REGIONAL LOCATIONS

REGIONAL LOCATIONS

A. WEST LIBERTY MAIN CAMPUS

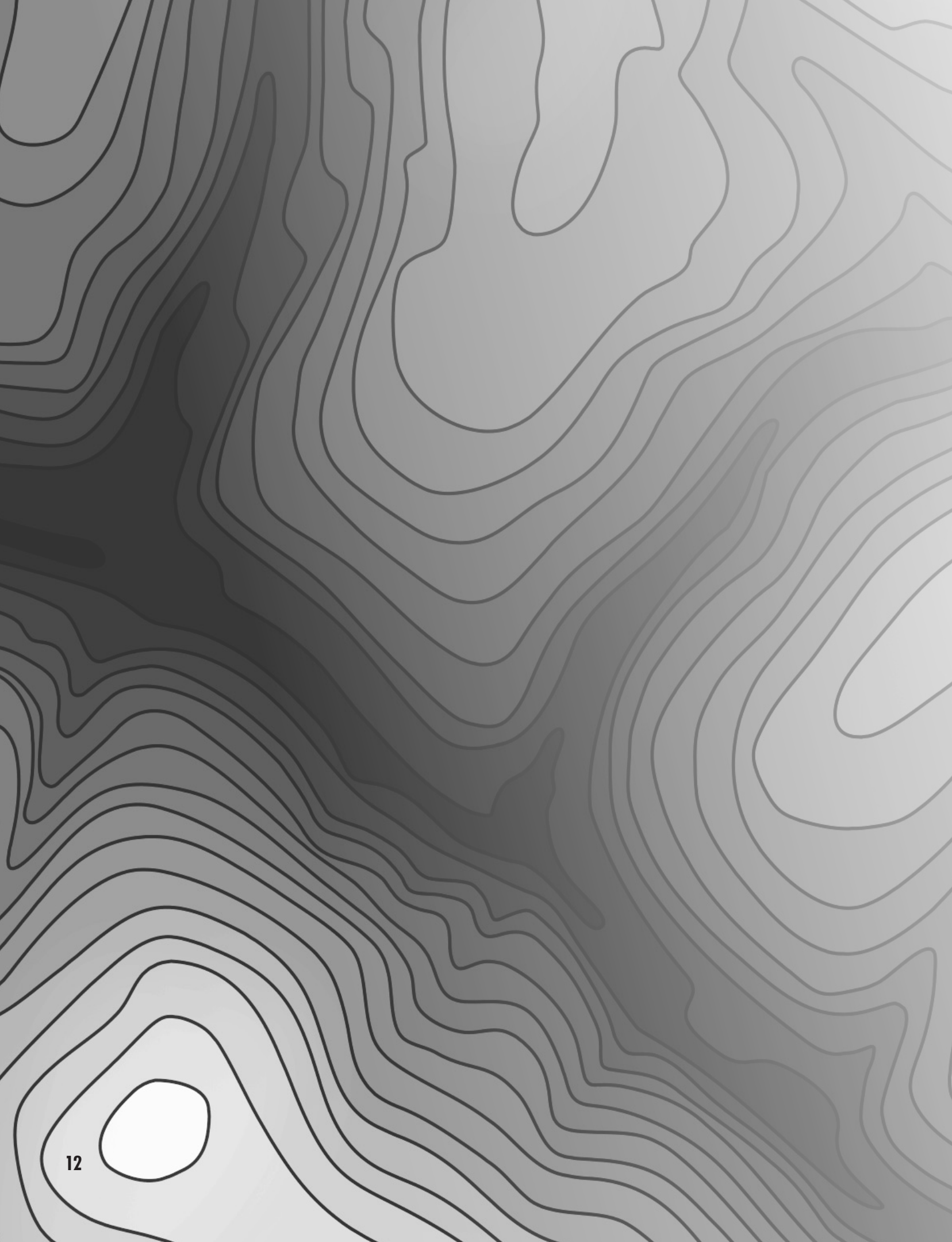
West Liberty University's 290-acre main campus is located in the town of West Liberty near Wheeling in Ohio County, WV. This campus is situated along Route 88 (Van Meter Way) which is accessible from West Virginia Routes 2, 7, 40, 50, 844, and Interstate 70. This campus serves as the main hub for academic classes, administration, student services, recreation, and athletic/sports fields.

B. WHEELING DOWNTOWN CENTER

The WLU Downtown Center in Wheeling, WV houses the WLU Foundation office and accommodates the foundation's fundraising efforts while also allowing space for the school to engage the Wheeling community. West Liberty's entrepreneurship center is also expected to expand here.

C. TRIADELPHIA HIGHLANDS CENTER

The WLU Highlands Center in Triadelphia, WV provides a number of educational opportunities. Both undergraduate and graduate level courses are offered at this location, along with a full schedule of summer term courses.



CHAPTER 4

Campus Analysis

The following anaylsis consists of information and characteristics collected during site visits to the college. This information, along with the Master Planning Advisory Committee's input, became the foundation for the recommendations and design enhancements illustrated throughout this report.

SECTION 1

EXTERNAL INFLUENCE

The West Liberty Universtiy main campus is situated atop a hill offering dynamic views of the surrounding area. Running along the western edge of the site is Van Meter Way, a two-way road that provides the sole means of access to the campus. Directly north of the campus is the town of West Liberty, a village woven into the shared history of the college and one that has traditionally offered support for staff housing.

A. DYNAMIC VIEWS

The natural geography of the site lends itself to having attractive views both into and off-site. The tree-capped hills soften the surrounding landscape and offer a blanket of vibrant color in the fall and statuesque forms during the winter.

B. TRAFFIC

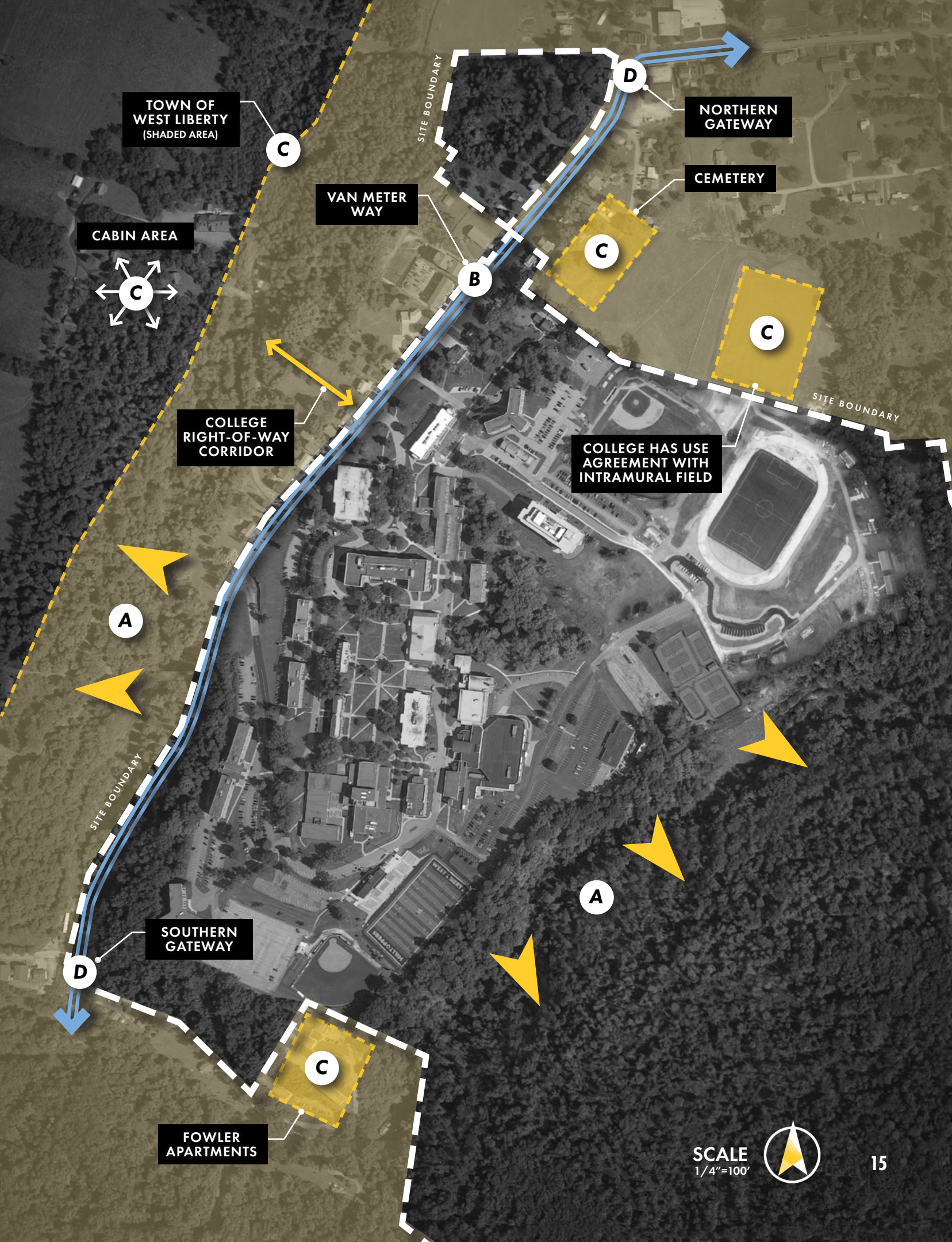
The sole access road to the site is Van Meter Way, a two-way raod that hugs the western edge of campus. This road continues north into the town of West Liberty and south to Oglebay Park and downtown Wheeling.

C. NEIGHBORING LAND

The town of West Liberty stretches around the campus from the southwestern corner, up Van Meter Way along the western edge, and finally across the northern edge as it travels further east. Also adjacent to the campus are a cabin area to the west, the Fowler Apartments situated near the Softball Complex at the southern edge of campus, and an intramural field and cemetery just across the northern boundary edge, near Kovalick Field.

D. GATEWAY LOCATIONS

The main campus is bookended on the northern and southern edge with locations that form potential gateway zones. These gateway transition areas between the town and the campus serve an important role in visual wayfinding and location identity.


TOWN OF WEST LIBERTY (SHADED AREA)
C
SITE BOUNDARY
D
NORTHERN GATEWAY
CEMETERY
VAN METER WAY
B
CABIN AREA
C
C
C
COLLEGE RIGHT-OF-WAY CORRIDOR
SITE BOUNDARY
COLLEGE HAS USE AGREEMENT WITH INTRAMURAL FIELD
A
A
SITE BOUNDARY
SOUTHERN GATEWAY
D
C
FOWLER APARTMENTS
SCALE
1/4"=100'

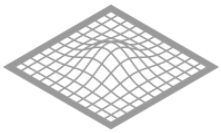
SECTION 2

TOPOGRAPHY

West Liberty's property is made up of two hills. One is used as the current home of the campus and the other, immediately to the east, remains wooded and undeveloped. Between the two and around the southern edge of the property rests a steep valley which accepts run-off into a small reservoir. In addition to the campus site, the nearby inn and cabin housing area associated with the college is also situated on relatively sloped terrain.

A. DIVIDING VALLEY

This steep valley has historically made it difficult to create a good connection point between the two hills, which in turn impedes most attempts to expand the campus footprint outside of the currently developed hill.

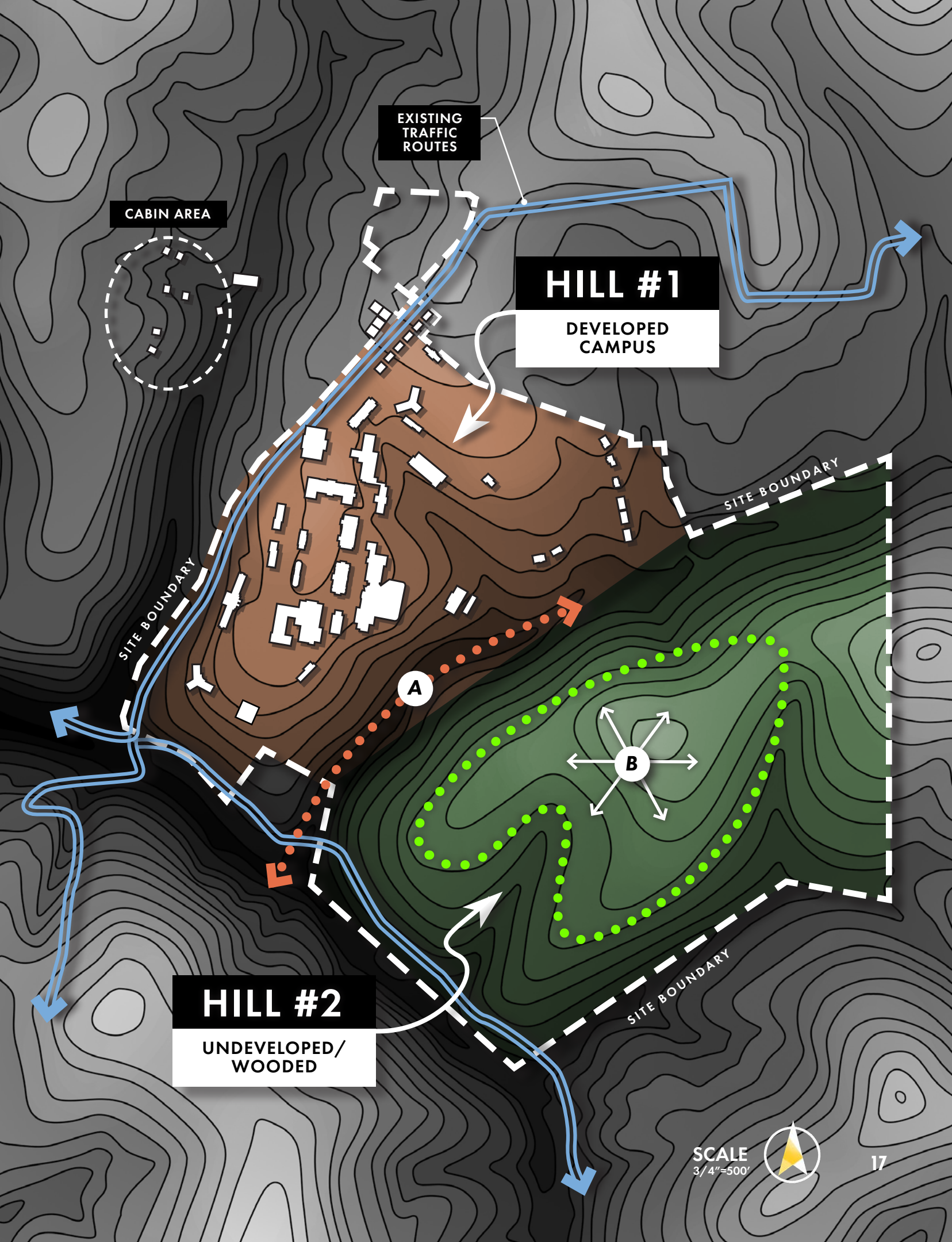


B. POTENTIALLY FAVORABLE GRADE

USGS data shows that is a large area of potentially favorable grade near the top of the second undeveloped hill. The overall area would necessitate further study, but it appears to be comparable in usable size and elevation to the currently developed hill.

ELEVATION VALUE KEY

900′ ***1,000′*** ***1,100′*** ***1,200′*** ***1,300′***

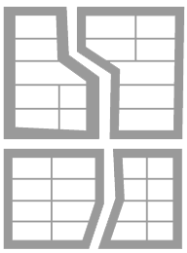

EXISTING TRAFFIC ROUTES
CABIN AREA
HILL #1
DEVELOPED CAMPUS
SITE BOUNDARY
SITE BOUNDARY
A
B
HILL #2
UNDEVELOPED/ WOODED
SITE BOUNDARY
SCALE
3/4"=500'

SECTION 3

SITE USAGE

West Liberty's current campus is composed of a myriad of buildings and spaces, all programmed to work together while addressing various student and administrative needs. A breakdown of these locations and their current uses is meant to help illustrate needs for additional services, where these additional elements could be introduced, and potential other location-specific issues.

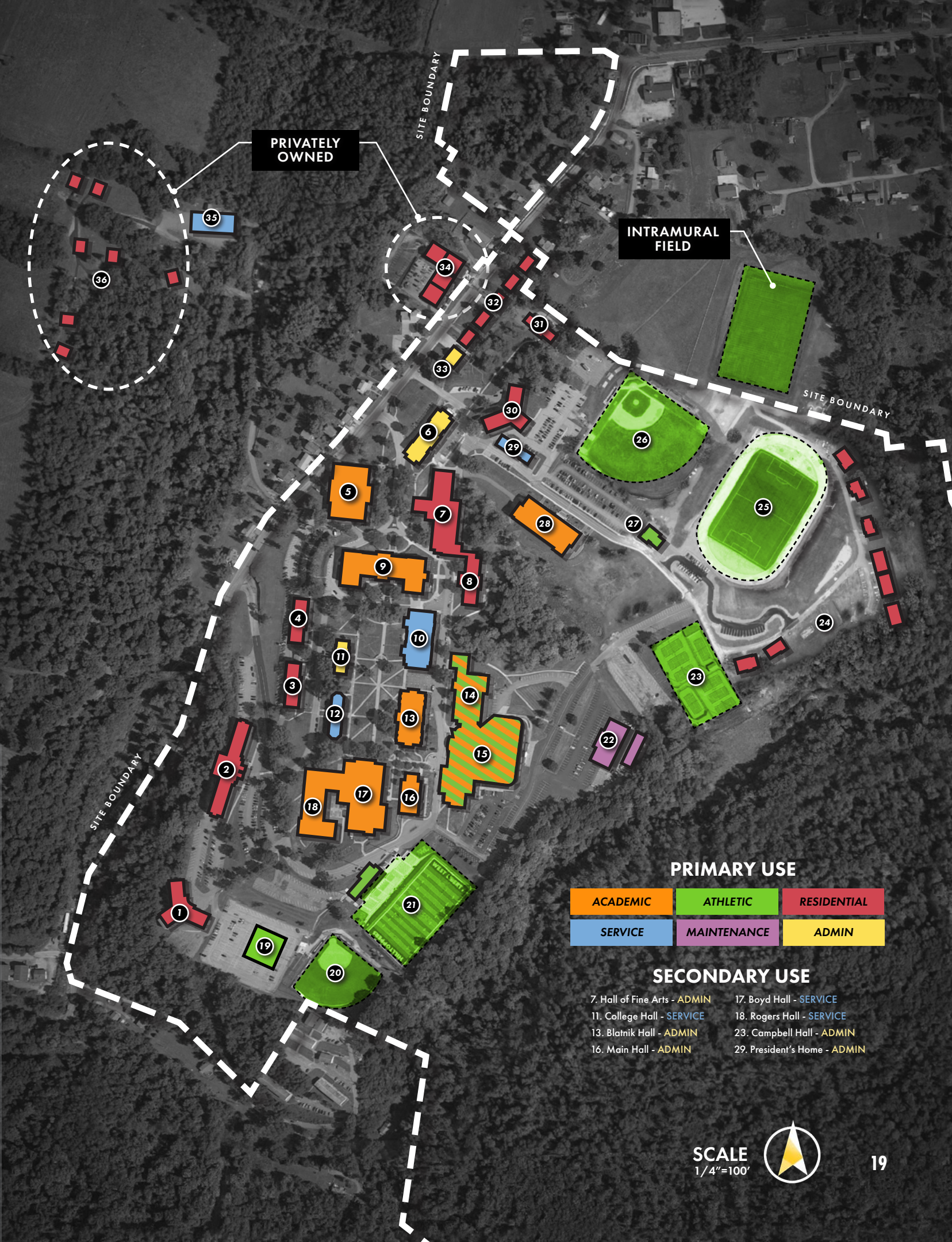
ADJACENT SITE USAGE



A review of the land usage immediately outside of the boundary line illustrates the relationships that occur across the extents of the campus. Just over the southern edge of the site, below the Softball Complex, are the Fowler Apartments which currently have no active relationship wtih the college. Across Van Meter Way to the west are the privately-owned University Place I & II Apartments which provide student housing and the cabin area near the Gary West Event Center. Along the northern edge of campus sits a cemetery, large grassy hillside, and an intramural sports field that the campus maintains an active usage agreement with.

CAMPUS INVENTORY

1. Beta Hall
2. Krise Hall
3. Bonar Hall
4. Curtis Hall
5. Elbin Library
6. Shaw Hall
7. Rogers Hall
8. Boyd Hall
9. Main Hall
10. Student Union
11. Shotwell Hall
12. Interfaith Chapel
13. Arnett Hall
14. Blatnik Hall
15. ASRC
16. College Hall
17. Media Arts Center
18. Hall of Fine Arts
19. Indoor Sports Practice Facility
20. Softball Complex
21. West Family Stadium
22. Myers Maintenance Building
23. Edgar Martin Tennis Complex
24. The Commons & Staff Housing
25. Soccer Field
26. Kovalick Field
27. Women's Soccer
28. Campbell Hall
29. Annex Building
30. Hughes Hall
31. President's Home
32. Fraternity Housing
33. Liberty Oaks
34. University Place I & II
35. Gary West Center
36. Cabin Housing



PRIMARY USE

ACADEMIC	ATHLETIC	RESIDENTIAL
SERVICE	MAINTENANCE	ADMIN

SECONDARY USE

7. Hall of Fine Arts - ADMIN
11. College Hall - SERVICE
13. Blatnik Hall - ADMIN
16. Main Hall - ADMIN
17. Boyd Hall - SERVICE
18. Rogers Hall - SERVICE
23. Campbell Hall - ADMIN
29. President's Home - ADMIN

SCALE
1/4"=100'

SECTION 4

PARKING

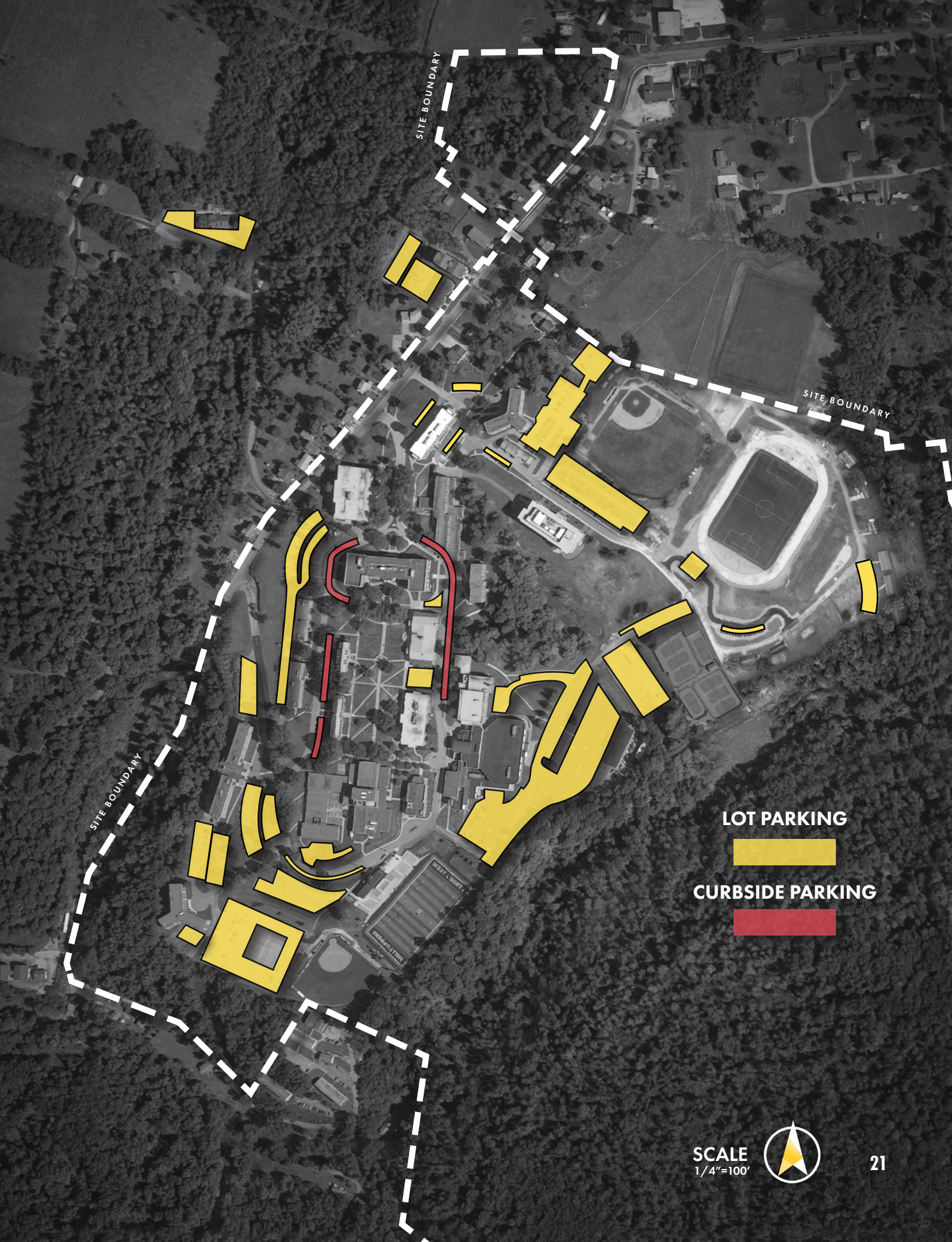
Parking on West Liberty's campus consists of both roadside spaces and larger, open parking lots. The topographic nature of the site, the flow of vehicular traffic, and the continual expansion of the campus buildings have imposed certain limitations on the size and layout of many of the parking areas.

PARKING ALLOWANCE

The majority of parking areas on campus exist around the outer edges of the site along one and two-way roads. The parking lots that immediately hug the Quad and South Drive are shown to be of the highest priority and vehicular traffic seems to focus on finding spots here. These parking spots (as seen below) also happen to be largely curbside in nature.

TOTAL PARKING: APPROXIMATELY 1,650 SPACES

PARALLEL PARKING - MAIN, BOYD, AND ROGERS HALL


SITE BOUNDARY
SITE BOUNDARY
SITE BOUNDARY
LOT PARKING
CURBSIDE PARKING
SCALE
1/4"=100'

SECTION 5

CIRCULATION

Analyzing the flux and flow of both vehicles and pedestrians as they move around and through the campus is a very important part of a master plan program. Understanding how the site is used, where different forms of circulation intersect, and the location of areas that impede smooth flow are some of the items that should be looked at and improved upon.

A. VEHICULAR CIRCULATION

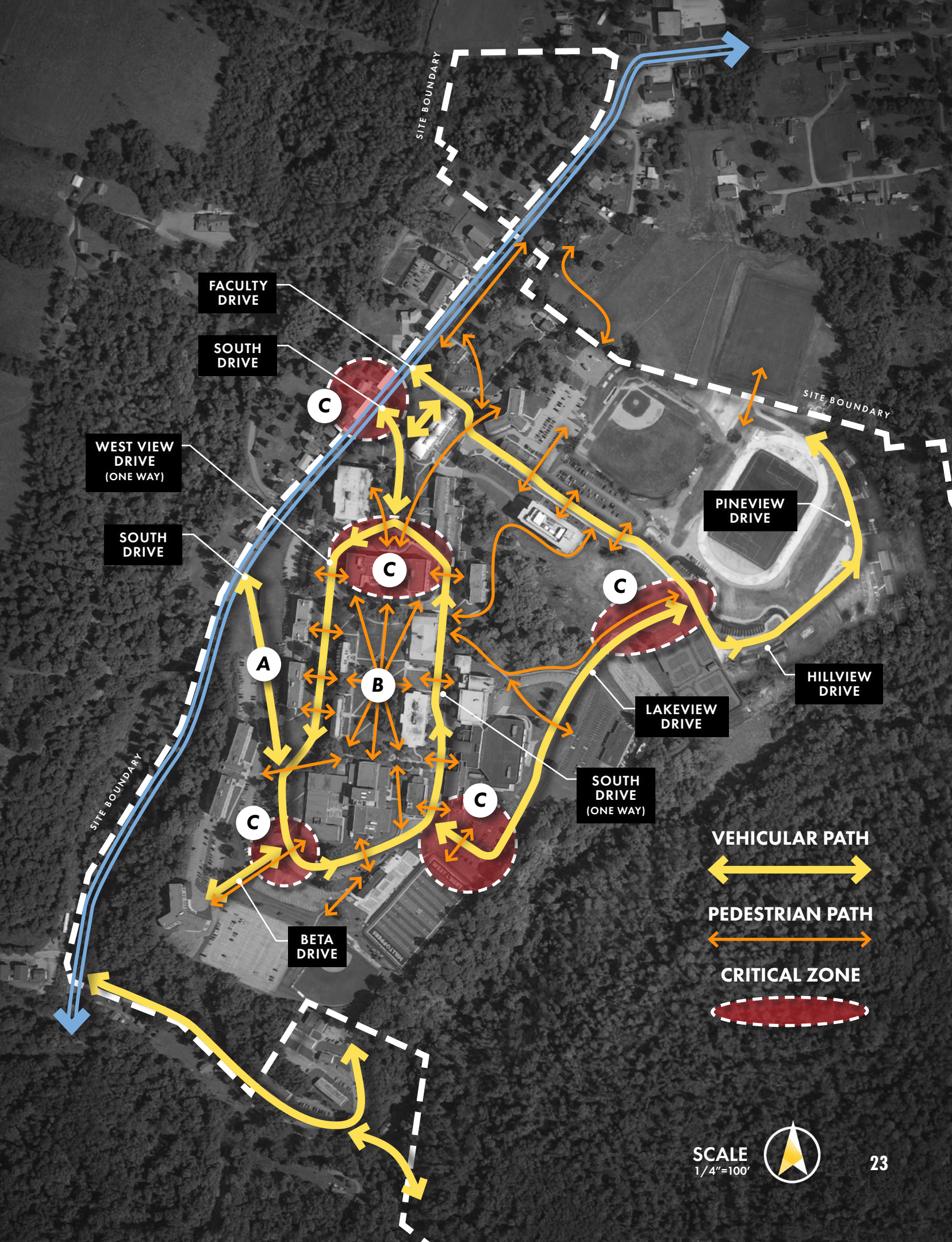
There are currently three entry/exit roads along Van Meter Way that allow vehicular traffic into the site. South Drive has two entry/exit points that connect into a larger loop around the Quad while the northernmost road, Faculty Drive, extends into the site and around the baseball and soccer fields. There are several other connector roads that tie the circulation together as noted here.

B. PEDESTRIAN CIRCULATION

Pedestrian traffic flow is very organic in nature and responds to a host of topographic, landscape, and structural limitations. The bulk of the pedestrian movement throughout is focused in the Quad area of the campus, originating from the outer edges of the site and the perimeter parking lots that ring the academic portion of the campus.

C. CRITICAL CIRCULATION ZONES

Within the circulation system on campus there are many areas where pedestrian and vehicular traffic fail to work smoothly. Areas such as the South Drive/Lakeview Drive branching point, the main entry drives near Shaw Hall, and the connection point between Lakeview Drive and Faculty Drive are a few of these locations. By locating and problem-solving these areas we can potentially increase both speed and safety of circulation patterns.


SITE BOUNDARY
SITE BOUNDARY
SITE BOUNDARY
FACULTY DRIVE
SOUTH DRIVE
WEST VIEW DRIVE (ONE WAY)
SOUTH DRIVE
PINEVIEW DRIVE
HILLVIEW DRIVE
LAKEVIEW DRIVE
SOUTH DRIVE (ONE WAY)
BETA DRIVE
A
B
C
C
C
C
C
VEHICULAR PATH
PEDESTRIAN PATH
CRITICAL ZONE
SCALE
1/4"=100'

SECTION 6

RECREATION

The size and shape of the campus combined with the topographical nature of the landscape have created limitations on the total recreation space available for utilization. What currently exists can be broken down into two categories: large-scale spaces and pocket spaces. How the spaces are used and the ways in which they are connected gives us a better idea of how to create insightful plans for the future.

A. LARGE SPACES

There are currently only a few areas used for larger-scale recreational purposes: The Hoge Quad, the open green space near Campbell Hall, the intramural field, the soccer field, and the football field. These areas are separated by the natural landscape, roadways/parking lots, and various buildings/structures.

B. POCKET SPACES

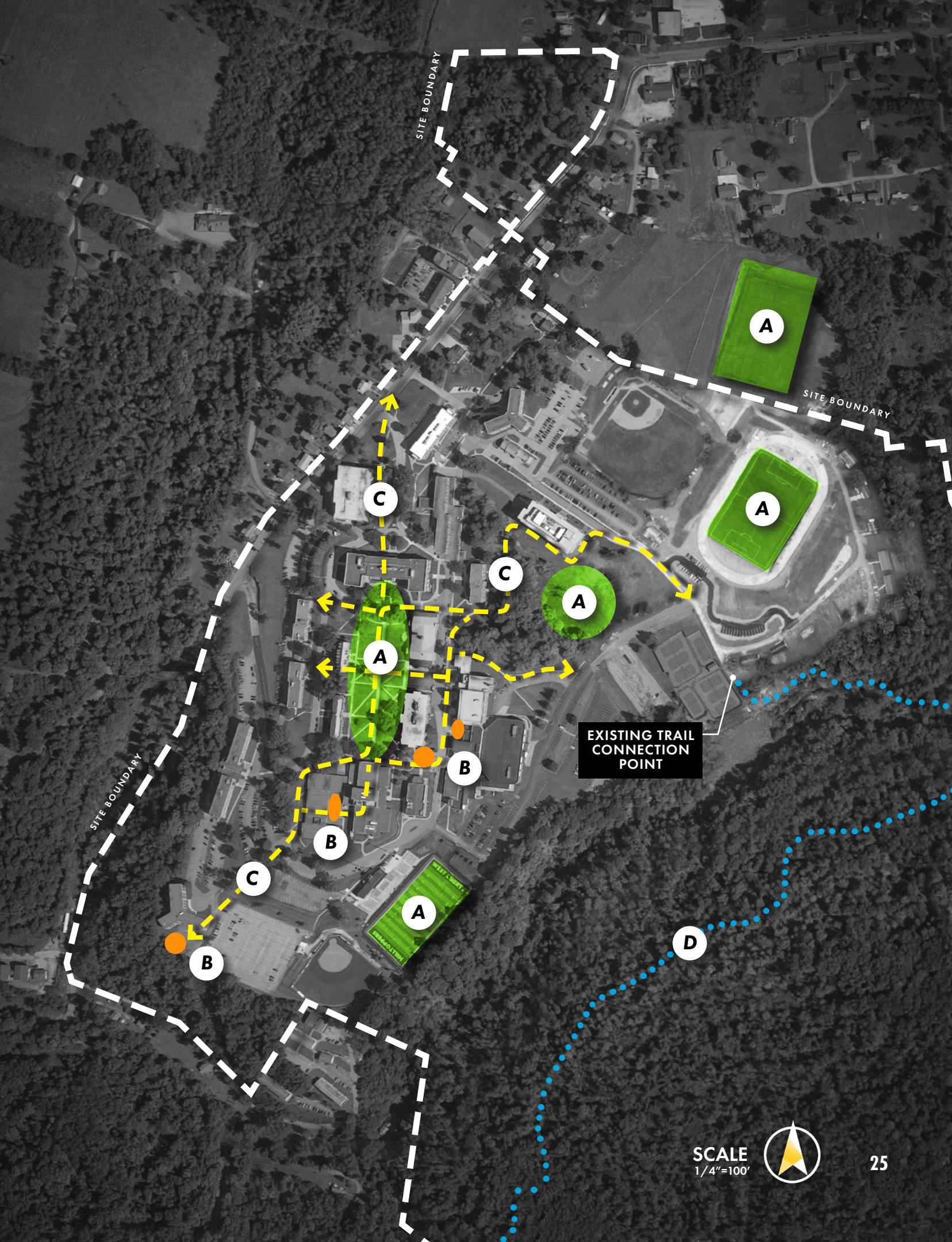
In addition to the larger spaces, there are several "pocket-sized" areas across the campus. While these smaller spots may be prohibitive of any large-scale activity, they can still serve as a nice break area or escape from the main flux of people moving through campus.

C. EXISTING RECREATION CONNECTIONS

Maintaining and enhancing the connective tissue between various recreation spaces, especially the larger areas, helps create a supportive "pedestrian street" through the campus. Currently there are a few routes that bolster these connection points prominently and allow comfortable pedestrian passage from space to space.

D. TRAILS

Currently there are trails crossing the undeveloped hillside of the campus property. To access these trails, one must descend along the developed hillside near the tennis courts and cross below the reservoir along North Fork Short Creek at the base of the dividing valley.


SITE BOUNDARY
SITE BOUNDARY
SITE BOUNDARY
A
A
A
A
A
C
C
C
B
B
B
D
EXISTING TRAIL CONNECTION POINT
SCALE
1/4"=100'

SECTION 7

CAMPUS FORMS

The landscape and developed forms within West Liberty help create a unique aesthetic that gives the campus an identity of its own. These forms also work to organize the structure of the campus and its program, assist in circulation and flow, and create iconic visual cues while moving though the space.

A. LANDSCAPE ELEMENTS

Certain identifying elements within the campus come from the natural environment and associated landscape design. Some of these elements are the wooded area between Boyd/Rogers Hall and Campbell Hall, the dividing hillsides on either side of campus, and the formalized landscape that occurs near the entry points.

B. DEVELOPED FORMS

In addition to the campus buildings themselves, there are many developed elements that also create a sense of idenity for the campus. Some of these include the Hoge Quad, the sports fields and athletic centers, and South Drive which functions as the major traffic route circling the Quad.

C. "ARTSCAPE" ELEMENTS

Public art is an important visible element on West Liberty's campus and serves as yet another key form provider. It not only adds vibrant, contextual flavor around the campus but helps create unique moments that serve to enhance the overall identity of the college.


SITE BOUNDARY
SITE BOUNDARY
SITE BOUNDARY
A
B
C
SCALE
1/4"=100'

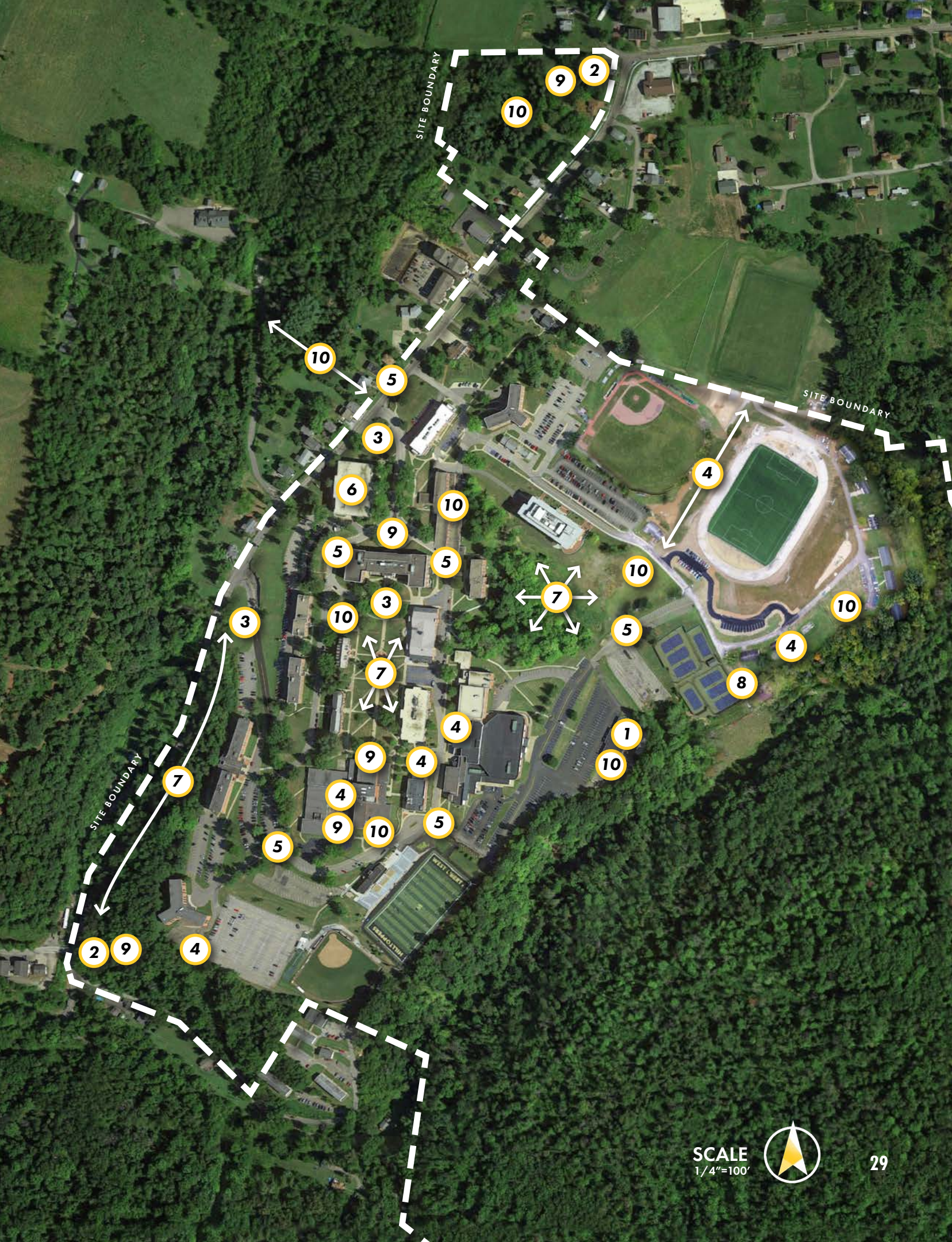
SECTION 8

ANALYSIS SUMMARY

Several key focus areas in need of improvement became evident as data from the campus analysis was synthesized. This section briefly lists these key elements which will then assist in creating appropriate and helpful recommendations for future phases of the campus master plan.

FOCUS AREAS

1. DEFERRED MAINTENANCE & INFRASTRUCTURE (CAMPUS-WIDE)
2. GATEWAYS
3. WAYFINDING
4. RECREATION IMPROVEMENTS & CONNECTIONS
5. CIRCULATION, PARKING, AND CROSSWALKS
6. BUILDING PROGRAMMING & UTILIZATION
7. LANDSCAPE PRESERVATION & ENHANCEMENTS
8. TRAIL CONNECTION & IMPROVEMENTS
9. PUBLIC ART / "ARTSCAPE" INSTALLATIONS
10. FUTURE DEVELOPMENT & GROWTH OPPORTUNITIES


SITE BOUNDARY
SITE BOUNDARY
SITE BOUNDARY
SCALE
1/4"=100'

CHAPTER 5

Recommendations

With the analysis complete, the shared goals for future planning and the potential limiting factors are synthesized into a series of plausible design and programming recommendations that can be used to introduce real change on and off the campus.

01. Deferred Maintenance & Infrastructure

GOAL

Identify, mitigate, and manage overall cost of maintenance within a budget while maintaining a positive aesthetic appeal.

APPROACH

1 REVIEW OF PREVIOUS ASSESSMENT

Reviewing the previous assessment of the campus and its structures/systems and understanding how much of that content is still accurate is an important first step in this approach.

2 ADDITIONAL RECOMMENDATIONS

Once a review of the previous assessment is completed and cost estimates are calculated, recommendations are made based on the current conditions analyzed and the information provided by the college.

3 PLANNING AND IMPLEMENTATION

The final step will be to plan the phases/steps needed to complete the needed work on the prioritized zones and find cost-sensitive and timely solutions for implementation. Most of this will be discussed in Chapter 6: Phasing.

REVIEW & RECOMMENDATIONS

In 2017 WLU performed a building assessment report of all properties on or off campus used by the University. The report identifies the building area, the year it was constructed, the type of construction including building systems, and a conditions matrix. This information was then analyzed to create a list of necessary improvements to select properties along with cost estimating.

The 2017 report was reviewed as part of the 2019 Master Plan process and made current for future planning. As a result the 2017 report has been updated and added as an appendix item to the 2019 Master Plan. The updates include the following:

1. It is noted that the 2017 cost estimate will be subject to a 4% per year increase due to cost of living. This will yield an 8.16% cost increase if the project occurs in 2019. The same 4% increase needs to be considered if projects are extended to later years.

2. Projects that have been funded since 2017 are identified and noted to be removed from the cost estimate.

3. Properties that were costed in 2017 that need additional work have been noted and the costs adjusted accordingly. This has been highlighted in red in the appendix.

4. Various properties that have been demolished since and were included in the 2017 development plan have been removed from the appendix.

5. Various properties that need extensive work or whose sites have been recommended for other uses in the 2019 Master Plan have been noted as "Consider Demolition."

6. There are several properties that need additional work that have not been included in the 2017 cost estimating. This will require another phase of planning to derive a cost.

7. Several properties used but not owned by WLU are noted and have been excluded from deferred maintenance costs.

**It should be noted that this is a working document and therefore frequently monitored as projects are implemented or become subjected to other planning priorities.*

02. Gateways

GOAL

Design visually prominent and contextually appropriate gateway zones that demarcate the campus from the surrounding areas.

APPROACH

1 SIGNAGE & ARCHITECTURAL FEATURES

By including visually attractive signage and/or architectural features around our gateway areas, we create a key informative linkage zone between the campus and the adjacent areas as well as giving visitors a welcoming first impression of what is just ahead.

2 LANDSCAPE

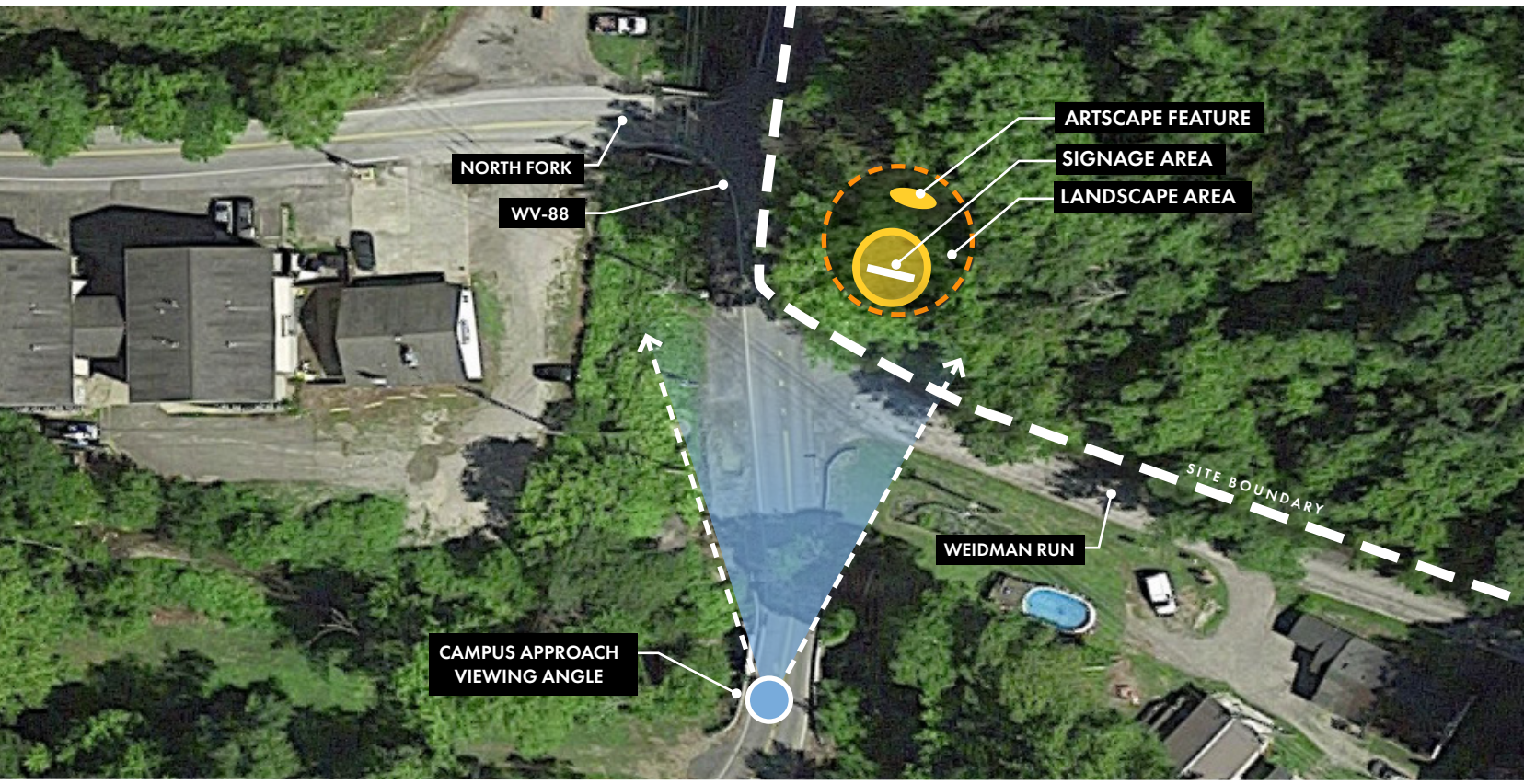
In addition to campus signage, accompanying landscape enhancements will help boost the visual interest in the gateway areas and add seasonal interest. New landscape can also help mitigate existing unsightly views and soften the overall aesthetic that the signage creates.

3 CONTEXT-SENSITIVE THEME

The college has a time-honored aesthetic and style that can be seen in almost all of the current buildings on campus. This style is part of the overall brand of the college and incorporating elements of this into the design of the signage is a key tenant in creating an appropriately themed gateway.

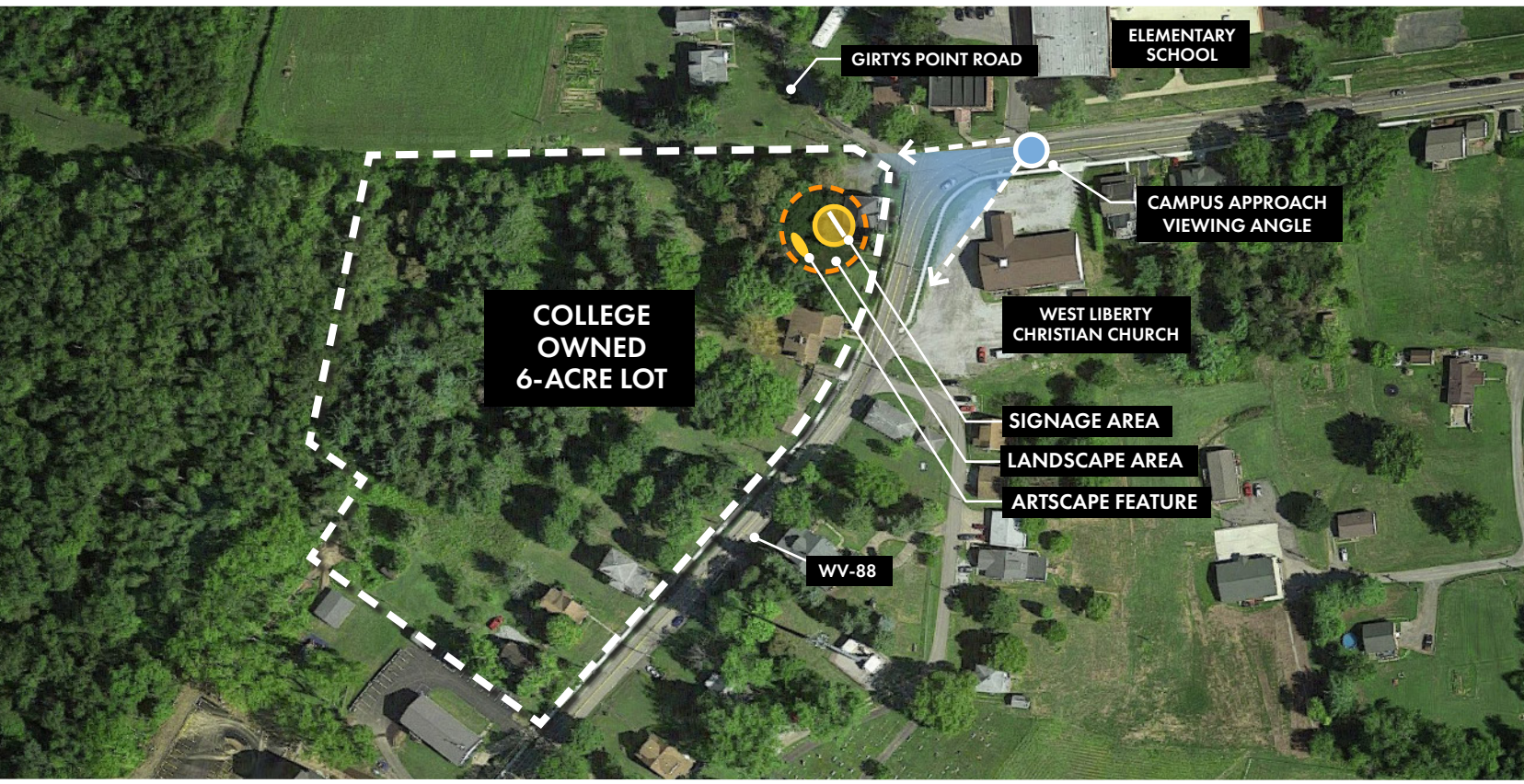
SOUTHERN GATEWAY

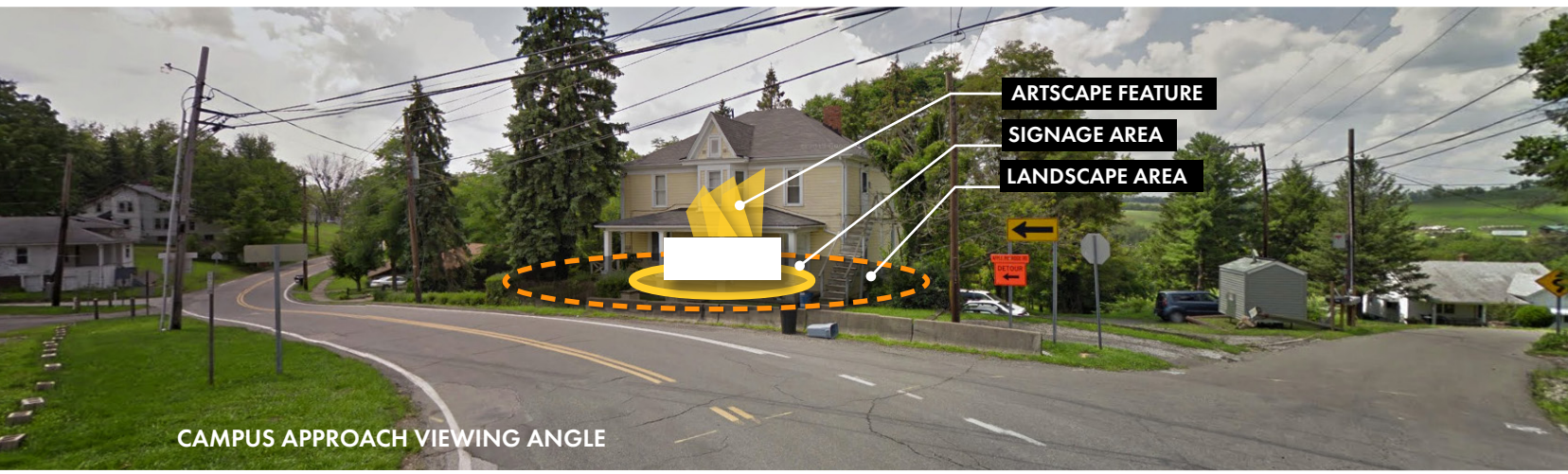
Approaching the campus from the south along WV-88, visitors are greeted at the end of a downhill slope with a sharp left turn and intersections to Weidman Run and North Fork. This southwestern corner of the site is the first true glimpse of the campus edge and would serve as an opportune location for a gateway feature location.



NORTHERN GATEWAY

Approaching the campus through the town of West Liberty from the north along WV-88, visitors pass by West Liberty Elementary School and West Liberty Christian Church before the road banks left and sets a course for arrival at the main entry. As the college has purchased a 6-acre lot at this juncture for development, this would be an ideal location to create a second gateway.

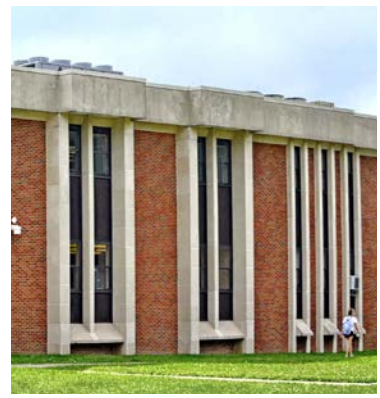




CONTEXT-SENSITIVE GATEWAY STYLES & AESTHETICS

Once proper locations have been selected for new gateway features and landscape, a contextual aesthetic should be selected to help guide the design and layout of the space. This style should be highly visible, visually attractive, and harmonious with the current branding/style guidelines set by the college.

TYPICAL CAMPUS BRICK & STONE AESTHETIC



PROPOSED MONUMENT STYLE SIGNAGE

The letters and graphics should have a high contrast value against the brick (at least 70%), a prominent seal, columnar end pieces, and attractive landscape flanking the signage. These elements will help ensure that the gateway signage monuments are highly readable and aesthetically appropriate.

03. Wayfinding

GOAL

Enhance wayfinding to be user-friendly, informative, and aesthetically pleasing through the application of signage upgrades.

APPROACH

1 SIGNAGE GRAPHICS & VISIBILITY

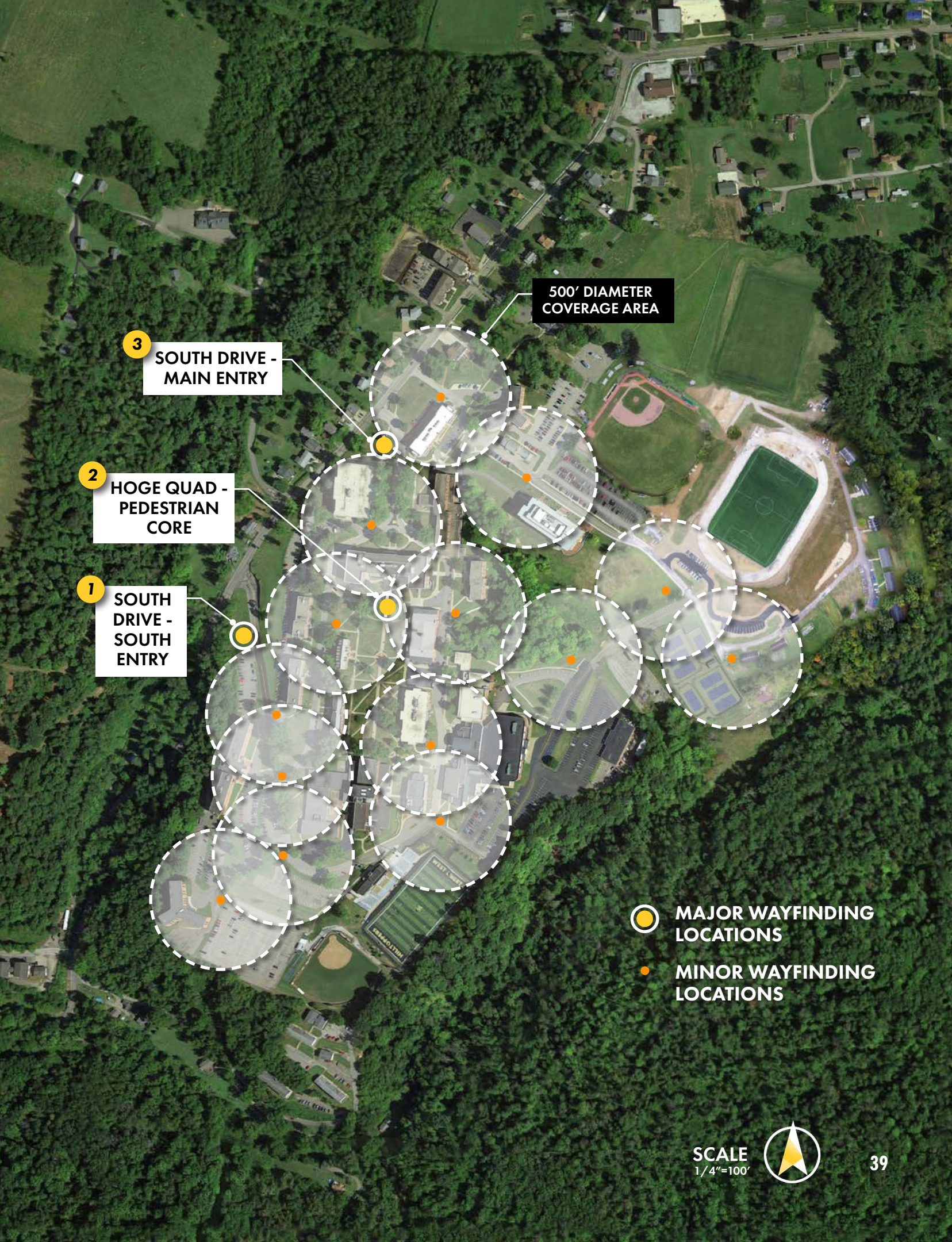
Unlike the gateway signs which funcion as an aesthetic signal and linkaage point for the connections between the campus and the surrounding area, the wayfinding signage is an important informative & directional tool for visitors, students, and staff alike. Bolstering the visibility and graphic style of the information displayed on the signs can assist in better viewer understanding and as a result, smoother traffic flows across campus.

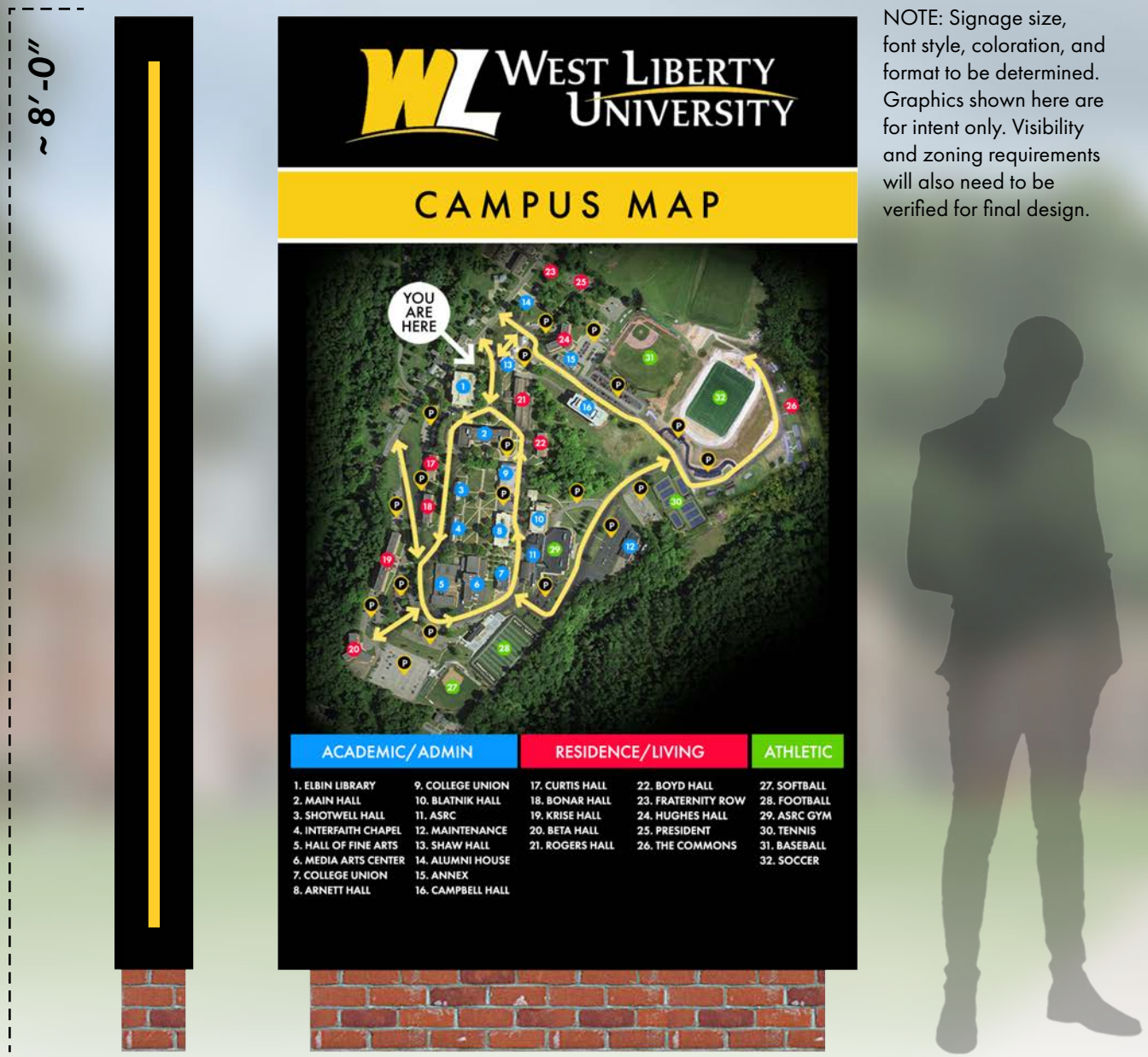
2 SIGNAGE HIERARCHY

By creating a "Major" and "Minor" hierarchy of signage with different levels of detail and mapping graphics, users can quickly understand the critical nature of major intersections and gathering spaces as opposed to more simple directional or spatial wayfinding. The "Major" style would occur near the key entry points and in the Hoge Quad where vehicular and pedestrian traffic are the heaviest and most integral. The "Minor" style would occur at intersections, interest points, and other transitional zones.

3 COVERAGE AREAS

Using a series of overlapping coverage zones allows the campus to plan a linking framework of signage that moves users across the site without losing their bearing. There are different standards for signage locations with respect to space and distance, but it is widely agreed that creating tightly associated informational nodes assists in more effective wayfinding. For the purposes of this general outline, a 500' diameter range may be appropriate for all minor signage locations to assist in determining good coverage across the campus.


500′ DIAMETER COVERAGE AREA
3
SOUTH DRIVE - MAIN ENTRY
2
HOGE QUAD - PEDESTRIAN CORE
1
SOUTH DRIVE - SOUTH ENTRY
MAJOR WAYFINDING LOCATIONS
MINOR WAYFINDING LOCATIONS
SCALE
1/4″=100′



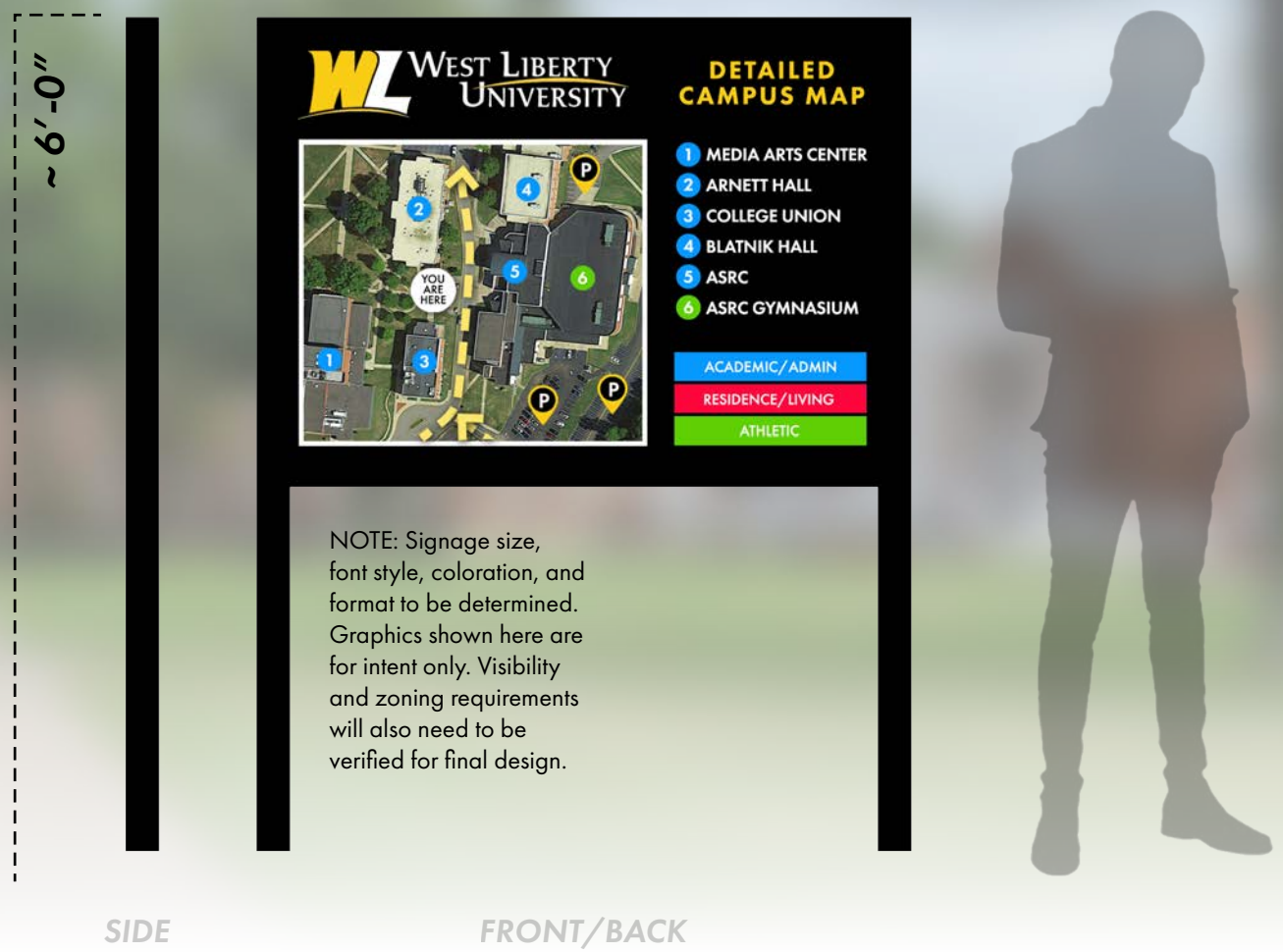
NOTE: Signage size, font style, coloration, and format to be determined. Graphics shown here are for intent only. Visibility and zoning requirements will also need to be verified for final design.

SIDE

FRONT/BACK

"MAJOR" WAYFINDING SIGNAGE

The inclusion of a master plan map illustrating major routes of directional circulation, parking lots, and a color-coded building key offers the user a broader understanding of where they are headed and what route(s) to take at a glance. In addition, LED lighting options can be embedded into the side frame and front/back "CAMPUS MAP" marquee for added nighttime recognition and readability. The foundation/footing of this base-mounted sign would be created with some combination of aesthetically matching brick/concrete that ties into the college's overall style and brand.



"MINOR" WAYFINDING SIGNAGE

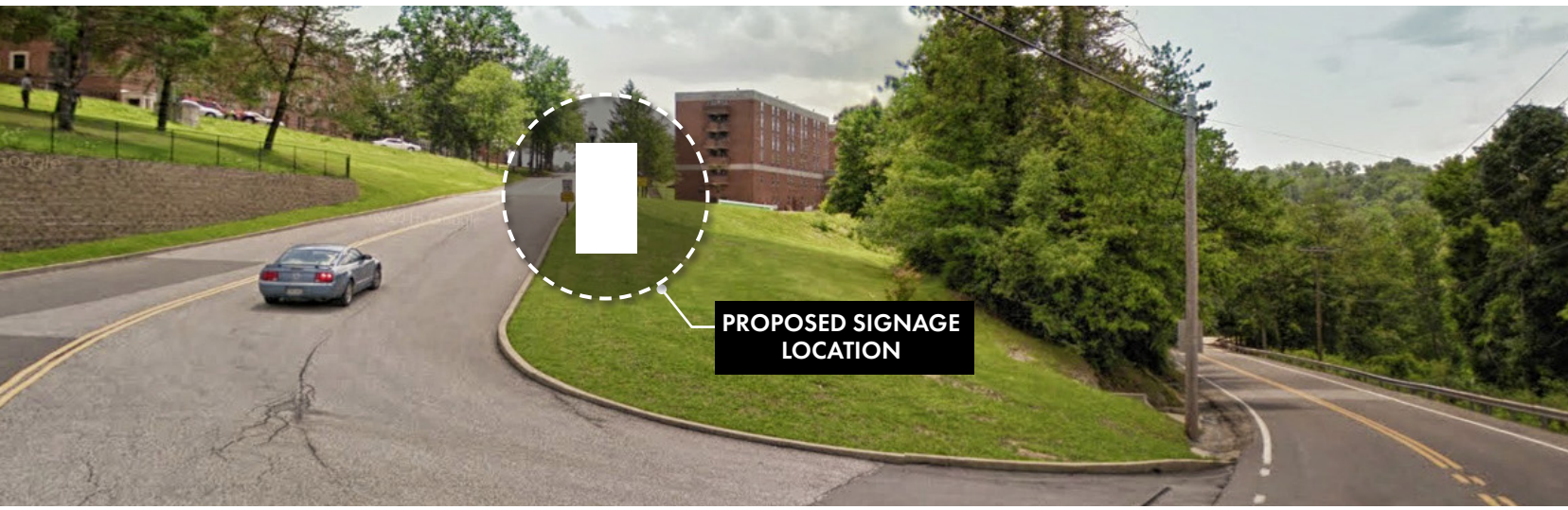
Like its larger companion signage, this signage style also includes some form of campus map (aerial imagery or illustration) as well as circulation routes and color-coded building keys. These signs differ in that they show a more detailed map of the immediate area which allows for better understanding and recognition of the space shown. This style could be installed with a panel and dual post contstruction as seen on current campus signage.

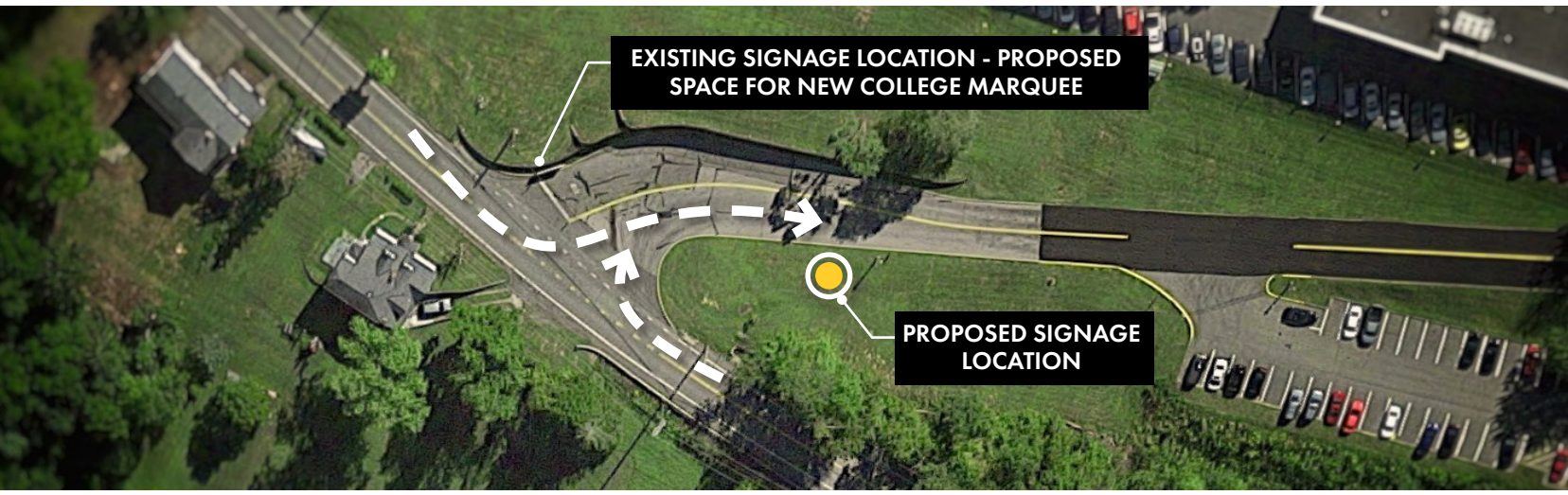
"MAJOR" WAYFINDING SIGNAGE

The larger of the two signage types should serve not only as a directional beacon, but as a visual cue to major intersections and important decision-making points. Below are the recommendations for these signs and a short description as to any adjustment to their current location and/or why they are of higher importance.

1. SOUTH DRIVE - SOUTH ENTRY

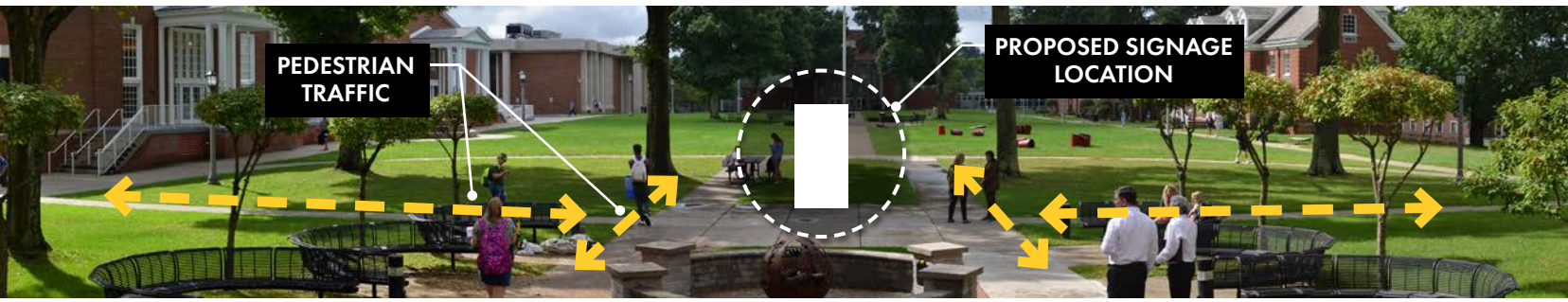
Location-wise, moving the existing directional sign slightly up the hill and placing it on the western side of the road may make more sense to allow vehicles to enter the site before attempting to read and discern the information. This could help alleviate traffic slowdown and possible safety hazards along Van Meter Way as people try to brake and quickly read the signage before turning in. It also allows for people entering the site heading southbound to have a chance to see the signage on approach, which they currently can only do by turning and looking over their left shoulder as they enter. With the wayfinding sign moved, the current sign location can be used to create an aesthetically inviting campus marquee, backsplash, and/or landscape feature like that seen at the main entry along South Drive.





2. HOGE QUAD - PEDESTRIAN CORE

Understanding that the Hoge Quad is the epicenter of the campus and that it sees the largest volume of foot traffic, it stands to reason that a sign would be helpful here. An analysis of pedestrian traffic patterns in the Quad, along with a high-volume utilization evident near the hardscape plaza outside Main Hall, suggests that this signage should be placed near the north end of the green space.



3. SOUTH DRIVE - MAIN ENTRY

The existing directional sign near the main entry on South Drive already sits in a fairly ideal location. By incorporating an upgraded signage style, visitors will be encouraged to understand the flow of the campus as a whole and plan their travel more effectively from the start.

"MINOR" WAYFINDING SIGNAGE

The smaller of the signage types serves to illustrate immediate building linkages and works as an intra-space orientation marker while moving through the site. The overall site information on this type of sign isn't as extensive as that found on the "major" signage but instead gives a more detailed snapshot of the surroundings and site elements found in the direct adjacency.

SUPPORT SIGNAGE

In addition to the two types of wayfinding signage, support signage should also be considered. These are usually the smallest style of signage and highlight parking lot entries, building information, and/or service areas. The aesthetics for all other wayfinding should be adopted here for visual cohesion.

04. Recreation Improvements & Connections

GOAL

Promote healthy living and safety through enhancement of existing recreation areas as well as the connective space between them.

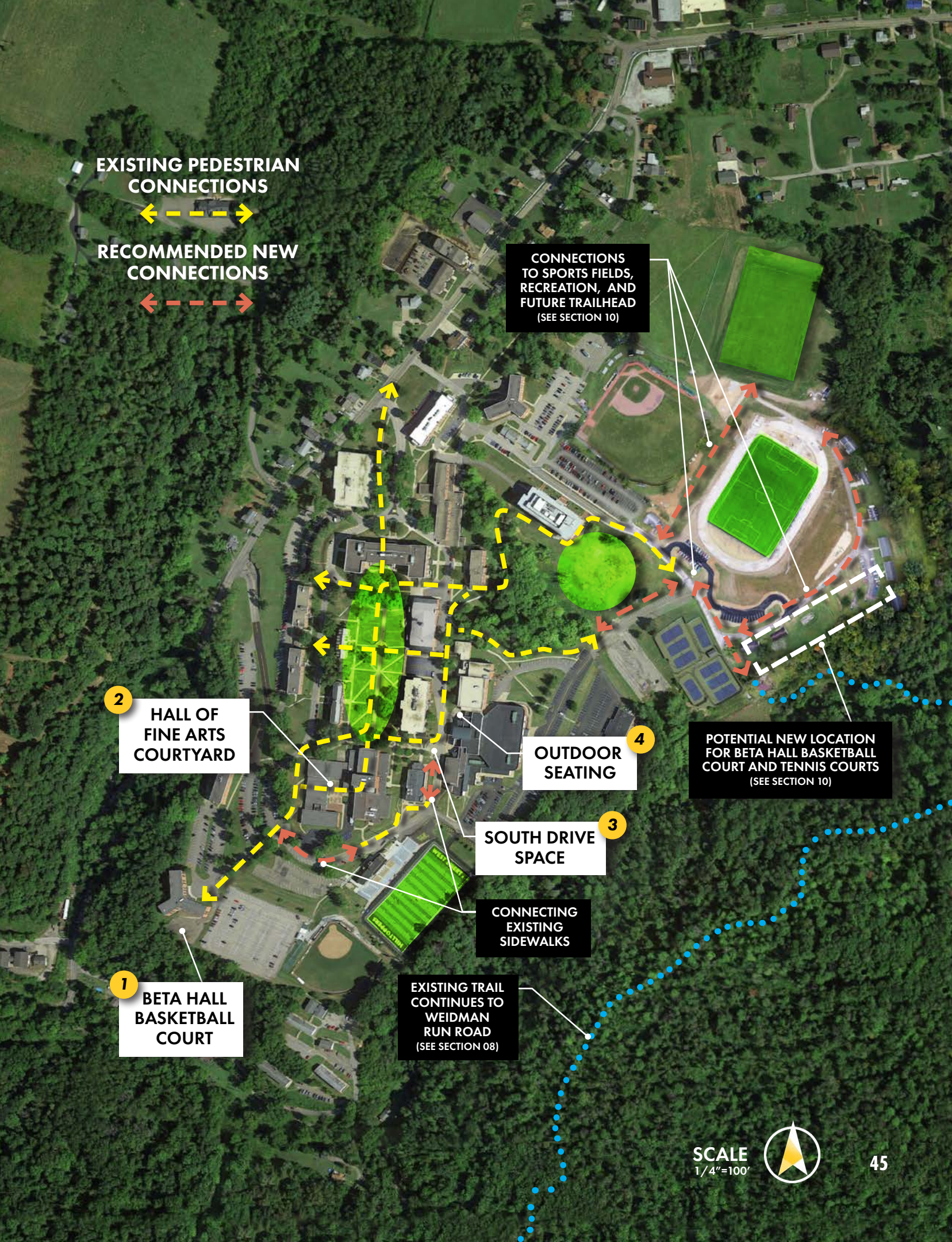
APPROACH

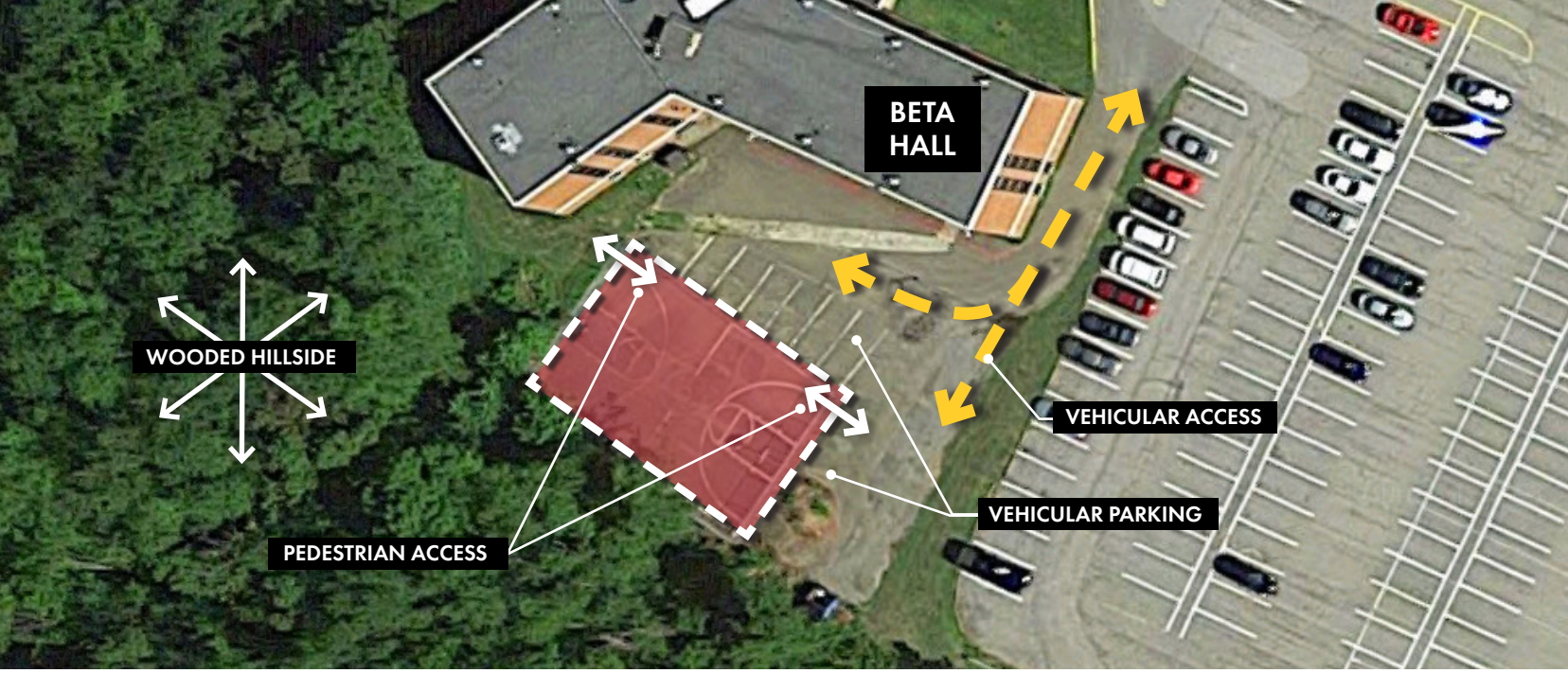
1 REVITALIZING EXISTING POCKET SPACES

By creating plausible design solutions for the selected recreation areas or suggesting relocation ideas, the goal is to boost pedestrian usage, heighten a sense of place, and bolster the overall sense of comfort and escape that recreational zones should provide. Within this section are four areas of concern that could be improved upon.

2 CONNECTIVE ELEMENTS - ENHANCEMENTS & ADDITIONS

In response to the analysis of the existing pedestrian walkways, there are certain areas that could be aided by design enhancements and alterations to help with travel or to improve aesthetic value. In addition, new pedestrian sidewalks should be considered that fill voids and connect existing pathways as there are currently areas where pedestrians need to cross lawn and/or road sections. Finally, new sidewalk extensions leading into the outer edges of campus will need to be planned for as the campus expands into these areas and/or program elements change.


EXISTING PEDESTRIAN CONNECTIONS
RECOMMENDED NEW CONNECTIONS
CONNECTIONS TO SPORTS FIELDS, RECREATION, AND FUTURE TRAILHEAD
(SEE SECTION 10)
2
HALL OF FINE ARTS COURTYARD
4
OUTDOOR SEATING
POTENTIAL NEW LOCATION FOR BETA HALL BASKETBALL COURT AND TENNIS COURTS
(SEE SECTION 10)
3
SOUTH DRIVE SPACE
CONNECTING EXISTING SIDEWALKS
1
BETA HALL BASKETBALL COURT
EXISTING TRAIL CONTINUES TO WEIDMAN RUN ROAD
(SEE SECTION 08)
SCALE
1/4"=100'

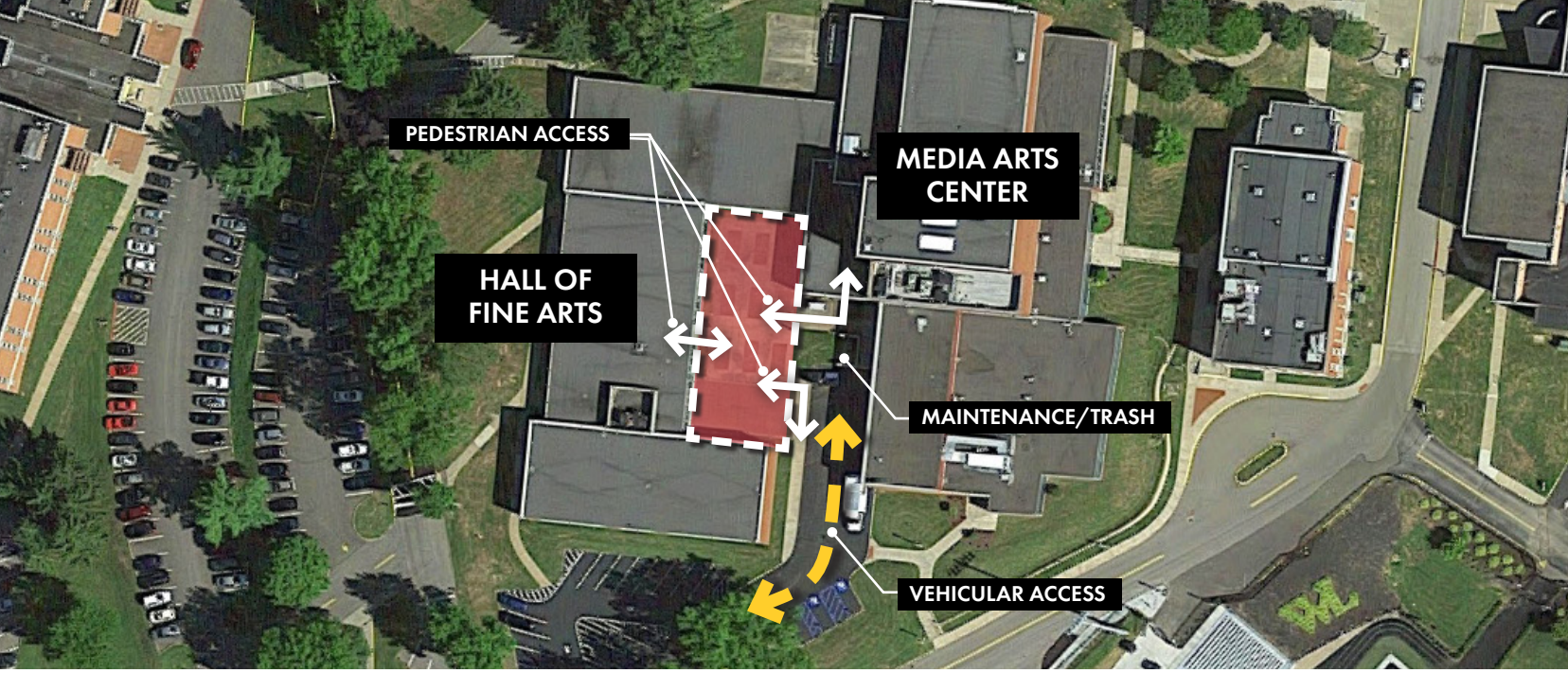


1. BETA HALL BASKETBALL COURT

The only basketball court on campus is located near the southwestern corner behind Beta Hall. Due to its distance from the core of campus and without any immediate access to restrooms or other amenities, the court is highly underutilized and hard to reach.

RECOMMENDATIONS

1. RELOCATION OF COURT AND/OR ADDITIONAL COURTS NEAR CURRENT TENNIS AREA (SEE SECTION 10)
2. CREATING BUFFER SPACE BETWEEN COURTS AND VEHICULAR PARKING - LANDSCAPE ELEMENTS/GRASS
3. SEATING AREAS
4. IMPROVED LIGHTING

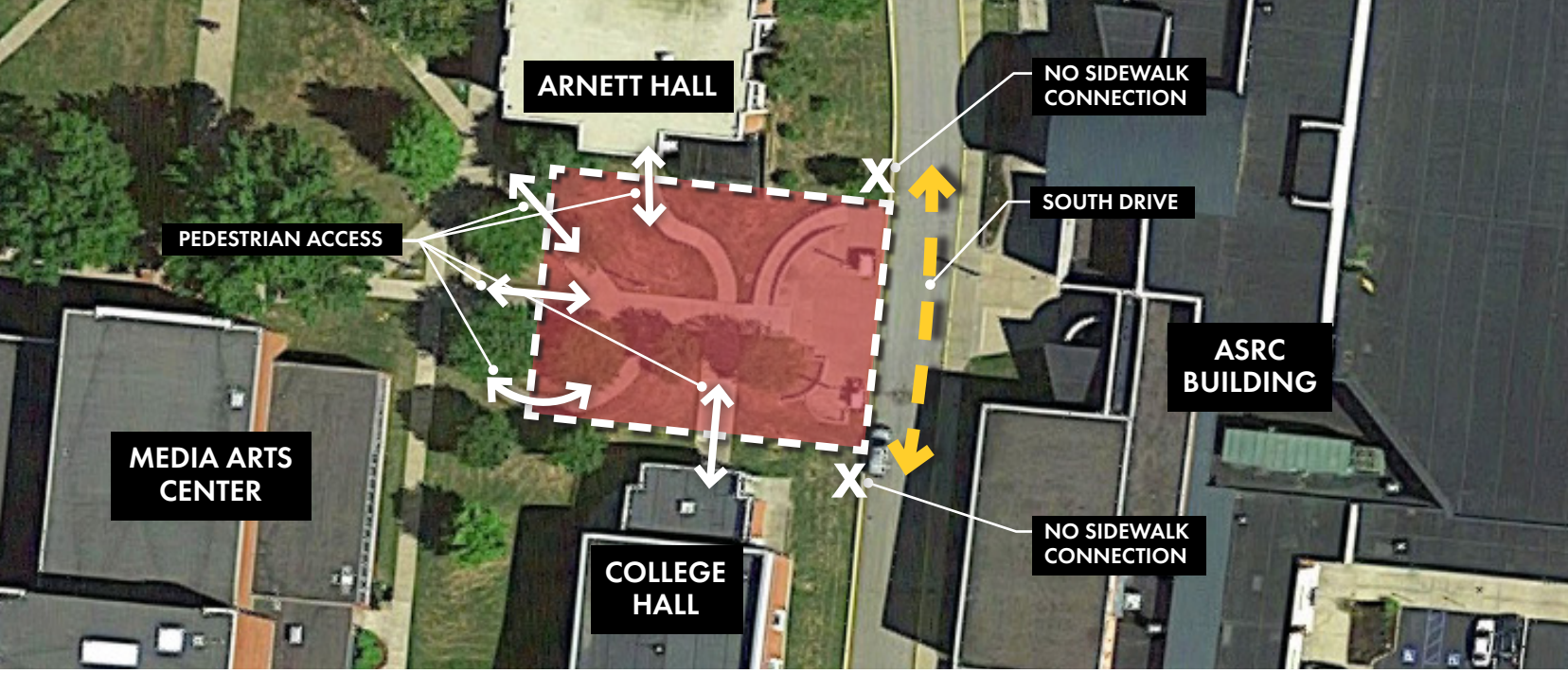


2. HALL OF FINE ARTS COURTYARD

Embedded in the heart of the Hall of Fine Arts and Media Arts Center buildings is a highly underutilized open air courtyard. Walled off on three of four sides and completely covered in hardscape, the space doesn't offer any aesthetic views or landscape features but does provide a sense of solitude.

RECOMMENDATIONS

1. TRASH RELOCATION/SCREENING - ODOR MITIGATION
2. SHADE PROVISIONS & LANDSCAPE PLANTINGS TO SOFTEN THE AESTHETIC AGAINST THE BUILDINGS
3. SEATING OPTIONS
4. POSSIBLE ARTSCAPE INSTALLATION LOCATION (SEE SECTION 09)

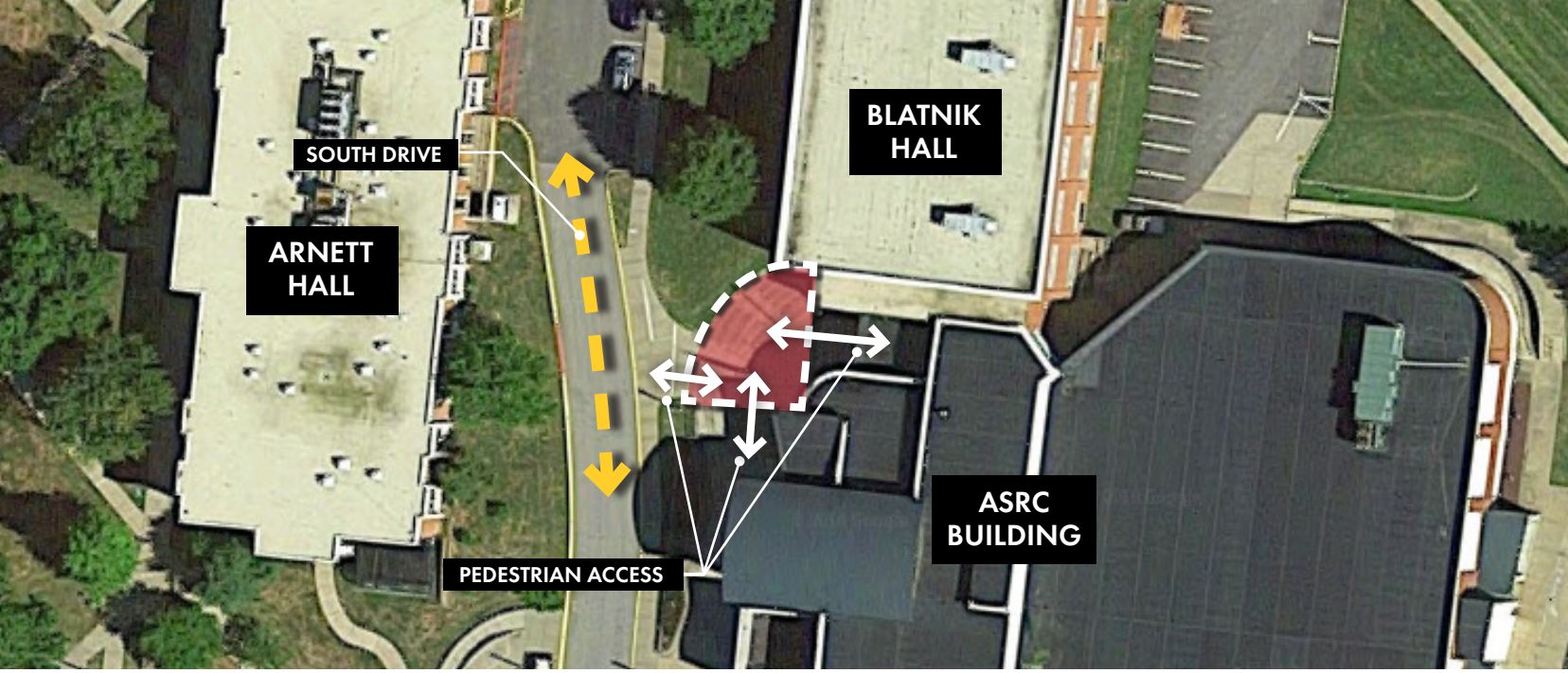


3. SOUTH DRIVE SPACE

Just off the southeastern corner of the main quad is a small space that serves to link several buildings together. It includes a handicapped accessible ramp, stairs, and a few seating spaces. The area feels as if it lacks identity or magnetism and could use added features to increase appeal and usage.

RECOMMENDATIONS

1. LANDSCAPE BUFFER SCEEENING (SHRUBS) TO HELP INCREASE SENSE OF PRIVACY FROM SOUTH DRIVE
2. ARTSCAPE ELEMENT OR WATER FEATURE TO PROVIDE FOCAL POINT AND/OR "WHITE NOISE"
3. MORE SEATING OPTIONS NEAR THE QUAD EDGE OF THE SPACE
4. NEW SIDEWALK CONNECTIONS AT NORTH AND SOUTH ENDS OF HARDSCAPE PLAZA (ALONG ROAD)



4. OUTDOOR SEATING

Adjacent to the main entry into the ASRC Building is a very small pocket space with stadium seating that was originally planned to host small classes and events. Currently the space feels vacant, exposed, and the hardscape is in need of repair in seveal areas.

RECOMMENDATIONS

1. HARDSCAPE REPAIR FOR SAFETY AND AESTHETIC VALUE
2. IMPROVEMENTS TO SEATING (SEAT CAPS, BACKING, AESTHETIC UPGRADES)
3. SHADE PROVISION (ARCHITECTURAL SHADE STRUCTURE OR LANDSCAPE TREES)
4. LANDSCAPE BUFFERING AT TOP OF SEATING TO SCREEN FOR PRIVACY & NOISE FROM SOUTH DRIVE
5. IMPROVED LIGHTING
6. ATTENTION TO PROGRAMMING

05. Circulation, Parking, and Crosswalks

GOAL

Create a smooth and intuitive vehicular travel pattern through the campus while encouraging safe parking & pedestrian crossings.

APPROACH

1 ROADWAY/CIRCULATION ADJUSTMENTS

This section covers three interconnected aspects of vehicular & pedestrian travel: the roadway, the parking areas, and the crosswalks that allow safe passage for pedestrians between and across these spaces. The first approach item to be considered is how the roadway itself could be improved to create smoother and more intuitive travel while also considering adjacent spaces and their respective programming.

2 PARKING IMPROVEMENTS

The second area under consideration is the way in which parking areas, their format (open lots/curbside parking), and their connections to the roadways and crosswalks work together. The goal here is to create options for better access or safer transitions while still maximizing total spaces alotted.

3 CROSSWALKS

The last approach consideration in this section is directed to how and where crosswalks and their signage occur in relation to the roadways and parking. Options for how these elements can be amplified for higher visual awareness and safer travel will be recommended.

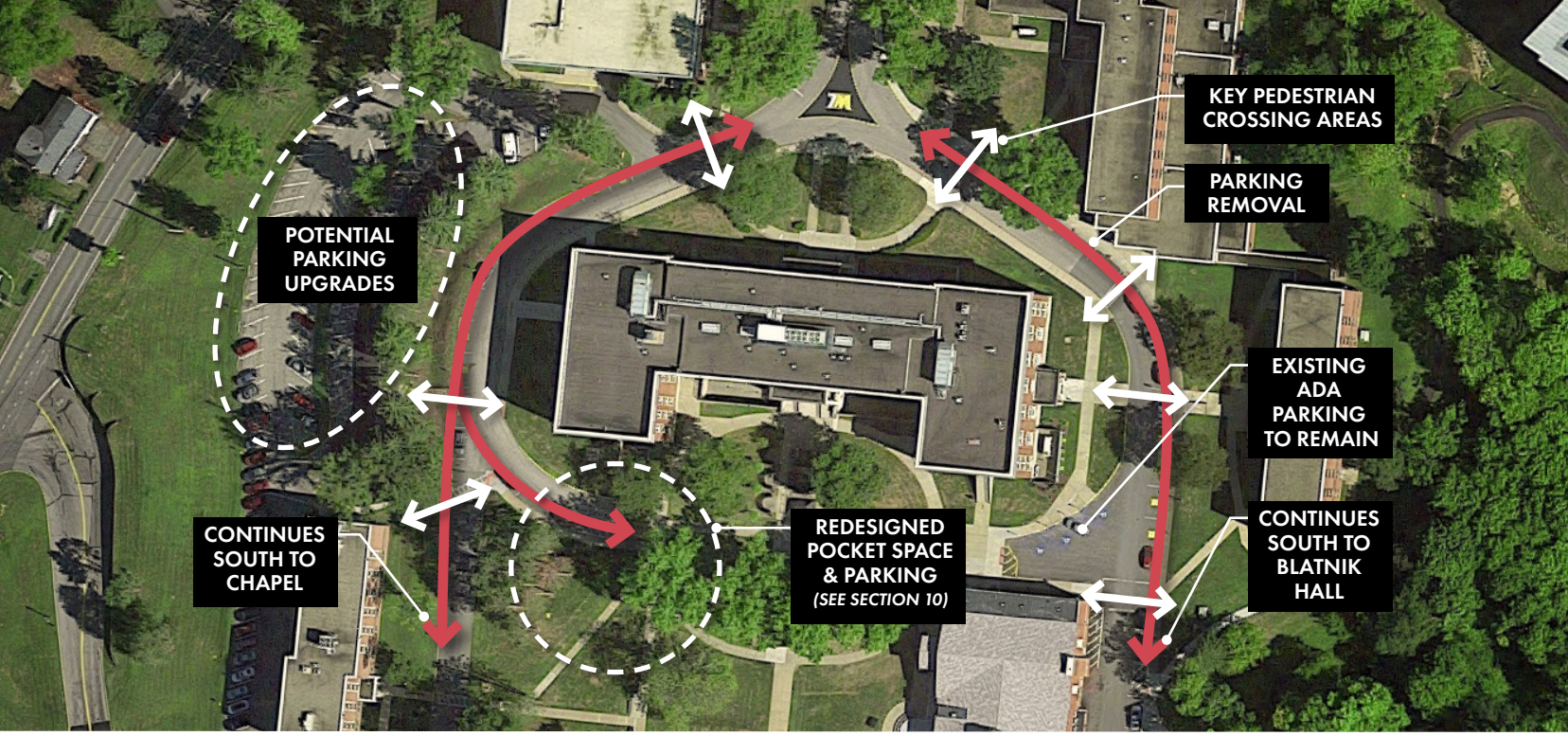
VAN METER WAY CROSSING

Currently there are no demarcated crosswalks for pedestrians to safely cross Van Meter Way. With the college's plans to adjoin the main campus to a future development area called West Liberty Gardens near the main entrance (see Section 10), a safe and highly visible crosswalk design should be considered here.

Using the existing sidewalk near the main entry as a starting point, a new crosswalk or painted pavement feature could extend across the road to connect to the future corridor development on the west side of the road. Coupling this with other highly visible warning features such as crossing signage or lights to alert vehicles to upcoming pedestrian travel will help make this key location a much more safe and utilized area in the future. This crossing design suggestion can also be integrated at other crossing points along Van Meter Way including near Road Worthy Lane and/or near the northern gateway feature, as needed by the college.

RECOMMENDATIONS

1. NEW CROSSWALK FEATURE/PAINTING DEMARCATION NEAR EXISTING SIDEWALK AT MAIN ENTRY
2. INCOPORATING SIGNAGE AND/OR LIGHTING OPTIONS TO ENHANCE VISUAL AWARENESS
3. ENHANCED LANDSCAPE PLANTINGS NEAR CROSSWALK TO SOFTEN OVERALL AESTHETIC



CURBSIDE PARKING AROUND HOGE QUAD

One of the most important roadways through campus is the main entrance of South Drive as it passes between Elbin Library and Rogers Hall and branches out in front of Main Hall. From here it winds to the western side of Main Hall and around the heart of the campus, Hoge Quad. Because of the high profile nature of this area and its location near the entryway to the site, it is one of the first places visitors view when arriving on campus. It's also a location of extremely high pedestrian traffic as students and staff cross the Quad and the circulating vehicular paths.

With respect to redesign, several factors can be considered to promote a more beautiful, safe, and smooth sense of space and travel here. Removing the curbside (parallel) parking that rings the roadway will give an immediate boost to the visual aesthetic of the entry while cleaning the roadway from vehicles that impede view and create traffic issues because of constant in-and-out parking. With this removal and the addition of new crosswalk sections and signage, the pedestrian traffic will be provided with better visual awareness of vehicular traffic as well as having safer crossing locations. Existing crosswalk areas could also be improved by updating the painting stripes or creating accented paving sections. In addition, the existing parking area behind Elbin Library can be considered for new design options to help offset some lost parking around Main Hall.

RECOMMENDATIONS

1. REMOVE CURBSIDE PARKING AROUND MAIN HALL
2. PROVIDE MORE VISIBLE CROSSWALK LOCATIONS AND CROSSWALK SIGNAGE
3. CONSIDER UPGRADED PARKING OPTIONS BEHIND ELBIN LIBRARY

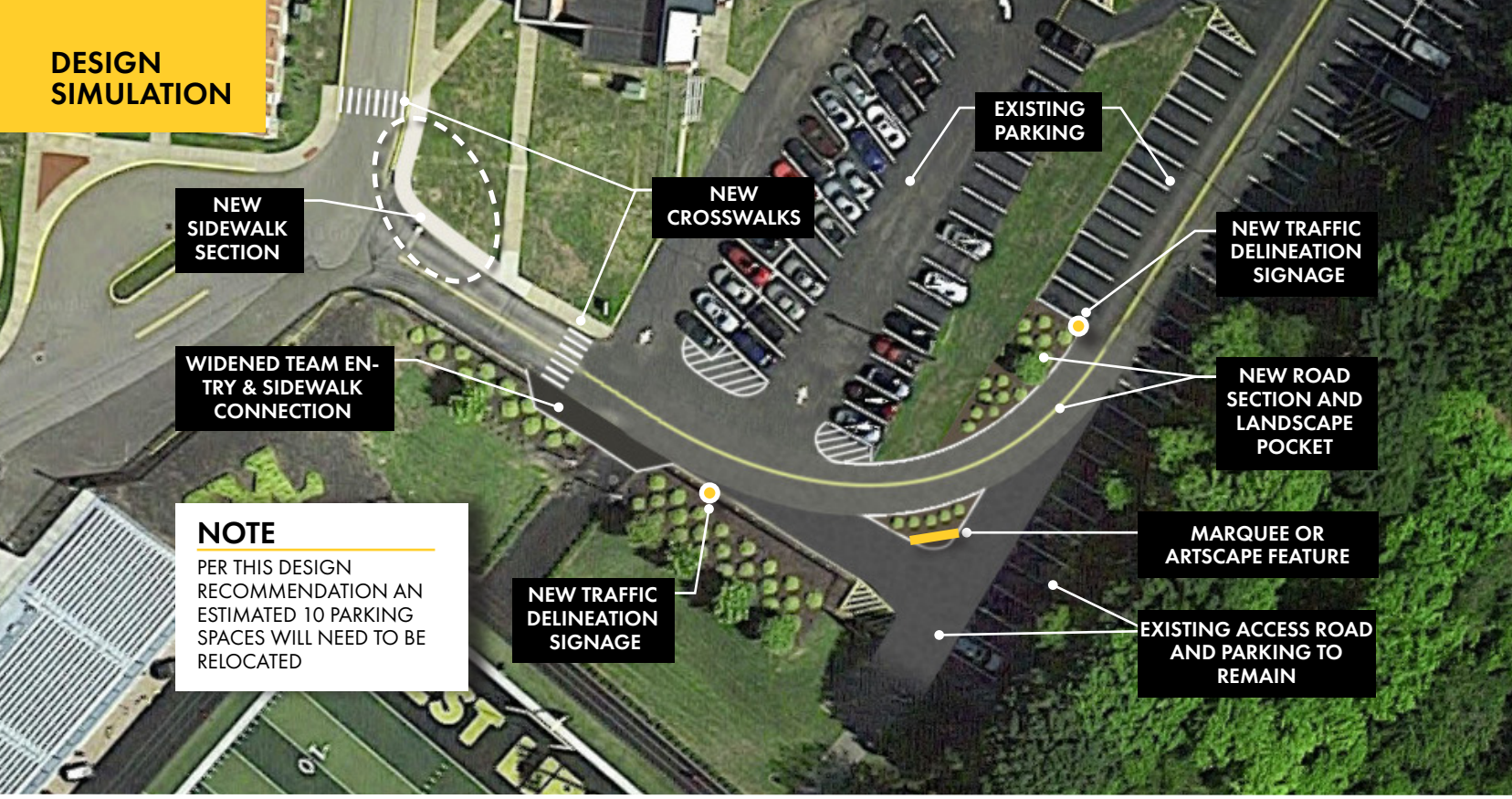
BETA DRIVE INTERSECTION

The intersection of Beta Drive and South Drive is an area of concern in that it creates a complex series of vehicular traffic patterns and parking adjacencies that all come together in a small space. The addition of the curved section of South Drive that trails behind the Hall of Fine Arts towards the parking at the football stadium adds another challenging element of visibility and traffic safety. Because of the orientation of the spaces here, most vehicular approaches with the intent to park come from a counter-clockwise flow along South Drive as they enter forward-facing into the spaces. This forces the departing vehicles to back out into traffic that may have difficulties seeing them due to the turn or other parked vehicles. In addition to the parking, there are areas of sidewalk that terminate into lawn and crosswalk sections that could be recreated to help aide a smoother flow of traffic.

Without a complete redesign of the area or more disruption than is necessary, there are still a few small tweaks to this area that can be addressed to help aide in a safer space for both vehicles and pedestrians. Some of these adjustments include new sidewalk connections along the parking area that are integrated into the existing framework, crosswalk locations being reworked or added, and the integration of speed bumps or traffic calming techniques to slow traffic as they proceed through the intersection and past the football stadium parking area.

RECOMMENDATIONS

1. NEW SIDEWALK CONNECTIONS FOR SEAMLESS CIRCULATION
2. NEW CROSSWALK LOCATIONS
3. TRAFFIC CALMING INTEGRATED INTO SOUTH DRIVE NEAR FOOTBALL STADIUM



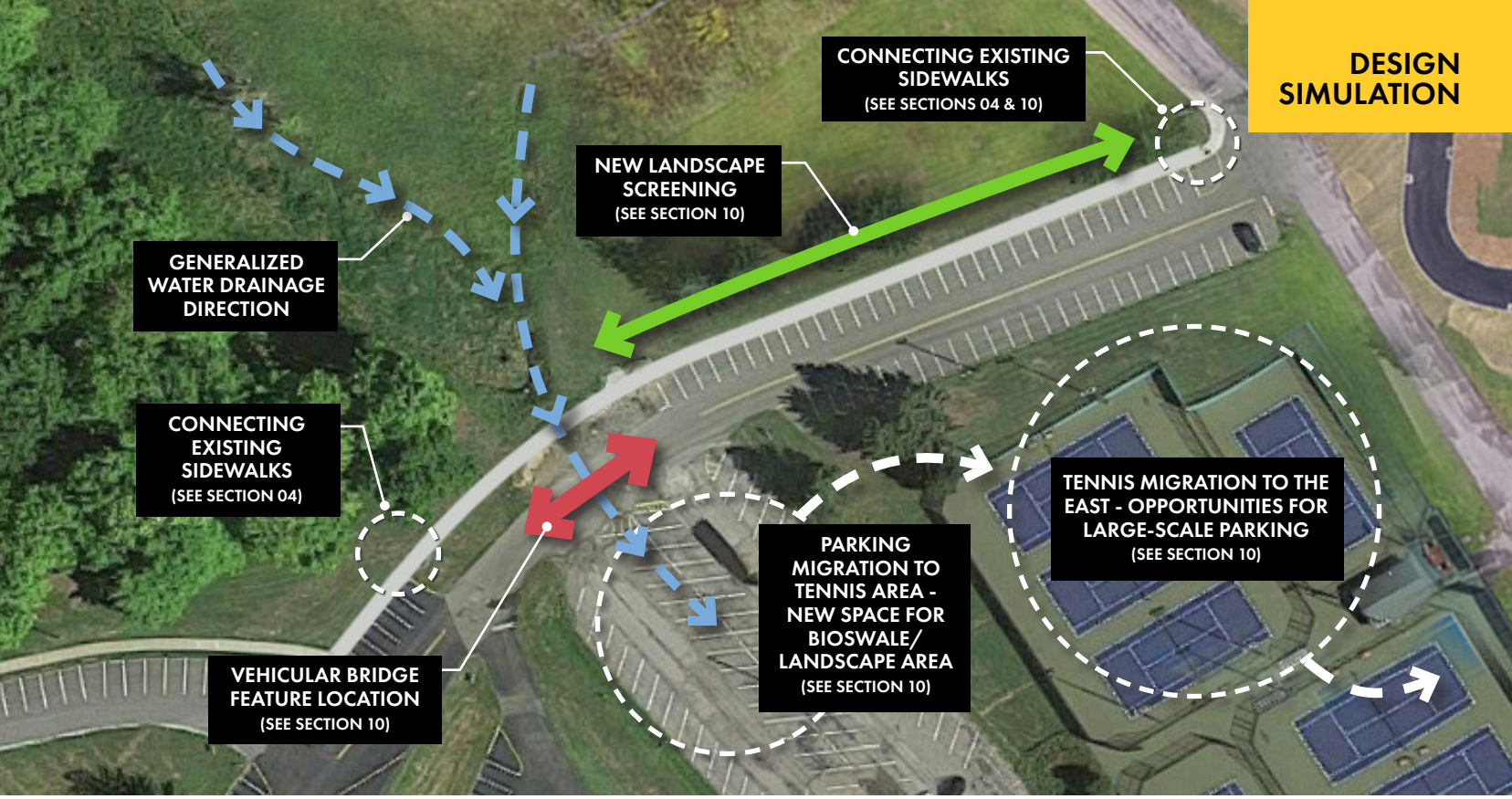
LAKEVIEW DRIVE/SOUTH DRIVE INTERSECTION AREA

One of the more problematic vehicular circulation areas on campus is the hard 90° turn as Lakeview Drive bends near the football field and heads north along the woodline behind the ASRC. This turn is not only inhibitive of larger vehicles making an effective turn, but it's also partially screened from view due to the changes in grade and the parking stalls packed in directly around it. To compound the complications further, the maintenance & visiting team entrance to the football field is located here and needs to be kept intact. Finally, because of the steep grade behind the woodline, any design recommendations involving this area need to be kept away from the edge.

Other key improvements that could be integrated here as part of a full-scale design update are completing fully circuitous pedestrian sidewalk connections, new crosswalk markings, traffic delineation signage, and a slightly widened & enhanced visitor entryway into the football field that works as both a safer gateway and crossing zone as well as upgrading its overall aesthetic appeal upon arrival.

RECOMMENDATIONS

1. CREATE A SMOOTHER AND WIDER VEHICULAR TURN RADIUS
2. MAINTAIN EXISTING MAINTENANCE & VISITING TEAM ENTRY
3. NEW SIDEWALK CONNECTIONS FOR SEAMLESS CIRCULATION
4. NEW PAINTED CROSSWALK AREAS
5. VISITOR ENTRY INTO FOOTBALL FIELD WIDENED AND CONNECTED TO EXISTING SIDEWALK SYSTEM
6. EXTRA CIRCULATION SIGNAGE DELINEATING MAIN TRAFFIC & MAINTENANCE ROUTES



CAMPBELL HALL HILLSIDE PARKING

The primary goal for this area is to connect the pedestrian circulation from the existing sidewalk behind Blatnik Hall to the one near Campbell Hall. Second, new screening options should be utilized to help soften the transition from parking/roadway to the natural landscape of the hillside. Third, in conjunction with other site adjacent development recommendations, parking should be migrated to a different location. Additionally, further analysis of the natural water systems here, and how they can be protected and enhanced through redesign, is recommended as well as the potential inclusion of a vehicular bridge to handle the intersection of road and water drainage along Lakeview Drive.

NOTE: The parking/circulation areas near Campbell Hall and the tennis courts are a design issue that encompass many different elements and as such will be touched on in multiple locations including Sections 04, 07, and 10. These recommendations are intended to work in tandem with the circulation, landscape preservation, and the future development plans for the campus.

RECOMMENDATIONS

1. NEW SIDEWALK CONNECTIONS FOR SEAMLESS CIRCULATION
2. SCREENING OPTIONS FOR SOFTER TRANSITION BETWEEN ROADWAY/PARKING AND HILLSIDE
3. MIGRATION/RELOCATION OF SOME PARKING AREAS (FUTURE DESIGN DEPENDANT)
4. ANALYSIS OF EXISTING WATER SYSTEMS FOR REPECTFUL BIOLOGICAL REDESIGN/ENHANCEMENTS AS IT RELATES TO DRAINAGE AND A POTENTIAL VEHICULAR BRIDGE ELEMENT.

06. Building Programming & Utilization

GOAL

Maximize existing building use and strategically plan for future use based on shared academic goals.

APPROACH

1 ASSESS EXISTING PROGRAMMING & UTILIZATION

The first step in this process is to review the buildings on campus, their current programming, physical conditions, and how effectively utilized they are. This data set will serve as a starting point for appropriate recommendations that can be proposed on how to maximize building usage, make alterations to the programs offered, or even plan for relocation. The table shown here is the product of this effort and was completed with the help of information provided by the Committee.

2 DATA-RESPONSIVE ARCHITECTURAL SOLUTIONS

The next steps moving forward from this document would be initiating more detailed studies of the entire campus and problem-solving sessions that help create data-responsive solutions in a phased approach style. These would assist in the programming and utilization alterations and in what manner they occur to minimize disturbances to concurrent classes and services across campus. The steps needed to prepare for this undertaking are outlined in Chapter 6: Phasing.

EXISTING BUILDING INVENTORY & UTILIZATION

BULDING NAME	PRIMARY USE	TOTAL SQ. FT.	CONDITION	UTILIZATION (APPROX.)
1. BETA HALL	RESIDENTIAL	50,029	FAIR	78%
2. KRISE HALL	RESIDENTIAL	54,682	GOOD	98%
3. BONAR HALL	RESIDENTIAL	26,407	GOOD	98%
4. CURTIS HALL	RESIDENTIAL	29,528	GOOD	100%
5. ELBIN LIBRARY	ACADEMIC	62,344	GOOD	50%
6. SHAW HALL	ADMINISTRATION	36,080	EXCELLENT	98%
7. ROGERS HALL	RESIDENTIAL	49,494	POOR	100%
8. BOYD HALL	RESIDENTIAL	35,468	GOOD	100%
9. MAIN HALL	ACADEMIC	98,698	GOOD	70%
10. STUDENT UNION	SERVICE	24,962	FAIR	80%
11. SHOTWELL HALL	ADMINISTRATION	9,934	FAIR	33%
12. INTERFAITH CHAPEL	SERVICE	5,861	FAIR	90%
13. ARNETT HALL	ACADEMIC	37,713	POOR	100%
14. BLATNIK HALL	ACADEMIC + ATHLETIC	59,779	FAIR	80%
15. ASRC	ACADEMIC + ATHLETIC	73,944	GOOD	100%
16. COLLEGE HALL	ACADEMIC	16,706	FAIR	50%
17. MEDIA ARTS CENTER	ACADEMIC	10,594	GOOD	100%
18. HALL OF FINE ARTS	ACADEMIC	57,155	FAIR	100%
19. INDOOR SPORTS FACILITY	ATHLETIC	14,400	EXCELLENT	*NEW
20. SOFTBALL COMPLEX	ATHLETIC	--------	GOOD	100%
21. WEST FAMILY STADIUM	ATHLETIC	14,880	EXCELLENT	100%
22. MEYERS MAINTENANCE	MAINTENANCE	9,881	POOR	100%
23. TENNIS COMPLEX	ATHLETIC	1,713	POOR	98%
24. THE COMMONS	RESIDENTIAL	VARIES	FAIR	95%
25. SOCCER FIELD	ATHLETIC	--------	EXCELLENT	*NEW
26. KOVALICK FIELD	ATHLETIC	--------	GOOD	100%
27. WOMEN'S SOCCER	ATHLETIC	1,898	GOOD	100%
28. CAMPBELL HALL	ACADEMIC	72,000	GOOD	75%
29. ANNEX BUILDING	SERVICE	4,627	GOOD	98%
30. HUGHES HALL	RESIDENTIAL	62,344	GOOD	98%
31. PRESIDENT'S HOME	RESIDENTIAL	3,814	GOOD	100%
32. FRATERNITY HOUSING	RESIDENTIAL	VARIES	GOOD	100%
33. LIBERTY OAKS	ADMINISTRATION	2,832	GOOD	100%
34. UNIVERSITY PLACE 1&2	RESIDENTIAL	3,000/27,060	GOOD	98%
35. GARY WEST CENTER	SERVICE	5,740	GOOD	100%
36. CABIN HOUSING	RESIDENTIAL	VARIES	POOR	25%

07. Landscape Preservation & Enhancements

GOAL

Preserve and improve existing landscape while promoting stewardship and responsible future development.

APPROACH

1 ASSESSMENT OF EXISTING LANDSCAPE

An important initial step is to complete an accurate inventory of the existing landscape life on campus. With this in hand, all future landscape planning and development projects will have a reliable foundation for respectful decision-making. It will also help in understanding the commonalities in the campus's landscape palette as well as knowing what plant types have been effective in certain areas versus which ones have been non-effective or invasive.

2 CONTEXTUALLY-SENSITIVE IMPLEMENTATION PLAN

Once a detailed assessment has been completed, it will be much clearer as to what plant life should be removed/replaced due to poor health, undesirable location, and/or located in future planned development areas. It will also highlight what unplanned areas could be improved upon and how existing landscape rhythms can be completed or tied together. This section will attempt to illustrate a few of the major areas that could be improved upon.

3 CONTINUAL MAINTENANCE

The ongoing maintenance of the plant life on campus is key to the continual aesthetic quality of the natural landscape and the themes therein. Continual maintenance and proper stewardship will only be strengthened by having the document listed in step 1 of this approach.

CAMPBELL HALL AREA

The forested area and grass-covered hillside just south of Campbell Hall remains one of the last truly naturalized areas on campus. Because of the topography and its bowled shape, it forms a natural basin for water capture and runoff as well as forming a habitat for smaller animals, insects, and birds. While the area near the top of the hillside along Faculty Drive may be considered for future development (Section 10), the forested section and base of this area should be maintained and protected to ensure existing natural systems aren't negatively impacted. The adjacency of parking and Lakeview Drive's vehicular traffic should also be considered when adjustments are made as water runoff and visual screening can be modified and/or enhanced (Section 05).

If landscape design improvements are desired here, considerations for low-impact water retention/ riparian pond design should be further investigated. In addition, any desire to bolster outdoor "living" classroom options or incorporate biological studies or botanical learning should be woven into the area through the use of sensitve trail design, seating options, and/or small format informative signage (plant life identification, environmental systems information, trail distances). More of these elements will be touched on in the Future Development & Growth Section later in this chapter.

RECOMMENDATIONS

1. ENVIRONMENTALLY-SENSITIVE PEDESTRIAN TRAIL SYSTEM
2. BIOSWALE / RIPARIAN POND DESIGN
3. OUTDOOR CLASSROOM AMENITIES (SEATING, SMALL FORMAT SIGNAGE)
4. LANDSCAPE SCREENING FROM ROADWAY/PARKING
5. CONNECTIONS TO EXISTING SIDEWALKS FOR STRONGER CIRCULATION TO MAIN CAMPUS

HOGE QUAD

No other area in the campus demands the same attention to form and symmetry as the Hoge Quad. A long rectangular space with a strong North/South axis line framed on all sides with buildings, the campus was built around this nexus during its earliest years. Today the Quad still serves as the heart of the campus while other buildings and traffic lanes have sprung up around it to support ongoing needs and new programs. Students and staff constantly inhabit the space and traverse the flat turf panels along a variety of paths while vehicular traffic circulates just outside the framing buildings.

For the most part, all the landscape shrubs and shade trees occur at the North and South ends of the plaza with a few patches of trees popping up between the framing buildings and near the center. Pedestrians tend to focus their passive time in these zones, enjoying the shade and seating that prevail there. Conversely, various recreational activities tend to take place in the more large open areas at the northern end where the turf is uninterrupted by the concrete walkways that are seen mostly criss-crossing along the southern half of the quad. Recommendations for landscape alterations in this area are largely dictated by the college's desires in how the space is used, but a few minor adjustments can help make a largely effective space become even more visually arresting and widely utilized.

RECOMMENDATIONS

1. REMOVE ANY EXTRANEOUS PATHWAYS ALONG SOUTHERN HALF TO CREATE MORE USABLE OPEN SPACE
2. STRENGTHEN THE VISUAL IMPACT OF THE MAIN AXIS PATHWAY WITH NEW FORMALIZED SHRUB LINES
3. CREATE SOFTER SCREENING OPTIONS FOR TRASH RECEPTACLES AND UNWANTED SIGHT-LINES
4. INTEGRATE NEW FOUNDATION EVERGREEN PLANTINGS & SHRUBS TO HELP SOFTEN THE WINTER APPEAL

VAN METER WAY LANDSCAPE EDGE

Another area of landscape importance is the northern approach to the site along Van Meter Way. Strong campus design shows that though the use of visual cues, sight lines, graphics/signage, and purposeful landscape design, we can help guide those wishing to visit the site in an excitingly rhythmic and dynamic way. Without the ability to help build anticipation and inform visitors as to where they are in respect to the site and its boundaries, those same visitors can miss certain key points, vehicular routes, or the site altogether.

The vehicular approach that comes up the hill from Van Meter Way's intersection with North Fork Road is heavily shrouded with natural landscape. The massing of plant life only breaks away a few feet before the lower entry into the site and can cause traffic to be unaware of exactly how close they are to arriving on campus. In conjunction with updated gateway elements that signal the campus approach (Section 02), creating visual corridors through the landscaped hillside and new aesthetic plantings can help increase the anticipation and understanding of exactly where the campus entries are. In addition, the mindful screening of the existing landscape can offer more opportunities for small pocket spaces that can be used for signage/banners or other college-related marketing pieces.

RECOMMENDATIONS

1. CREATE VISUAL CORRIDORS THAT ALLOW SEMI-SCREENED VIEWS INTO CAMPUS FROM THE ROAD
2. INTEGRATE AESTHETICALLY PLEASING LANDSCAPE OPTIONS CLOSE TO THE SOUTHERN ENTRY ROAD
3. CREATE PLANNED LOCATIONS FOR POSSIBLE SIGNAGE/BANNERS ALONG ROADWAY
4. CREATE RESPECTFUL LANDSCAPE MAINTENANCE PLAN FOR LONG-TERM UPKEEP

08. Trail Connections & Improvements

GOAL

Create and promote new trail connections and associated trail features to the undeveloped campus hillside.

APPROACH

1 ASSESSMENT OF EXISTING TRAILS

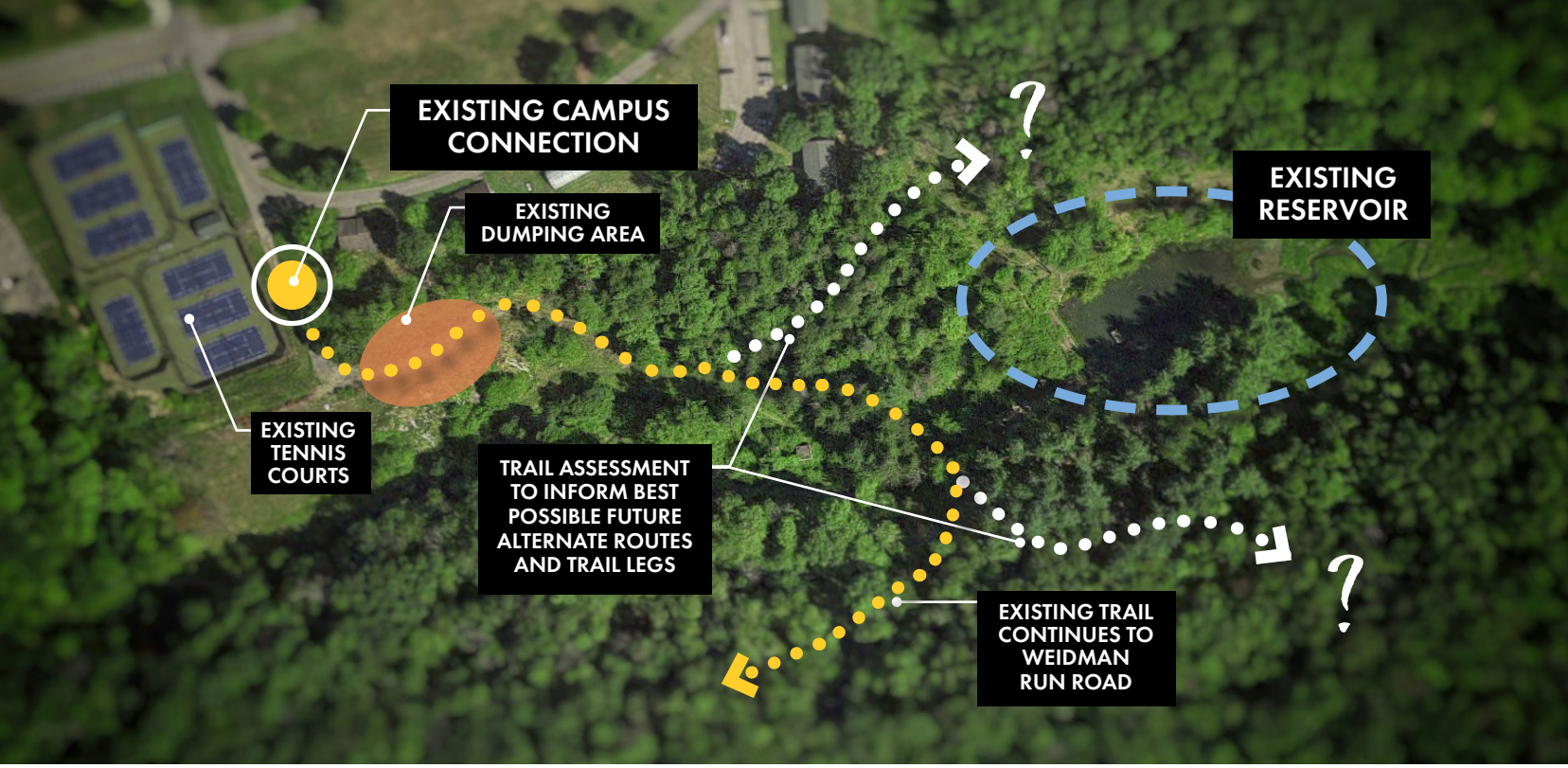
Working with the college and their Outdoor Learning Spaces Committee, an effort to fully inventory and map the existing trails and logging roads as well as future anticipated trail areas should be undertaken. During this process an overall hierarchy of needs/desires and opportunities and constraints should be understood so a prioritized action list can be created and adhered to.

2 DESIGN OPTIONS & SYNTHESIS OF FUTURE NEEDS

Once the assessment is agreed upon and an action list is created, trail design and ideation sessions can commence to better grapple with possible solutions. From landscape planting and grading/clearing to architectural features and signage, all needed items for safe and healthy trail systems should be considered and laid out in an environmentally sensitive manner while planning for possible future needs and expansion/development of the hillside.

3 PHASED IMPLEMENTATION

After settling on final trail designs, a phased implementation plan should be created to aide in the development. With this and an understanding of available funding and timeframes, the college can determine how to phase the steps in a non-interruptive and cohesive manner.



TRAIL SYSTEM KEY ITEMS

As noted in the Analysis section of this document, the campus boundary is larger than just the developed hilltop that the majority of the college operates on. The boundary also encompasses an adjoining hill to the southeast that sits undeveloped. This hill hosts a similar topographic profile and a slightly larger square footage than that of its brother. Although a detailed assessment of this hill and the existing trails & logging roads therein will be required to make the most informed decisions on future connections and improvements, this section will point out a few recommendations to help assist the process.

TRAILHEAD

Currently there is no demarcated trailhead or "jump-off" point for students and staff to gather and understand where/how to access the trails. Deciding on the best location for such a space and creating an inviting area with informative signage highlighting the trail system, distances, amenities, etc. will help create a welcoming gateway for such an improvement.

RESERVOIR

The existing reservoir is another key element to be considered when the trail systems are planned. Utilizing the area by integrating more green space and signage for outdoor learning could amplify the educational aspect of the space. This could also potentially be an ideal place for an upstream reservoir boardwalk crossing to reach the remaining trails and continue into the undeveloped hillside.

TRAIL FEATURES

There are many features that should be considered for integration into the trail system. Most are dependent on the outcome of any design solutions reached during the assessment process, but potential features include shade structures and seating for outdoor classes, restrooms, informative signage, viewing perches, and even ropes courses, exercise areas, and/or biking & pump tracks.

09. Public Art / "Artscape" Installations

GOAL

Protect, enhance, and promote current art installation locations as well as create a framework for future campus guidelines.

APPROACH

1 ESTABLISH CRITERIA FOR STANDARD PRACTICE

Creating a generalized framework for how public art is selected and integrated into the campus fabric is an important first step. This will allow a smoother system to take hold in handling and allocating space and specific needs per piece of artwork. This will also create a standard aesthetic in how all artwork is framed or placed in space, creating a unified style across campus.

2 IDENTIFY LOCATIONS

This section will seek to recommend significant spaces to host public art as well as illustrate why such areas could be beneficial. The areas chosen should offer ample space for viewing and pedestrian circulation as well as easy access for maintenance and the ability to place and remove art over time without any fear of damage to the area or the artwork itself.

3 COMMUNITY PROMOTION AND ENGAGEMENT

Once criteria for standard practice is in place and locations are identified, plans for increased community promotion and engagement can proceed. Garnering support and creating more platforms for local artists and the surrounding communities help boost interest and visibility for those involved in the arts and help catalyze further projects and idea sharing.

ENHANCING THE PUBLIC ART ON CAMPUS

Public art can be seen and experienced in so many formats, sizes, and locations that its hard to specify exactly how and where it should be placed in any given situation. It's generally more important that whatever standards are decided upon in an overall location, that all pieces within adhere to those same guidelines so that there is a sense of unification and linked aesthetic in their platform. General rules of good practice with artscape elements include things such as using locations that are easily seen and accessible by pedestrian and/or vehicular traffic, provide smooth circulation, offer plenty of light and fresh air, and can be maintained and/or replaced over time with ease. Other tenets of effective public art include using locations that help bring people together for shared experiences, discussion, and challenging thought or for aesthetic escape and relaxation. While we've identified three important locations below, there are many more areas where artscape installations can be effectively integrated.

- **GATEWAYS**

As noted in Section 02, the gateways form a very important role in creating a first impression for the campus as well as a sense of arrival. By including public art at these locations, a more sophisticated and artistic note can be struck early on as well as creating a highly visible platform for highlighting the talent found in the college and local community.

- **ENTRY/MAIN HALL**

Similar to the gateways, incorporating public art near the entry to campus or along the northern side of Main Hall can offer an immediate and dynamic impression to visitors. Vehicular traffic is forced to approach this angle head-on and will be hard pressed to miss something visually provocative located in this region.

- **MEDIA ARTS CENTER/HALL OF FINE ARTS**

A natural location for artscape elements is the Hall of Fine Arts courtyard. Additionally, a permanent art fixture could be installed at the entry between the Media Arts Center and Hoge Quad. These areas form the heart of artistic talent on campus, and would help to increase the sense of ownership for artists who work here.

10. Future Development & Growth Opportunities

GOAL

Plan strategic solutions for future campus projects and tailor phased approaches that are cost and time-sensitive.

APPROACH

1 ASSESSMENT OF KEY DEVELOPMENT AREAS

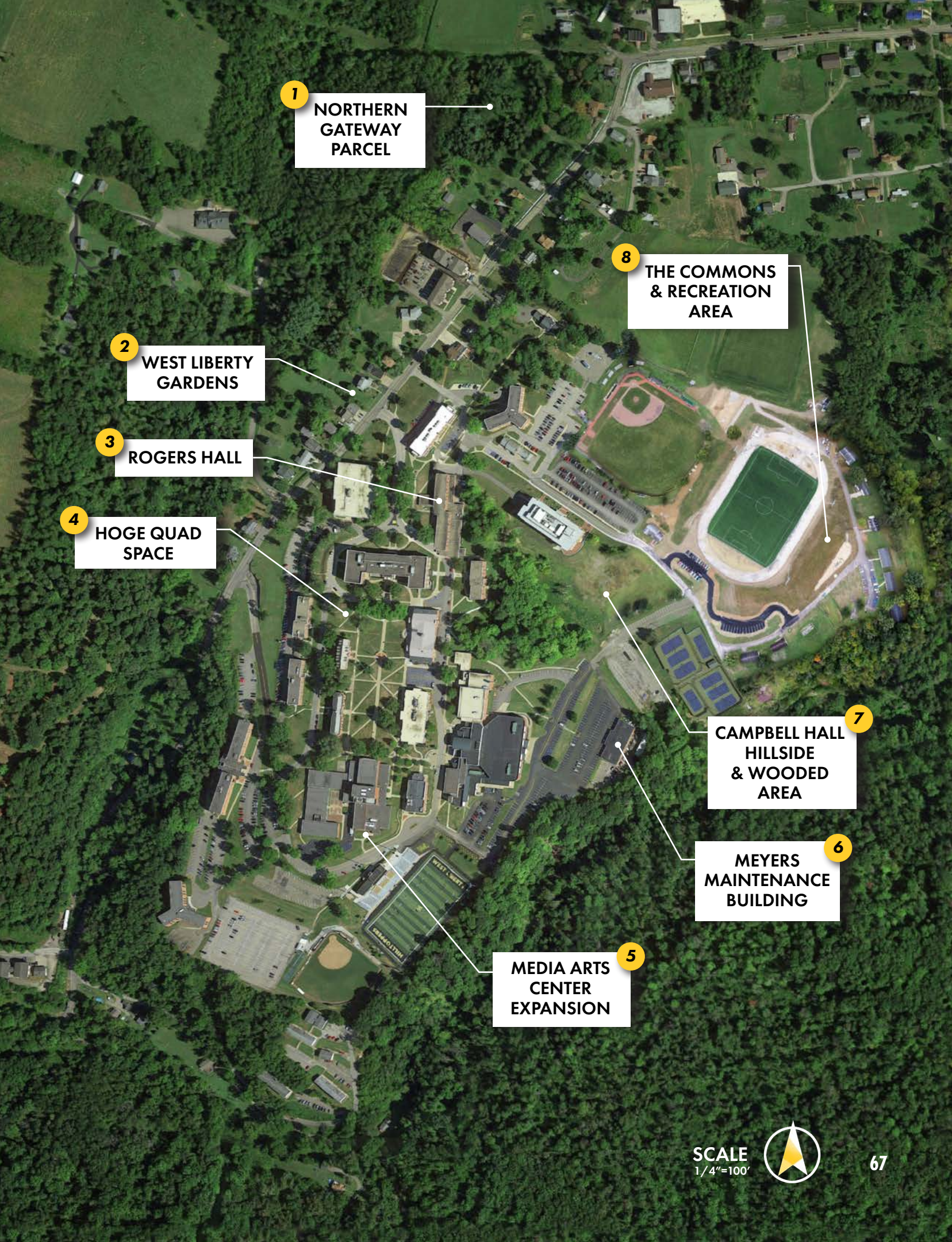
Under the direction of the college, the team has identified the top 8 areas of future development and design as the campus expands and evolves. These areas each have unique directives, constraints, and time frames so a closer look at each location is needed to give the best design solutions.

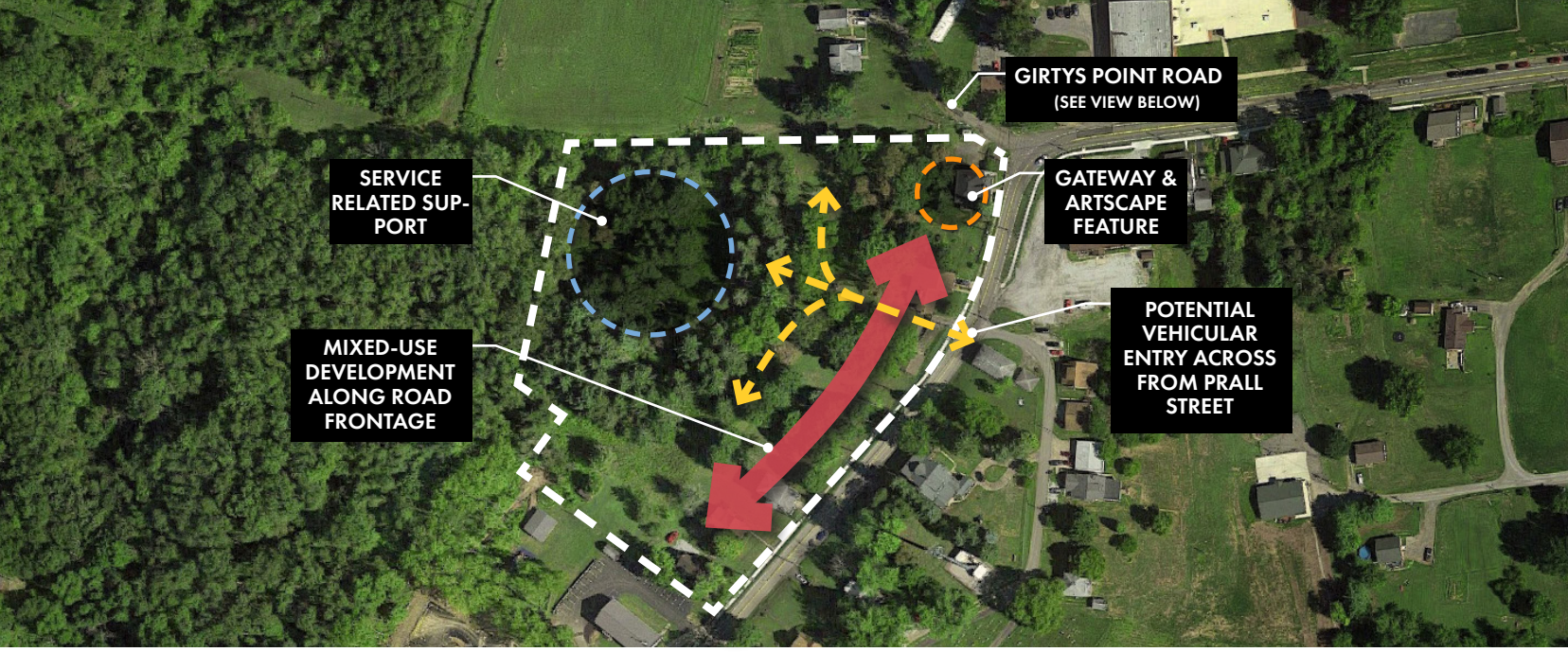
2 DATA-RESPONSIVE ARCHITECTURAL SOLUTIONS

Once each area has been comprehensively analyzed, data-responsive solutions can be tailored to the overall needs and goals of that particular zone. These design solutions will help guide the workflow through the entire process from conceptual idea to completed build.

3 PHASED APPROACH

Because some design solutions stretch across longer time frames or are particularly cost-sensitive, there may be a need to take cartain design elements and implement them in a phased fashion. Working with the college and understanding these limitations is integral to smooth and functional transition periods during the project.


1
NORTHERN GATEWAY PARCEL
2
WEST LIBERTY GARDENS
3
ROGERS HALL
4
HOGE QUAD SPACE
5
MEDIA ARTS CENTER EXPANSION
6
MEYERS MAINTENANCE BUILDING
7
CAMPBELL HALL HILLSIDE & WOODED AREA
8
THE COMMONS & RECREATION AREA
SCALE
1/4"=100'

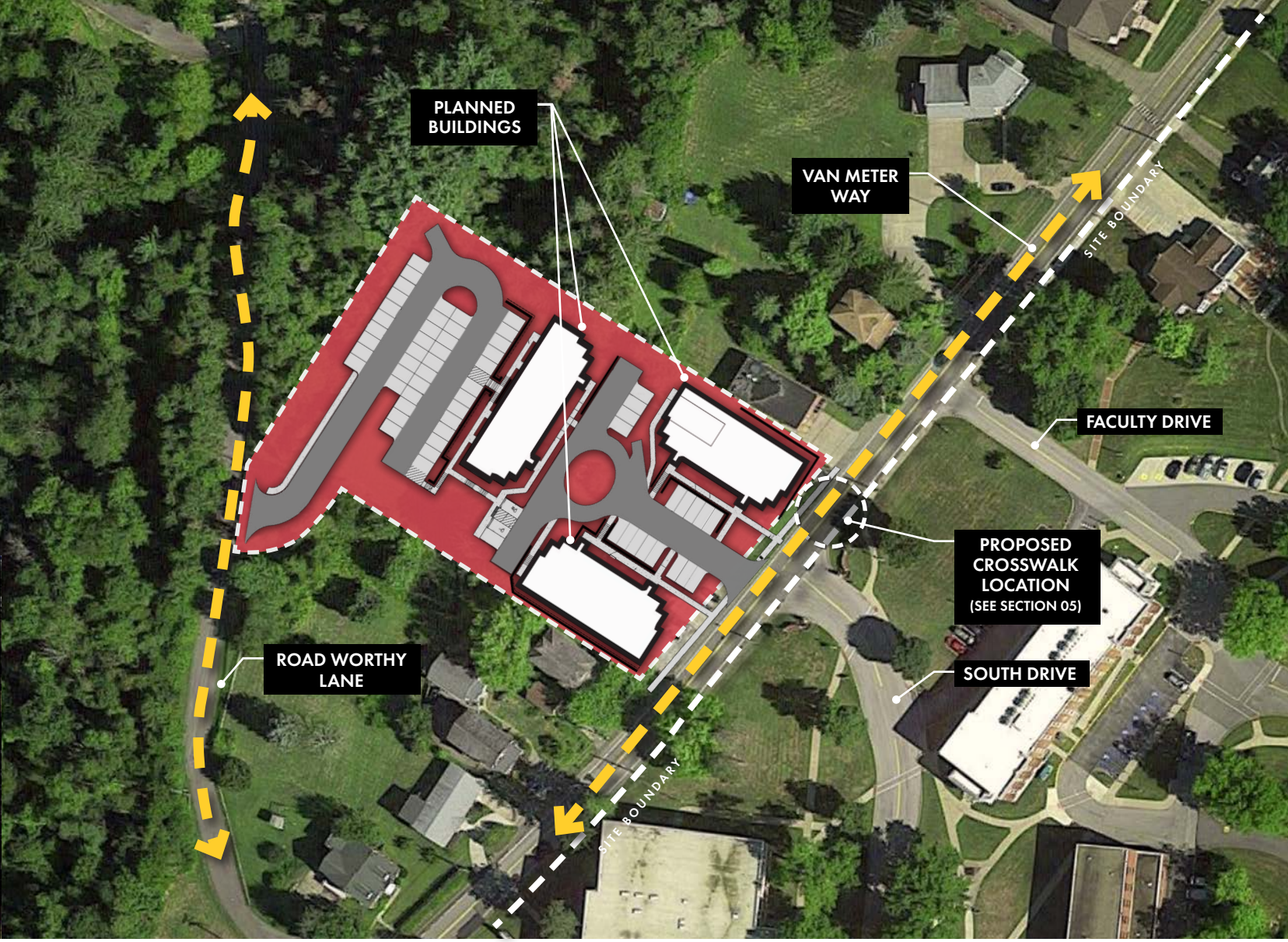


1. NORTHERN GATEWAY PARCEL

The northern gateway parcel has been partially discussed in the sections concerning its gateway function and its application to host public artscape features. In addition to it being a key corner piece to the expanded footprint of the college, it also has potential to become a mixed-use area with options for grocery purchase, service-related support functions for the college, residences, and even retail. With respect to further development, many elements like slope, drainage, and the heavily wooded nature of the hillside will have to be investigated further to help inform the best possible layout of the space.

RECOMMENDATIONS

1. ANALYSIS OF THE HILLSIDE FOR SPATIAL & ENVIRONMENTALLY RESPECTFUL DEVELOPMENT
2. ROAD FRONTAGE RETAIL / GROCERY / RESIDENCE
3. SERVICE-RELATED SUPPORT AREA
4. GATEWAY FEATURE (SECTION 02)

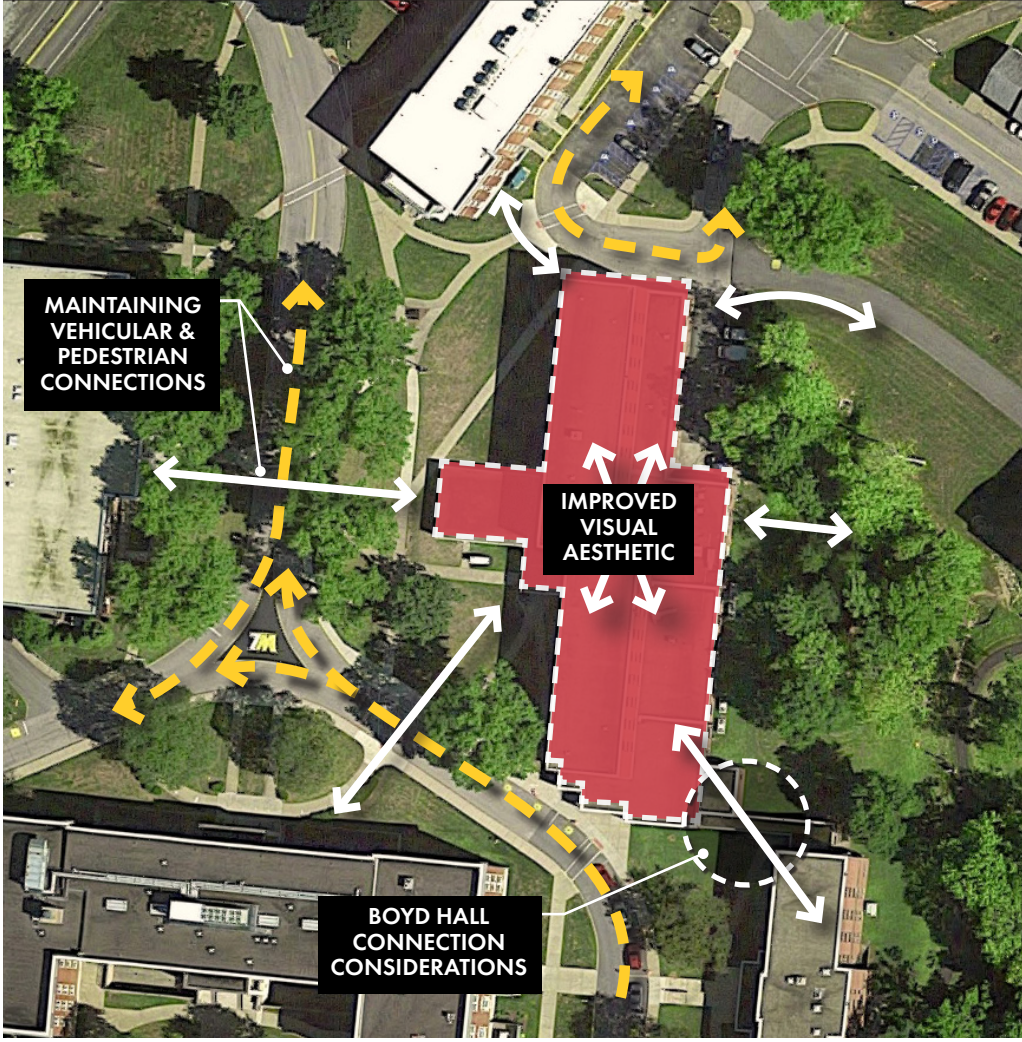


2. WEST LIBERTY GARDENS

To the east of the main campus across Van Meter Way lies the cabin area and the Gary West Center which are both utilized by the college as discussed previously in this document. General planning has begun to address a new connection and development here. With respect to the spatial agreement of this planned corridor, there are a few recommendations that can be considered when the construction on the impacted area begins. Design items like the crosswalk discussed in Section 05, signage, sidewalk/trail systems, landscape improvements, seating, and lighting are a few of the many things to consider.

RECOMMENDATIONS

1. CROSSWALK CONNECTING THE MAIN CAMPUS TO THE NEW CORRIDOR (SEE SECTION 05)
2. CONTINUOUS PEDESTRIAN ACCESS (SIDEWALK / TRAIL SYSTEMS)
3. LANDSCAPE IMPROVEMENTS, SEATING, LIGHTING, SIGNAGE, AND OTHER COMMON AMENITIES

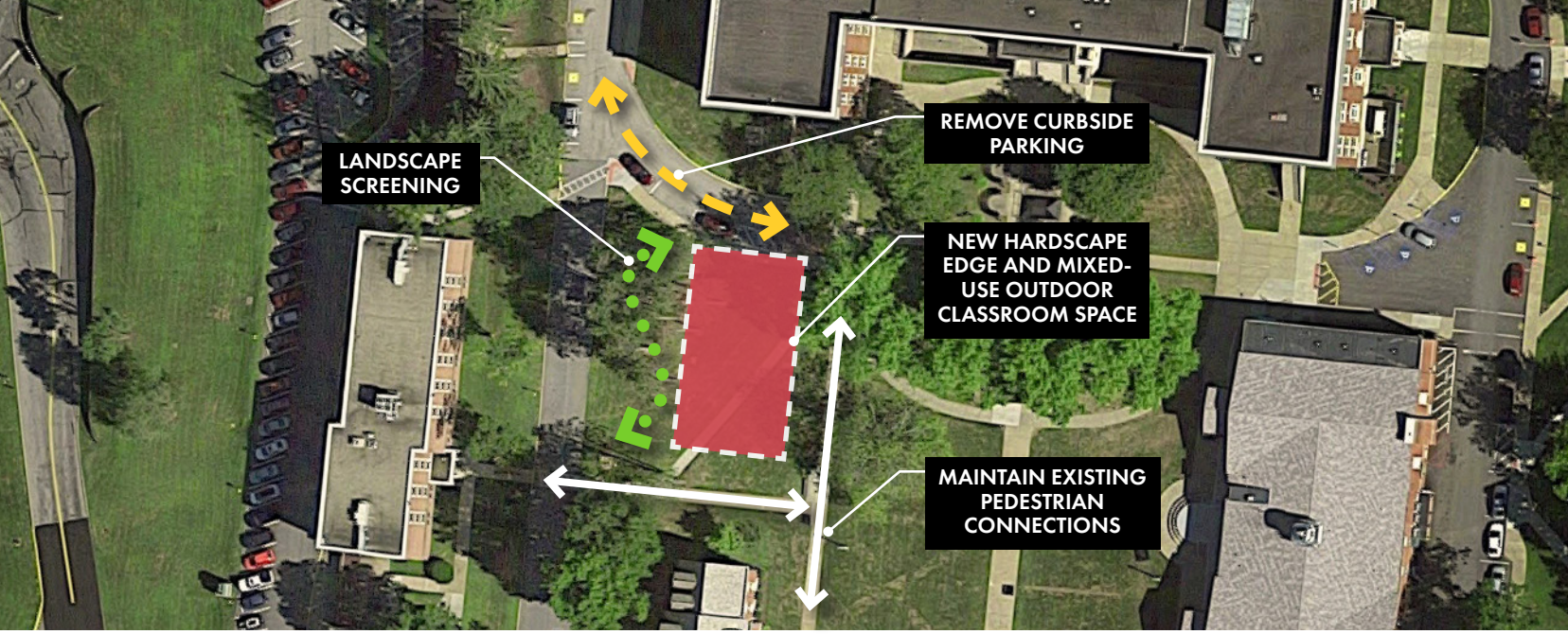


3. ROGERS HALL

When analyzing the current buildings on campus and their current state, there are several that have been brought up by the college as potential candidates for design upgrades or even complete demolition and replacement. Rogers Hall was named as one of the most probably candidates for demolition due to its needs for near-constant repair and maintenance in conjunction with its high profile location on campus. The overarching goal would be to replace the building with one that better suits the current residency and food service needs as well as providing a more aesthetically remarkable and functional "bookend" to the academic core. Other considerations for redesign include the way in which the building connects with Boyd Hall and its shared space, pedestrian connections to Main Hall and Elbin Library, traffic crossing and vehicular flow behind Shaw Hall, and pedestrian access to Campbell Hall and the wooded hillside located just behind the existing foundation.

RECOMMENDATIONS

1. EXPLORING DESIGN OPTIONS THAT BETTER PROVIDE FOR THE COLLEGE'S PROGRAMMATIC NEEDS
2. ENHANCING PEDESTRIAN CONNECTIONS AND PROTECTING EXISTING TRAFFIC PATTERNS AND PARKING
3. IMPROVING THE VISUAL AESTHETIC WITH CAMPUS-SPECIFIC THEME AND STYLE
4. PLANNING FOR LESS EXTENSIVE & COSTLY MAINTENANCE AND REPAIR

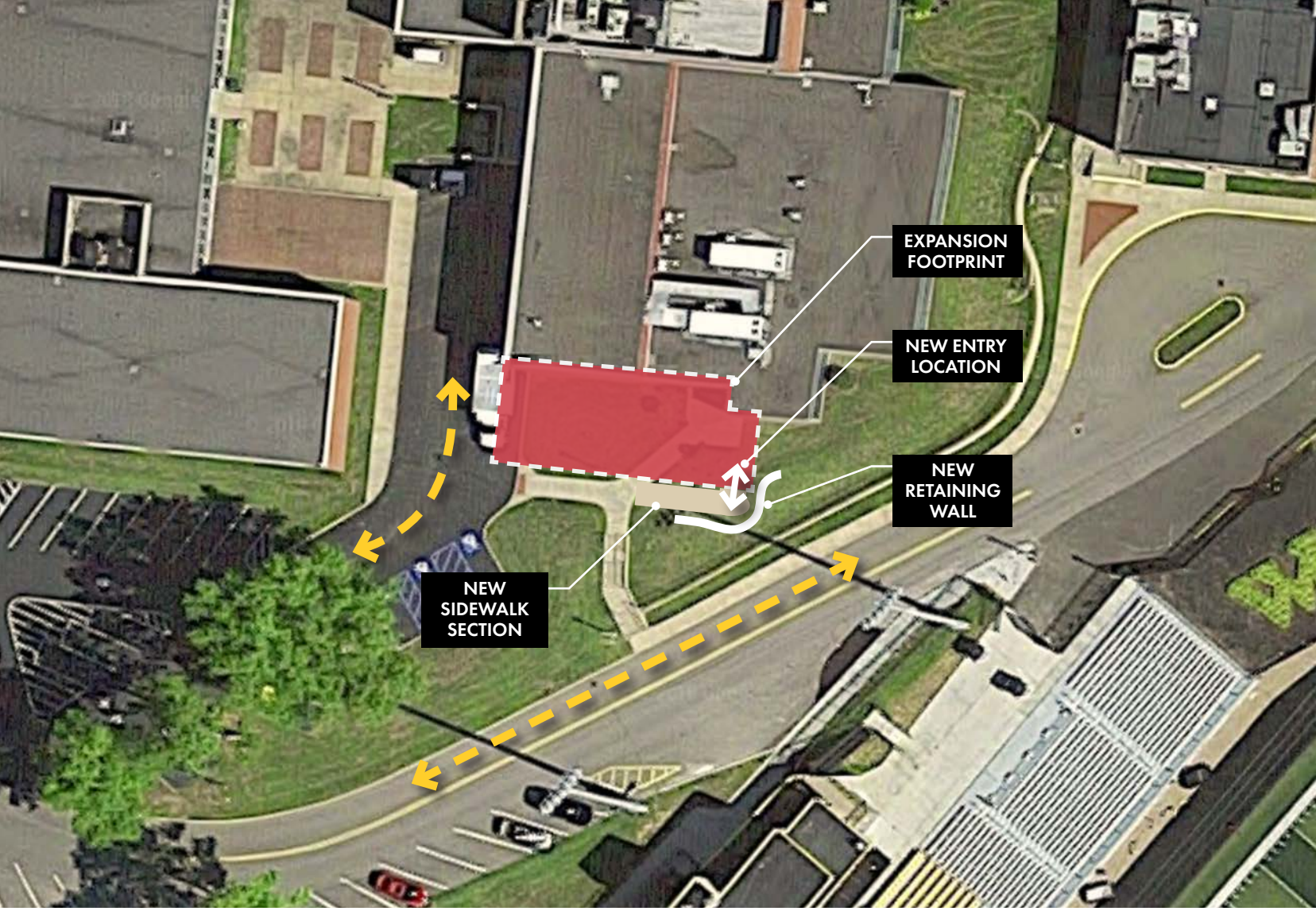


4. HOGE QUAD SPACE

As noted previously, the Hoge Quad is possibly the most notable and iconic space on campus and one that draws its identity from the form and placement of the open green space and the buildings that frame it. There is currently a visual gap in this formalized border near the southwest corner of Main Hall that is being used for curbside parking. By removing the parking and reformatting this area into a mixed-use outdoor classroom/recreation area with a new hardscape edge, seating, and landscape screening, the space can be improved upon and more widely utilized. This redesign would not only allow more programming options and encourage a healthier outdoor academia, but would also bolster safety by separating parking from the pedestrian core more effectively and screen unwanted sight lines. Additionally, the new hardscape edge would fill the last existing void space in the framing edge of the Quad and complete the symmetrical form that makes the area so visually appealing.

RECOMMENDATIONS

1. REMOVE CURBSIDE PARKING
2. REDESIGN AREA TO FUNCITON AS A MIXED-USE OUTDOOR CLASSROOM SPACE
3. INTEGRATE NEW HARDSCAPE EDGE TO COMPLETE QUAD FRAME AND BOLSTER SAFETY
4. INCORPORATE LANDSCAPE SCREENING

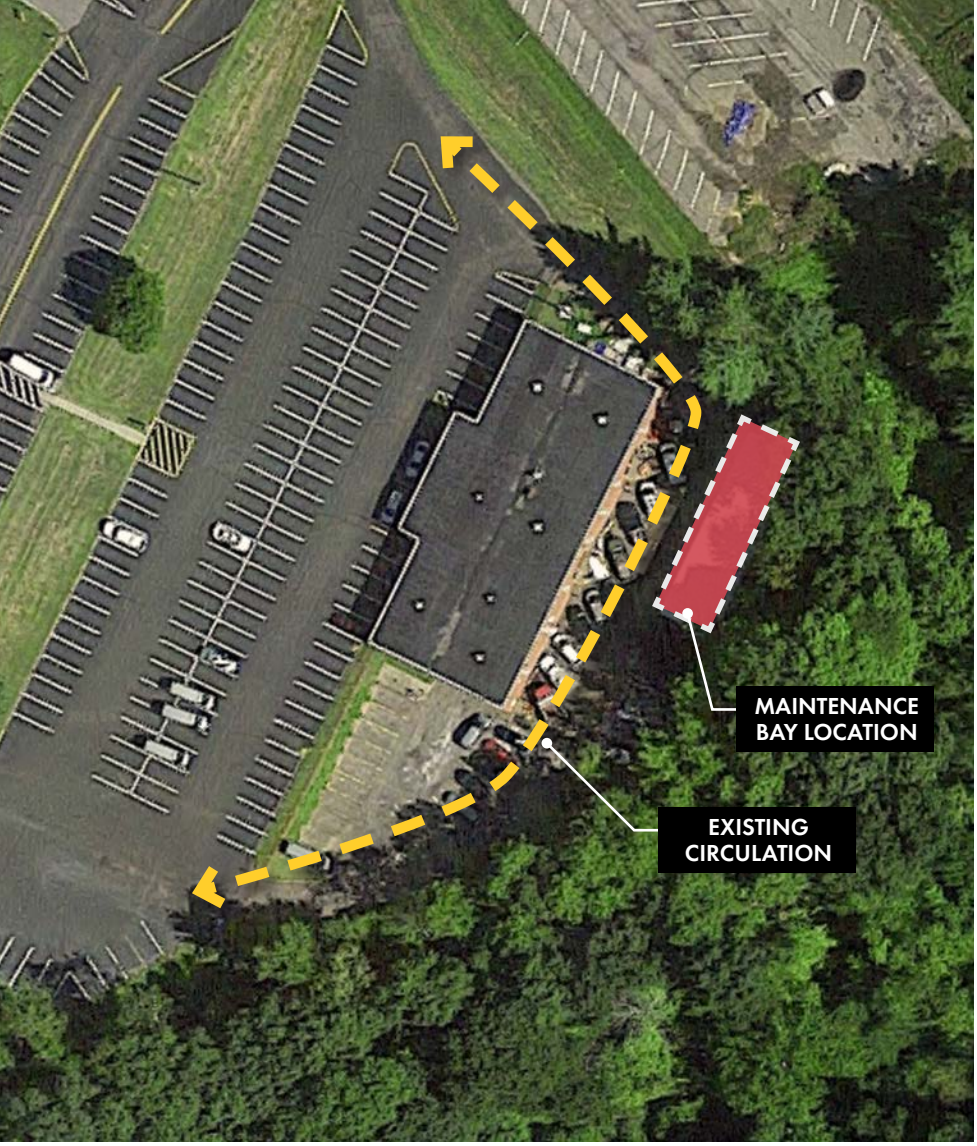


5. MEDIA ARTS CENTER EXPANSION

There is currently a completed design package for the expansion of the Media Arts Center that is set to be built in the near future. The goal of the design is to provide more classrooms and general space to the building in response to the growth in this sector of the college. Within the new design a TV News Studio and a News Room have been added along with updated connecting corridors. The existing sidewalks to the south of the building are being partially removed to allow access directly to the staircase that leads to South Drive. In addition, a revised retention wall section is being introduced to handle the larger building footprint.

RECOMMENDATIONS

1. CREATE MORE CLASSROOM SPACE FOR THE MEDIA ARTS AT SOUTH EDGE OF CURRENT BUILDING
2. ADJUST SIDEWALK CONNECTIONS AND ENTRYWAY
3. CREATE NEW RETAINING WALL



6. MEYERS MAINTENANCE BUILDING

The Meyers Maintenance Building is the hub for all infrastructure and service-related functions on campus. As such, it serves a crucial role in the upkeep and well-being of the campus buildings and amenities and the smooth flow of repair-based operations. A few recommendations to assist in this and boost time and resource management may include improving/expanding the maintenance storage bay behind the main building, providing more paved space within the gated footprint for added private storage or better circulation, or potentially creating new satellite maintenance locations at other areas around campus (see #1 - Northern Gateway Parcel in this section).

RECOMMENDATIONS

1. IMPROVE / EXPAND MAINTENANCE STORAGE BAY
2. CREATE OPTIMAL OPEN SPACE FOR PRIVATE STORAGE AND SMOOTH VEHICULAR CIRCULATION
3. IMPLEMENT NEW SATELLITE MAINTENANCE LOCATIONS ACROSS CAMPUS

7. CAMPBELL HALL HILLSIDE & WOODED AREA

The open hillside and wooded area between Campbell Hall and Boyd Hall is one of the last remaining naturalized areas on campus with a respectable amount of tree shade. It is currently used for periodic hikes, outdoor lessions, passive recreation, and exercise but remains largely underutilized from a programmatic standpoint. Parking stalls line the entire southern edge of the area but mostly lack connective sidewalk sections or access up the hillside back to the main campus. The design recommendations here hope to create a more dynamic and natural learning environment while honoring biological stewardship and delineating space for future academic buildings to help frame the area and create a cozy and inviting space for students and visitors alike.

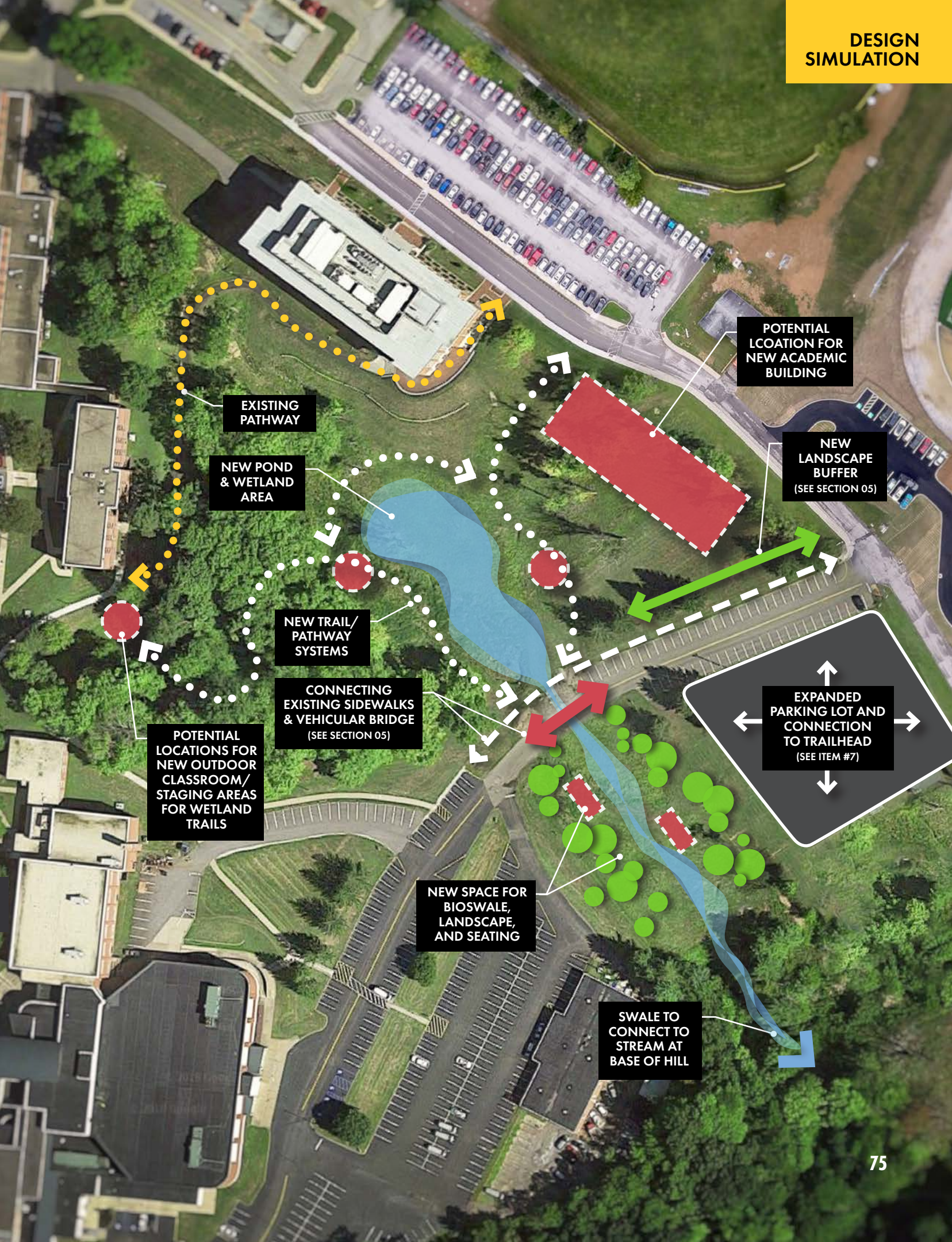
The first item to consider is using the natural topography of the area to create a new pond & wetland zone that is consistent with the existing drainage on site (explored in Section 07). This would not only serve to create a new visual anchor and identity for the space but would encourage new program elements and outdoor learning on a whole new level. In addition, new trail systems can be interwoven into the hillsides to connect with the existing trail that leads from Boyd to Campbell Hall as well as engage the wetland area in ways that bring pedestrians up close and personal with the biological systems. These new pathways also form a connective function to bring students from the parking areas at the southern edge of the site up to the Hoge Quad and Campbell Hall.

The second item is closely tied to the first as it considers the natural drainage that occurs from the area currently and how it interacts with the parking and roadway to the south (See Section 05 to understand current site elements and their migration). By creating a vehicular bridge and drainage bioswale to move underneath the roadway and southeast from the site, a more environmentally sensitive and visually appealing area can be created. As the bioswale continues from the hillside, it becomes another learning area, provides passive seating and shade, serves as a buffer zone between the maintenance area and the migrated parking, and can be tied into the stream further down into the valley below.

The final element to this overall design recommendation is creating space for a new academic building near the corner of Lakeview and Faculty Drive. This building would serve to house the expanding college and its new courses as well as filling in the framed edge of the space, delineating a new hybridized academic/recreation pocket within the greater framework of the college. The new connective pathways noted above can be designed to work in tandem with the footprint as well, tying the entire design together.

RECOMMENDATIONS

1. NEW POND/WETLAND AREA
2. SUPPORTIVE STAGING/LEARNING AREAS AND OUTDOOR CLASSROOM AMENITIES
3. ENVIRONMENTALLY-SENSITIVE TRAIL SYSTEM
4. DRAINAGE/BIOSWALE DESIGN AND VEHICULAR BRIDGE FEATURE
5. NEW LOCATION PLANNING FOR FUTURE ACADEMIC BUILDING
6. LANDSCAPE SCREENING FOR PARKING AREAS


EXISTING PATHWAY
NEW POND & WETLAND AREA
POTENTIAL LCOATION FOR NEW ACADEMIC BUILDING
NEW LANDSCAPE BUFFER (SEE SECTION 05)
NEW TRAIL/ PATHWAY SYSTEMS
CONNECTING EXISTING SIDEWALKS & VEHICULAR BRIDGE (SEE SECTION 05)
EXPANDED PARKING LOT AND CONNECTION TO TRAILHEAD (SEE ITEM #7)
POTENTIAL LOCATIONS FOR NEW OUTDOOR CLASSROOM/ STAGING AREAS FOR WETLAND TRAILS
NEW SPACE FOR BIOSWALE, LANDSCAPE, AND SEATING
SWALE TO CONNECT TO STREAM AT BASE OF HILL

8. THE COMMONS & RECREATION AREA

Along the campus's easternmost edge exists the soccer field, tennis courts, and the residence area, The Commons. Design alterations are recommended here to help offer more parking, create a more inviting recreation area, trailhead, and improve the housing opportunities.

As noted in Section 04, there are many connective elements to this section of campus that are not addressed currently. Bringing people from the sidewalk near Campbell Hall as well as the leg that terminates near Meyers Maintenance Building are two of the major routes that could be expanded upon to create more seamless and safe transitions from the core areas of campus. By linking the existing sidewalks and weaving new ones through this area, it encourages pedestrians to not only explore further but to feel safe and comfortable in the more remote areas of campus.

The next item also discussed in Section 04 is the migration of the basketball court from Beta Hall or potentially building new courts in some of the vacant space along the treeline. Knowing how distant the current court is from the bulk of pedestrian activitiy, its low visibility, and limited access to other amenities, it makes sense to provide a better location for it. In addition, taking into account that this general area is already heavily planned with sports and recreation spaces, creating stronger connections and keeping a tighter proximity between them assists in boosting student usage as well as branding the area as the "go-to" space for recreation.

With respect to Section 05, another recommendation may be to migrate the tennis courts to the east. The goal would be to build courts that require less constant maintenance while allowing for expanded parking in the location of the existing tennis courts. This entire line of planning is tied in with the development recommendations associated with the bioswale and drainage/retention of Campbell Hall and the wooded hillside as noted in the next item.

As discussed in Section 08, there is also a need to plan for a future trailhead and path system that leads from the developed hillside of campus, down to the reservoir in the valley below, and back up toward the currently undeveloped hillside. Understanding the best possible routes for the trail to take, incorporating informative and diagrammatical signage, and planning for amenities such as seating, lighting, and restrooms are other factors to consider.

Finally, by removing the single-family housing in The Commons area and replacing it with higher density townhomes, the college can consolidate maintenance while boosting maximum residency and creating a more localized student living area in the immediate adjacency of a major recreation area.

RECOMMENDATIONS

1. NEW SIDEWALK CONNECTIONS & CROSSWALKS
2. BASKETBALL AND TENNIS MIGRATION & IMPROVEMENTS
3. PLANNING FOR EXPANDED PARKING & TRAILHEAD AREAS
4. HOUSING REDESIGN


NEW SIDEWALKS & CONNECTION TO INTRAMURAL FIELD
HIGH DENSITY 2-3 BEDROOM TOWNHOMES & PARKING
(40' x 20' UNITS/ 10 UNITS EACH = 30 TOTAL)
SEATING OPPORTUNITIES
(BOTH SIDES)
NEW HILLSIDE LANDSCAPE & WALKING TRAIL
NEW CROSSWALKS & CONNECTIVE SIDEWALKS
NEW LOCKER ROOM FACILITY
EXPANDED PARKING LOT AND CONNECTION TO TRAILHEAD
BASKETBALL RELOCATION & ADDITIONAL COURT
TENNIS RELOCATION
EXISTING TRAIL ROUTE WITH ADDED AMENITIES
NEW TRAILHEAD & REST AREA

CHAPTER 6

Phasing

Having set forth a series of goals for the campus and action-oriented steps to reach them, our attention now turns to how the college can successfully phase the entire process in a manner that suits their needs and timeframes.

GOAL-RANKED PHASING

Through working sessions with the Planning Advisory Committee, a prioritized list of goals from the recommendations in Chapter 5 were outlined. Organizing this list allowed the Committee to decide on what improvements are the most important to them in short, medium, and long-term timeframes.

PRIORITY & SUBJECT	SHORT-TERM 1-2 years	MID-TERM 2-5 years	LONG-TERM 5-10 years
1 DEFERRED MAINTENANCE	+ Roofing + Windows + ADA compliance + HVAC, electrical, and plumbing + Fire alarm & suppression	+ Elevators + Exterior envelopes + New storage facility + HVAC, electrical, and plumbing + Fire alarm & suppression	+ Energy efficiency + Security & communications
2 BUILDING PROGRAMMING & UTILIZATION	+ Detailed campus-wide study, planning sessions, and problem solving with WLU Planning Committee + Initiating data-responsive solutions for building utilization and reprogramming	+ Class and faculty migration and rehabilitation + Initiating data-responsive solutions for building utilization and reprogramming	+ Class and faculty migration and rehabilitation
3 GATEWAYS, WAYFINDING, & CIRCULATION	+ North and south gateway signage and landscaping + Wayfinding design and location planning + Installation of recommended crosswalk markings, sidewalks, traffic calming items, and safety signage	+ Gateway artscape elements + "Major/Minor" wayfinding signage installation + Main Hall parking redesign & construction + Lakeview/South Drive vehicular redesign & construction	+ Support signage + Main Hall parking redesign & construction

PRIORITY & SUBJECT	SHORT-TERM 1-2 years	MID-TERM 2-5 years	LONG-TERM 5-10 years
4 RECREATION, LANDSCAPING, & TRAILS	+ Beta Hall basketball area improvements + South Drive space improvements + Hoge Quad sidewalk analysis and reconfiguration + Van Meter Way visual study & clearing/maintenance plan + Trail analysis	+ Hall of Fine Arts Courtyard redesign + ASRC outdoor seating improvements + Hoge Quad landscape improvements + Van Meter Way aesthetic landscape improvements + Trailhead design and installation	+ New trail extensions, design features, amenities, and improvements
5 ARTSCAPE	+ Creating standard criteria for installation & location analysis	+ Community awareness, fundraising, and commissioning	→

X FUTURE DEVELOPMENT

** PRIORITY, PHASING, AND TIMEFRAME OF FUTURE DEVELOPMENT PROJECTS TO BE DETERMINED AND MAY PROCEED CONCURRENTLY WITH OTHER PHASED GOALS AS DESIRED BY THE COLLEGE.*

PROJECT LISTING

NORTHERN GATEWAY PARCEL
+ Multi-use development

ROGERS HALL
+ Replacement design

HOGE QUAD SPACE
+ New outdoor classroom space
+ Removing curbside parking

THE COMMONS AREA
+ New locker facility
+ Soccer seating & landscape
+ New townhomes
+ Tennis & basketball improvements
+ New parking

WEST LIBERTY GARDENS
+ Trail connection to cabins

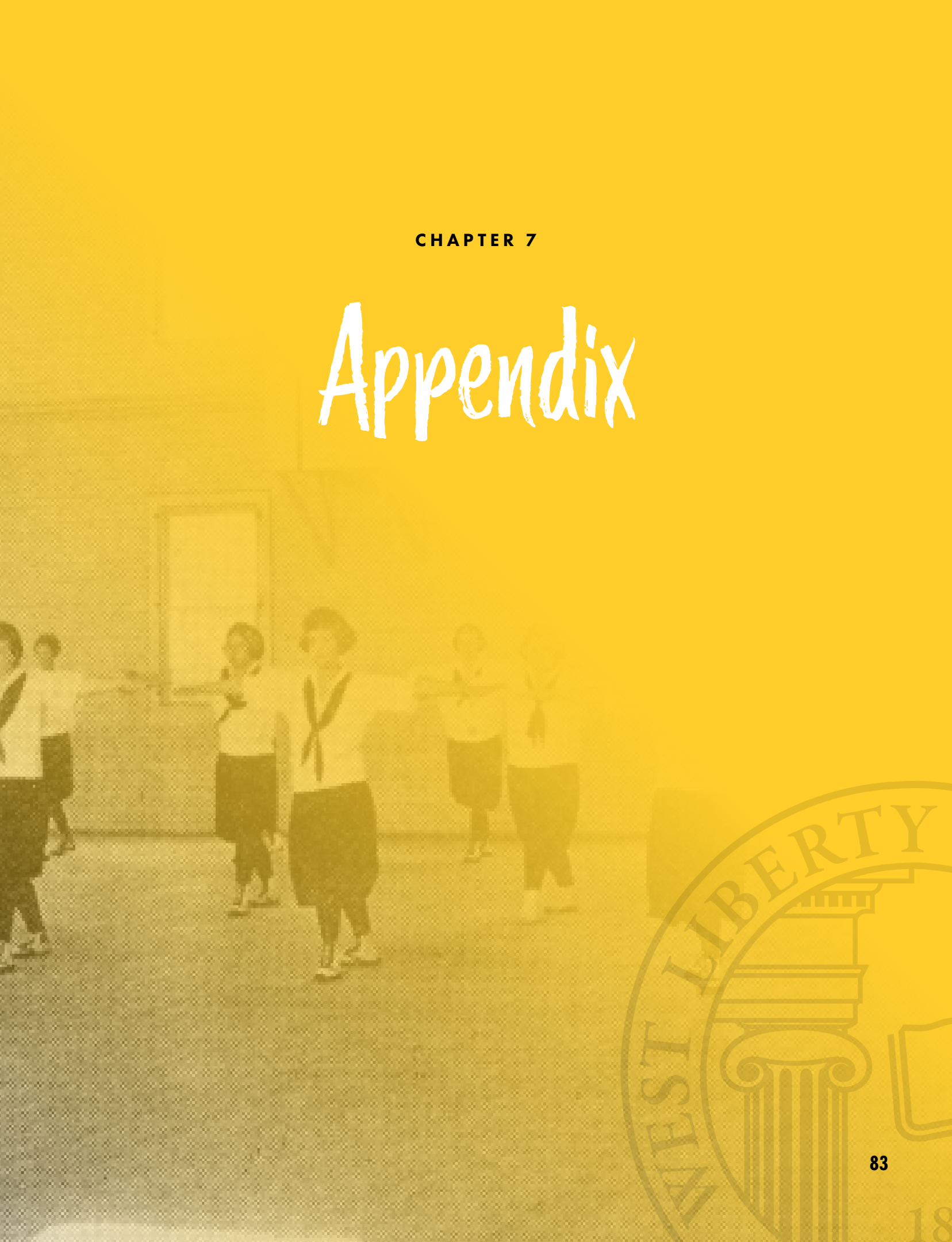
MEDIA ARTS CENTER
+ Expanded classroom space

MEYERS BUILDING
+ Storage bay improvements
+ New satellite location

CAMPBELL HALL HILLSIDE
+ New campus building
+ Pond/Wetland development
+ Bioswale/Stream
+ Vehicular bridge
+ Trails & learning stations

CHAPTER 7

Appendix



SECTION 1 - DEFERRED MAINTENANCE & INFRASTRUCTURE - 84-148

This section of the Appendix will host all the relevant information from the previous assessment with updated recommendations and cost/scope elements. The building numbering corresponds to the "Site Usage" page within the Campus Analysis section of this document (pages 18-19)

475 Beta Drive – Beta Hall

475 Beta Drive – Beta Hall houses 255 students in a co-ed, suite-style setting, with two rooms per suite separated by a bathroom. Each floor houses both male and female residents, dividing genders by suite. An ADA-accessible room is available in Beta Hall. Each floor has its own lounge for all residents to use. The RA Office is located on the first floor, along with laundry facilities and an additional kitchen lounge. Since fall 2016, Beta Hall has also housed first year students. Within the proposed 2018-2022 time period, Beta Hall is scheduled for demolition to provide for new housing.

Building Area - 50,029 sq ft

Building Information

Year Constructed -1967

Year(s) Renovated: IT Infrastructure Upgrade – 2006
CATV Upgrade – 2008
IT Network Upgrade - 2017

Stories - 5

Main Structure – Fire Resistive – Built with noncombustible Materials protected with maximum fire proofing

Exterior Enclosure – Brick, masonry

Roof – Rubber membrane with gravel

Elevator – 1

Heating – PTAC units in each room (2) gas fired boilers for common areas

Cooling – PTAC units

Electrical – 1600 amp, 208Y/120 VAC, 3 phase, 4 wire, 60 Hz

Fire Suppression – Fully sprinklered

Fire Alarms – Autodialer to central location

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
- Add cost to replace plumbing - $500,000
  - Includes plumbing impact on finishes

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			A,B,C,D,E,F
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E			
Life/Safety Code Updates	B,C			
New Construction				A,B,C,D,E,F

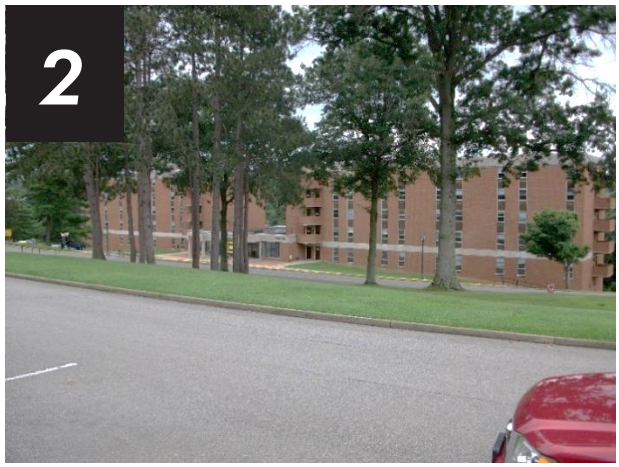
Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Beta Hall **Assumes structure is not demolished**

Requirement	Cost	Fiscal Year	Note
Replace plumbing			
Replace existing elevator	200,000		
	200,000		
Cost of Living Increase	**16,320**		
Revised Total with Cost of Living Increase	**216,320**		
Replace Plumbing	**500,000**		
Total	**716,320**		



102 South Way – Krise Hall

102 South Way - Krise Hall, houses 304 students, both upper-classmen and first year students, in a co-ed, suite style setting, with two rooms per suite separated by a bathroom. Each floor houses either all male or all female residents. Honors housing and theme housing are provided for the first year area of this facility, with first preference for honors housing given to Elbin Scholars and Honors College students. Each floor has a lounge space, and each tower has a working kitchen. The main floor consists of a large lounge with free Wi-Fi, television, vending machines, ping pong table, and pool table, as well as laundry facilities and the RA Office.

Building Area – 54,682 sq. ft.

Building Information

Year Constructed - 1970
Year(s) Renovated: IT Infrastructure Upgrade – 2006
CATV Upgrade – 2008
IT Network Upgrade - 2017
Stories – 6
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof Built-up tar saturated felt roof, ½" slag
Elevators - 2
Heating – Cemline Electric Boiler w/8 – 40 KW elements
Cooling – Chiller unit
Electrical – 4,000 amps, 277/480 VAC, 3 phase, 4 wire.
Onan gas fired generator - model 20ES,
20 KW/20 KVA 120/240 VAC standby generator
Fire Suppression – Fully Sprinklered
Fire Alarms – Sprinkler Valve Alarm

Building Description

Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
  - Modified plumbing
    - 55,000 SF @$15 = $825,000
    - Includes plumbing impact on finishes
  - Replace PTAC: general maintenance
  - Ongoing Sprinkler and other maintenance
  - Elevators (have been funded/removed from estimate)
  - Add Fire Alarm work
  - Add Roof $100,000

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E			
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Krise Hall

Requirement	Cost	Fiscal Year	Note
Energy Efficient windows required	164,000		
Replace existing generator with higher capacity unit	25,000		
Replace plumbing throughout building			Unknown
New HVAC controls			For energy efficiency; Unknown
New HVAC for ground level (basement) areas	600,000		
Replace PTAC units in rooms			
Install fire suppression, sprinkler system	100,000		
Replace two (2) elevators	~~400,000~~		
	889,000		
Cost of Living Increase	**72,542**		
Revised Total with Cost of Living Increase	**961,542**		
Fire Alarm Improvements			Unknown
New Roof	**100,000**		
Total	**1,061,542**		

585 University Drive – Bonar Hall

585 University Drive, Bonar Hall is an upper-classmen building which houses 92 students in a co-ed, suite style setting. Bonar Hall is our honors facility and has a grade point average requirement with a minimum GPA of 3.5. Each floor houses both male and female residents, dividing genders by suite. The main floor consists of the RA Office, and lounge with free Wi-Fi and television. Each floor has a small kitchenette and small laundry room.

Building Area - 26,407 sq. ft.

Building Information

Year Constructed - 1963
Year(s) Renovated: IT Infrastructure Upgrade – 2006
CATV Upgrade – 2008
IT Network Upgrade – 2017
Stories – 4
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof – Asphalt built up with gravel
Elevator – 0
Heating – Gas fired boiler; hot water supplied from Curtis Hall
Cooling – Chiller unit
Electrical – 1200 Amp, 208Y/120 VAC, 3 Phase, 4 Wire, 60 Hz
Fire Suppression – Fully Sprinklered
Fire Alarms – Remote to central location

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
- Chiller needs replaced

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	B,C	E	
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E	B		
Life/Safety Code Updates	B,C			
New Construction				

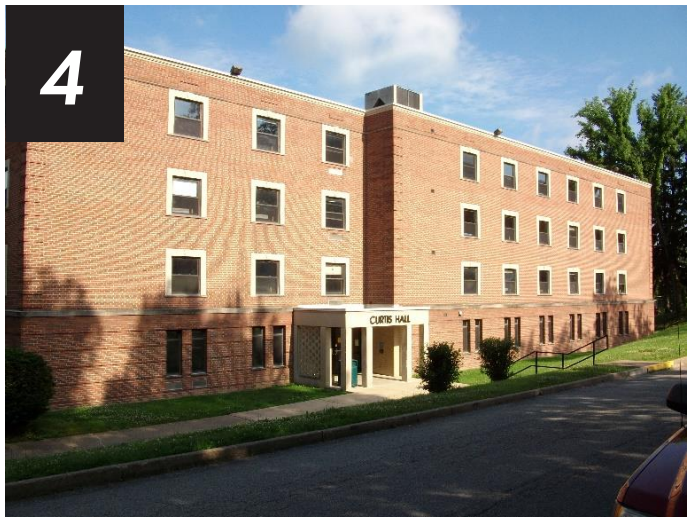
Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Bonar Hall

Requirement	Cost	Fiscal Year	Note
Replace existing windows	100,000		
New HVAC controls	13,000		For energy effciency
Engineering Study			Heating for this building is furnished by a 2 pipe system located in Curtis Hall. Recommend engineering study to separate this locaiton for reconstruction of heating facility.
	113,000		
Cost of Living Increase	**9,221**		
Revised Total with Cost of Living Increase	**122,221**		



625 University Drive – Curtis Hall

625 University Drive – Curtis Hall houses 124 first-year residents in a co-ed hall setting, with male residents on the first and second floors, and female residents on the third and fourth floors. Each floor has a community bathroom (with separate shower and restroom stalls), a small kitchenette and lounge. The first floor lounge also provides free Wi-Fi, a television, and vending machines. The RA Office and public restrooms are located on the first floor as well. Laundry facilities for the building can be found in the basement level of the building. Curtis Hall was named after General William B. Curtis and his family. Curtis was a general for Company D, the 12th West Virginia Regiment, during the Civil War.

Building Area - 29,528 sq. ft.

Building Information

Year Constructed - 1963
Year(s) Renovated: IT Infrastructure Upgrade – 2006
CATV Upgrade – 2008
IT Network Upgrade - 2017
Stories – 4
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof – Membrane built up with gravel
Elevator – 0
Heating – Gas fired boilers, also supplied heat to Bonar Hall
Cooling – Chiller, also supplies Bonar Hall
Electrical –
Fire Suppression – Fully Sprinklered
Fire Alarms – Remote to central location

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	B,C		
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E	B		
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Curtis

Requirement	Cost	Fiscal Year	Note
Replace existing windows	100,000		
New HVAC controls	13,000		for energy efficiency
Engineering study			Heating for this building also furnishes service by a 2 pipe system to Bonar Hall. Recommend engineering study to separate this location for reconstruction of heating facility.
Replace existing generator	25,000		
	138,000		
Cost of Living Increase	**11,261**		
Revised Total with Cost of Living Increase	**149,261**		

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30 University Drive – Paul N. Elbin Library

Since its original construction in 1970, the Paul N. Elbin Library has housed the University Library, classrooms, offices, and support/mechanical spaces.

The University intends to continue same space utilization through the next five-year period. The strategic plan (within five years) includes the installation of a replacement elevator, additional technology upgrades and provisioning to enhance research capabilities, and the installation of energy efficiency upgrades.

Building Area - 62,344 sq ft

Building Information

Year Constructed -1970
Year(s) Renovated: IT Network Upgrade - 2017
Stories - 3
Main Structure – Brick, masonry, fireproofing
Exterior Enclosure – Brick
Roof – Built-up tar saturated felt roof, ½" slag – 400#/sq
.064 aluminum flashing
Elevator – 1
Heating – Hot water heating furnished by Boiler in Main Hall
Cooling – Furnished by chiller in Library
Electrical – 1200 amp, 480/277 Volt, 3 phase, 4 wire
Fire Suppression – Fully sprinklered
Fire Alarms – Local (Sounds Gong)

Building Description

Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
- Elevator (has been funded/remove from estimate)
- Consider new roof
  - Garland roof evaluation medium priority
  - 20,000 @$10 = $200,000

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	B	B,E		
Asset Preservation	B			
Program Improvement				
Economic Operation	B,E	B,E		
Life/Safety Code Updates				
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Paul N. Elbin Library

Requirement	Cost	Fiscal Year	Note
New Elevator required	300,000		This is a custom size opening
New energy efficient windows required	100,000		
New HVAC system	800,000		At the present time heating is provided by a boiler located in Main Hall. An engineering study might be suggested to determine if this is the most efficient method of providing heat for both buildings.
New chiller for air conditioning	175,000		
New HVAC controls	42,000		For energy efficiency
Remove existing sewage sump pump and convert to gravity type system	34,000		
Install Emergency generator	50,000		
Repipe to Main Hall	150,000		
	1,651,000		
Cost of Living Increase	**134,722**		
Revised Total with Cost of Living Increase	**1,785,722**		
New Roof	**200,000**		
Total	**1,985,722**		

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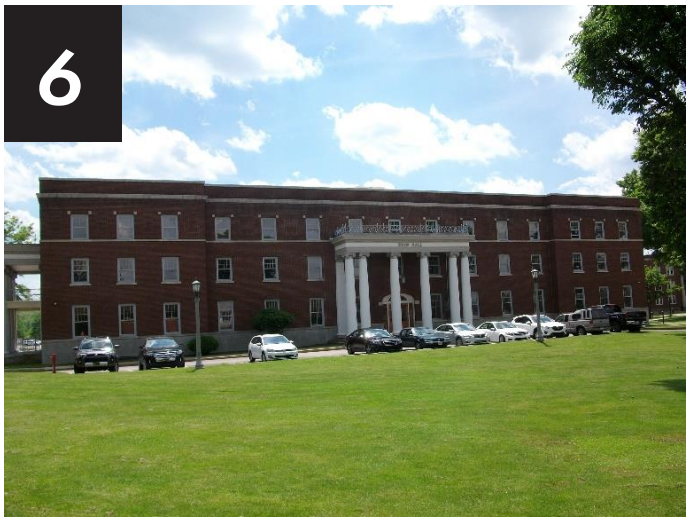

33 University Drive – Shaw Hall

Named after former President of WLU from 1908 to 1919, John Shaw, this structure is listed on the National Register of Historical Landmarks and houses major administrative offices including Campus Police, Health Services, Admissions, Enrollment Services, Visitor's Center, Business Office, Human Resources, Institutional Advancement, President's Office, Institutional Research, and the Provost's Office.

Building Area - 36,080 sq. ft.

Building Information

Year Constructed -1916
Year(s) Renovated - Building Renovation 2011
IT Infrastructure upgrade 2017
Stories – 3
Main Structure - Semi Fire Resistive Noncombustible materials providing at least one-hour fire resistance.
Exterior Enclosure – Brick, masonry
Roof – Versico .060 membrane over Polyiso insulation 1-1/2"
Elevator - 1
Heating – PTAC units
Cooling – Mitsubishi heat pump
Electrical – 1600 A, 208Y/120V 60 Hz, 3 phase, 4 wire
Nat Gas Cummins Generator,
Fire Suppression – Fully Sprinklered
Fire Alarms – Local (Sounds Gong)

Building Description

Fire resistive built with noncombustible materials.

Master Plan Deferred Maintenance Notes:

- Recent renovations have the building in good condition
- Consider windows in the future

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	B,C			
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B			
Life/Safety Code Updates	C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

65 University Drive – Rogers Hall

Rogers Hall houses male and female residents in a traditional hall setting. Each floor of this building has two community bathrooms (with separate shower and restroom stalls), a small kitchenette and two small lounges. The RA Office and public restrooms are located on the first floor. Beginning in fall 2017, Rogers Hall will be offered as all private rooms at the regular room rate. Students will be able to enjoy a private room setting at no additional cost to the room charges.
Rogers Hall also includes the Marketplace dining facility, Sodexo Dining Services Offices, and the Housing and Student Life Office.

Building Area - 49,494 sq. ft.

Building Information

Year Constructed -1958
Year(s) Renovated: IT Infrastructure Upgrade – 2006
CATV Upgrade – 2008
IT Network Upgrade - 2017
Stories – 4
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof – Built-up tar saturated felt roof
Elevator - 0
Heating – Hot water heat furnished by gas fired boiler
Cooling – No cooling
Electrical – 800 Amp, 240 VAC, 3 Phase, 4 Wire
600 Amp, 120/208VAC
Nat Gas Onan generator, 240 VAC, 40 Amp, 3 Pole
Fire Suppression – Only in kitchen area
Fire Alarms – Remote to central location

Building Description

Fire resistive built with noncombustible materials.

Master Plan Deferred Maintenance Notes:

- Consider Demolition
  - Cost prohibitive to renovate
  - Value of land for other uses

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E			
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

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133 University Drive – Boyd Hall

133 University Drive – Boyd Hall houses 134 male first-year residents in a traditional hall setting. Each floor of this building has a community bathroom (with separate shower and restroom stalls), a small kitchenette and a large lounge space. The first floor lounge also provides a television, vending machines and pool table. The RA Office and public restrooms are located on the first floor as well. Boyd Hall was named after Mrs. Robert Lee Boyd. Boyd served as a member of the West Virginia State Board of Education. She was from Wheeling.

Building Area - 35,468 sq. ft.

Building Information

Year Constructed - 1963
Year(s) Renovated: IT Infrastructure Upgrade – 2006
CATV Upgrade – 2008
IT Network Upgrade - 2017
Stories – 4
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof - Built-up tar saturated felt roof, ½" slag
Elevator - 0
Heating – Hot water
(2) Weil-McLain Nat Gas Boilers, 1084 Mbh
Cooling - None
Electrical – 1200 Amp, 3 Pole, 600 VAC
Onan Standby Generator, 7.5 KVA
Fire Suppression – Non-sprinklered, heat/smoke alarm only
Fire Alarms – Local (Sounds Gong)

Building Description

Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
- Plumbing – Modify communal to 'sauna bath' individual units - $400,000
- HVAC – Consider full replacement - $700,000
- Fire Suppression
  - 35,500 @ $3.00 = ± $110,000

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	B, C		
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E	B		
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Boyd Hall

Requirement	Cost	Fiscal Year	Note
Replace existing generator with higher capacity unit	25,000		
Replace plumbing throughout building			Unknown
Replace HVAC system	~~13,000~~		
New HVAC controls			For energy efficiency; Unknown
Install fire suppression system	50,000		
	75,000		
Cost of Living Increase	**6,120**		
Revised Total with Cost of Living Increase	**81,120**		
Plumbing - Modify communal to 'sauna bath' individual units	**400,000**		
Full HVAC Replacement	**700,000**		
Fire Suppression	**110,000**		
Total	**1,291,120**		

88 University Drive – Main Hall

This four-story structure, located on the circle just beyond the main entrance, houses several academic sections and also serves as the major classroom area. In addition, the administrative offices of information technology services are centralized here. The building includes the Curtis and McColloch wings, which were the two original academic facilities on campus. These structures were named for pioneer West Liberty families who played important roles in the early development of West Liberty.

Building Area - 98.698 sq. ft.

Building Information

Year Constructed - 1961
Year(s) Renovated: HVAC Renovation - 2007
CATV Upgrade – 2008
Auxiliary Generator Installation – 2010
IT Network Upgrade – 2017
Stories – 3
Main Structure – Brick, masonry, fireproofing
Exterior Enclosure – Brick
Roof – Rock ballast over sealed rubber membrane
Elevator - 1
Heating – Hot water, Boiler #1 = 2.9 mBTU/Hr Nat gas
Boiler #2 = 2.9 mBTU/Hr Nat gas
Cooling – Furnished by chiller
Electrical – 3,000 amps, 120/208 VAC, 60 cycle, 3 phase, 4 wire
Kohler Power Systems 195-156 KVA
Model 125RE2G Nat Gas Generator
Fire Suppression – Fully sprinklered
Fire Alarms – Local automatic dialer, sounds alarm

Building Description

Fire resistive, built with noncombustible materials

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
  - Elevator adjusted to $100,000
  - Consider future plumbing

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	B	B,E		
Asset Preservation	B			
Program Improvement				
Economic Operation	B, E			
Life/Safety Code Updates				
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Main Hall

Requirement	Cost	Fiscal Year	Note
Replace existing elevator	100,000		
New fan coil units needed in rooms (HVAC)	280,000		
New boilers	2,024,738		Suggest engineering study to determine if boiler at Main Hall is needed to provide heating for Library.
New HVAC controls	42,000		For energy efficiency
Replace fire alarm panel	50,000		
	2,496,738		
Cost of Living Increase	**203,734**		
Revised Total with Cost of Living Increase	**2,700,472**		

208 University Drive – Student Union

208 University Drive – Student Union is the center of activity for students, faculty and staff and is designed to enhance the quality of student life, support co-curricular activities and contribute to the University's educational mission.

The College Union offers a broad array of services, program support, facilities, and amenities for students, faculty, staff, alumni and guests.

Building Area - 24,962 sq. ft.

Building Information

Year Constructed – 1963
Year(s) Renovated: IT Infrastructure Upgrade -2006
CATV Upgrade – 2008
IT Network Upgrade - 2017
Stories – 2
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof – Asphalt shingle over roofing felt and ½" plywood
Elevator - 1
Heating – (1) Weil-Mclain Nat Gas Boiler, 1,419 Mbh
Cooling – Furnished by chiller located in Arnett Hall
Electrical – 1,200 Amp, 208Y/120 VAC, 3 Phase, 4 Wire
Fire Suppression – Fully Sprinklered
Fire Alarms – Local only (sounds alarm)

Building Description

Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
- AC shared with Arnett (replacement underway)
- Heat: Consider boiler replacement
- Upgrade Fire alarm devices
- Space planning may impact other needs
- Plumbing needs work (kitchen is intensely used)

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	B,C	E	
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E	B		
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Student Union

Requirement	Cost	Fiscal Year	Note
Install emergency generator	50,000		
Chillers			Cooling is provided by chillers located at Arnett Hall; suggest engineering study to determine if this is the most energy / cost efficient method
New HVAC controls	20,000		For energy efficiency
	70,000		
Cost of Living Increase	**5,712**		
Revised Total with Cost of Living Increase	**75,712**		
Upgrade Fire Alarm devices			Unknown

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622 University Drive – Shotwell Hall

622 University Drive - Shotwell Hall is named after the founder of West Liberty Academy, Reverend Nathan Shotwell, D.D. and served as its leader until 1854.
Dr. Shotwell is credited with the establishment of the high academic standards to which the University continues to aspire.
Shotwell Hall is in need of major maintenance for ADA compliance, new roof and preservation. Shotwell Hall is listed in the National Register of Historic Places.

Building Area - 9,934 sq. ft.

Building Information

Year Constructed -1936
Year(s) Renovated
Stories – 3
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof – Slate roof
Elevator - 0
Heating – PTAC units in offices
Cooling - None
Electrical – 225 Amp, 208Y/120 VAC, 3 Phase, 4 wire
Fire Suppression - None
Fire Alarms – Local only

Building Description

Fire resistive built with noncombustible materials.

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	B,C			
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Shotwell Hall

Requirement	Cost	Fiscal Year	Note
Upgrade HVAC	50,000		
Replace HVAC controls			For energy efficiency
Energy efficiency windows	46,000		
Replace slate roof and gutters	415,000		
Determine ADA requirements			
Replace electrical system	100,000		
Replace plumbing system			Unknown
Upgrade communications; WiFi	25,000	FY18 / FY19	Getting quote form DES
	636,000		
Cost of Living Increase	**51,898**		
Revised Total with Cost of Living Increase	**687,898**		

This is a recognized historically significant building with unique requirements concerning restoration and upgrades.

566 University Drive – Interfaith Chapel

566 University Drive – Interfaith Chapel
This worship center seats 175 and is equipped with a 33-rank, three-manual Moeller pipe organ and a grand piano. Other facilities include five offices and the Ellwood Social Room. West Liberty University is one of few state institutions to host an interfaith chapel on its campus.

Building Area - 5,861 sq. ft.

Building Information

Year Constructed - 1967
Year(s) Renovated: IT Network Upgrade - 2017
Stories – 2
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof – Slate roof
Elevator – 0
Heating – Forced air electric heating and air conditioning
Cooling -
Electrical – 120/208VAC, 3 phase, 4 wire
240 VAC, 3 phase, 3 wire
Fire Suppression – None
Fire Alarms – Local notification only

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
- Upgrade existing fire alarm system control

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	B,C	E	
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E	B		
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Chapel

Requirement	Cost	Fiscal Year	Note
Upgrade HVAC	320,000		
Replace HVAC controls			for energy efficiency
Install insulating glass over stained glass windows	12,000		
	332,000		
Cost of Living Increase	**27,091**		
Revised Total with Cost of Living Increase	**359,091**		

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260 University Drive – Arnett Hall

Arnett Hall was named for Denver F. Arnett, Academic Dean of West Liberty from 1955 to 1970. The complex includes 12 laboratories, six general-purpose classrooms, faculty offices, and houses the biology and chemistry units. A modern greenhouse is located on the south end of the building. The excellent laboratories and equipment housed in this beautiful structure are to be found at very few undergraduate institutions in the nation.

Building Area - 37,713 sq. ft.

Building Information

Year Constructed -1975
Year(s) Renovated: IT Infrastructure Upgrade – 2006
IT Network Upgrade - 2017
Stories – 2
Main Structure - Fire Resistive Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof – Rubber membrane with rock ballast
Elevator - 1
Heating – Hot water furnished by gas fired boiler
Cooling – Chiller (also serves Student Union)
Electrical – 1,200 Amp, 277/480 VAC, 60 Hz
Nat Gas Detroit Diesel Generator auxiliary power
Fire Suppression – Fully sprinklered
Fire Alarms – Remote to central location

Building Description

Fire resistive built with noncombustible materials.

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
- CMTA Renovation Plan underway
  - HVAC
  - Shares boiler with Student Union

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	B,C	B		
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E			
Life/Safety Code Updates	B,C			
New Construction				E

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Arnett Hall

Requirement	Cost	Fiscal Year	Note
Replace existing elevator	200,000		
Replace existing HVAC	~~800,000~~		Cooling is provided to Student Union by chillers located at Arnett; suggest engineering study to determine if this is the most energy / cost efficient method.
Replace existing generator transfer equipment	5,000	FY18	Suggest electrical capacity study to determine generator load. This is in progress.
Energy efficient windows required	54,000		
New HVAC controls	~~42,000~~		for energy efficiency
	259,000		
Cost of Living Increase	**21,134**		
Revised Total with Cost of Living Increase	**280,134**		

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237 University Drive – Blatnik Wing

237 University Drive - The Blatnik building is now the Blatnik "Wing" and is named for Dr. Albert Blatnik, long-time coach, director of athletics, and chairperson of the Department of Physical Education. This area consists of a renovated gymnasium, four classrooms, numerous offices, a four-lane swimming pool and a wrestling practice room.

Building Area - 59,779 sq ft

Building Information

Year Constructed -1956
Year(s) Renovated: IT Network Upgrade - 2017
Stories - 3
Main Structure – Brick, masonry, fireproofing
Exterior Enclosure – Brick
Roof – Rubber membrane with rock ballast
Elevator – none
Heating – Hot water, (3) Power Flame Nat Gas Boilers
Model JR50A-15
Cooling – Furnished by chiller unit
Electrical – 1,200 Amps, 120/208 VAC, 60 Hz
3 Phase, 4 Wire
Fire Suppression – None
Fire Alarms – Non-sprinklered, heat/smoke alarm only

Building Description

Fire resistive built with noncombustible materials.

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
- Doors need replaced - $50,000
- Roof (low to medium priority from Garland)
- Boilers serve Blatnik & ASRC

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	B	B,E		
Asset Preservation	B			
Program Improvement				
Economic Operation	B,E	B,E		
Life/Safety Code Updates				
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Blatnik

Requirement	Cost	Fiscal Year	Note
Install Chiller unit	145,000		This may be extended out to 5 to 10 year replacement period
Install replacement fire alarm panel			
New HVAC controls	42,000		For energy efficiency
Replace fire alarm Panel	50,000		
Replace windows	100,000		
Replace doors			
	337,000		
Cost of Living Increase	**27,499**		
Revised Total with Cost of Living Increase	**364,499**		
Replace Doors	**50,000**		
Total	**414,499**		

15

279 University Drive – ASRC

279 University Drive - ACADEMIC, SPORTS AND RECREATION COMPLEX (ASRC) This addition has been praised as one of the nation's top NCAA Division II multi-purpose athletic facilities since it opened its doors during the 2000-01 school year. The 1,200-seat arena is the home of West Liberty's men's and women's basketball, volleyball and wrestling teams and has hosted multiple NCAA Division II regional championship tournaments for wrestling and men's basketball. The facility is a hub of campus activity throughout the year with three Mondo surface basketball courts, a 160-meter indoor track, a well-equipped fitness center, a conference center, full athletic training facilities, administrative offices and numerous classrooms.

Building Area - 73,944 sq. ft.

Building Information

Year Constructed - 2000
Year(s) Renovated
Stories – 4
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof – Rubber membrane with rock ballast
Elevator - 2
Heating – Hot water supplied from Blatnik Wing
Cooling – Local chiller unit
Electrical – 1200 Amp, 3 Pole, 600 VAC
Fire Suppression – Fully sprinklered
Fire Alarms – Local alarm only

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
- Consider replacement of sports flooring
- Weight room renovations in design
- Roof Replacement $250,000 (42,000 SF)

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	B,C		
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E	B		
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

ASRC

Requirement	Cost	Fiscal Year	Note
Replace domestic hot water system		FY18	Completed
New ventilation system required in Bartell Wing	50,000		
New HVAC Controls	42,000		For energy efficiency
	92,000		
Cost of Living Increase	**7,507**		
Revised Total with Cost of Living Increase	**99,507**		
Roof Replacement	**250,000**		
Total	**349,507**		

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362 University Drive – College Hall

362 University Drive – College Hall is used primarily by the Music Program for classes, concerts, rehearsals, recitals, etc.

It houses 4 faculty offices, a practice area and the 430 seat Helen Pierce Elbin Auditorium, named in honor of the wife of Paul N. Elbin, the 35th President of West Liberty State College.

Building Area - 16,706 sq. ft.

Building Information

Year Constructed - 1950
Year(s) Renovated: IT Network Upgrade - 2017
Stories – 2
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof –
Elevator – 0
Heating –
Cooling -
Electrical – 800 Amp, 120/208 VAC, 3 Phase, 4 Wire, 60 Hz
Fire Suppression – Fully Sprinklered
Fire Alarms –

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	B,C	E	
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E	B		
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

College Hall

Requirement	Cost	Fiscal Year	Note
Exterior Painting	12,750		
Renovate offices / rooms on third floor	50,000		
Energy efficient windows	35,000		
New HVAC controls	20,000		for energy efficiency
	117,750		
Cost of Living Increase	**9,608**		
Revised Total with Cost of Living Increase	**127,358**		

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450 University Drive – Media Arts Center

450 University Drive - The Media Arts Center, a $3.5 million addition that was completed in 2006, includes the WLTV Television Studio and production areas, several television production and editing labs, a recording studio, music "midi" lab, a graphic design studio, and a remote production van. Faculty offices and office space for television staff not connected to the communications division are also housed here. Television Studios – WLTV Channel 14, created in August 2007, West Liberty Television, reaches over 55,000 cable households in Hancock, Ohio, and Marshall Counties, W.V. via Comcast Cable. Live streaming is also available.

Building Area - 10,594 sq. ft.

Building Information

Year Constructed - 2006
Year(s) Renovated: IT Network Upgrade - 2017
Stories – 1
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof – Rubber membrane with ballast
Elevator – 0
Heating – Gas fired boiler
Cooling – Chiller unit
Electrical – 2000 Amp, 480Y/277 3 Phase, 4 Wire Wye AC
Fire Suppression – Fully Sprinklered
Fire Alarms – Remote to central location

Master Plan Deferred Maintenance Notes:

- Building in good condition

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	B,C		
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E	B		
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

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450 University Drive – Hall of Fine Arts

450 University Drive, Hall of Fine Arts - April of 1965 marked the groundbreaking for the construction of West Liberty's Hall of Fine Arts Building. Although the building seems to be something students now have accepted as a normal part of the campus, the construction of the Hall of Fine Arts building was a major event in its time. The building includes Kelly Theatre, art studios, an art gallery, music practice rooms, piano labs, a choral room, band rooms, general classrooms and faculty offices. The addition of the Hall of Fine Arts not only added more courses and concentrations on campus, but it also produced many talented alumni while also making it possible for many great guest artists, performers, and important figures to appear at West Liberty.

Building Area - 57,155 sq. ft.

Building Information

Year Constructed - 1965
Year(s) Renovated: IT Network Upgrade - 2017
Stories – 1
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof – Built-up asphalt membrane
Elevator – 0
Heating – Gas fired boiler
Cooling – Chiller unit
Electrical – 2000 Amp, 208Y/120 VAC, 3 phase, 4 wire, 60 Hz
Fire Suppression – Fully Sprinklered
Fire Alarms – Remote to central location

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
- New roof underway
- HVAC seems okay
- Plumbing needs upgrade

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	B,C	E	
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E	B		
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Requirement	Cost	Fiscal Year	Note
New HVAC controls	42,000		For energy efficiency
Energy efficient windows required	114,000		
Upgrade electrical wiring	150,000		
	306,000		
Cost of Living Increase	**24,970**		
Revised Total with Cost of Living Increase	**330,970**		

INDOOR SPORTS PRACTICE FACILITY

This building was recently completed in the winter of 2018. No current assessment is needed.

SOFTBALL FIELD

No previous assessment was completed as part of the 2017 effort.

West Family Stadium

The West Family Stadium is named in honor of WLU's biggest all-time donor, Gary E. West. A 1958 graduate of WLU, Gary West donated a total of $5 million toward the stadium project that began in 2008 with a $1 million lead gift for the new MondoTurf field. Then in 2013, the Wests donated an additional $500,000 to fund the Musco athletic lighting system for night games. The final $3.5 million gift funded the stadium updates including new fan seating with a reserved section, a new and expanded press box, a VIP hospitality box, customer friendly concession stands and restrooms, all ADA compliant. Combined with the enhanced landscaping and design elements, the 3,200-seat West Family Stadium can now be considered one of the top NCAA Division II stadiums in the region.

Building Area – 14,880 sq. ft.

Building Information

Year Constructed - 2014
Year(s) Renovated
Stories – 3
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof –
Elevator – 1
Heating –
Cooling -
Electrical: Panel 1B – 208Y, 120 VAC, 60 Hz, 3 Phase, 4 Wire
Panel 2B – 208Y, 120 VAC, 60 Hz, 3 Phase, 4 Wire
Fire Suppression – Fully Sprinklered
Fire Alarms – Remote to central location

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E			
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Requirement	Cost	Fiscal Year	Note
Replace / Refresh Mondo turf	21,000		
Cost of Living Increase	**1,714**		
Revised Total with Cost of Living Increase	**22,714**		

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215 Topper Drive
Myers Maintenance Building

215 Topper Drive – Myers Maintenance Building is named for Thomas E. Myers, superintendent of buildings and grounds from 1958 to 1971, this building is home to the Physical Plant and Facilities Management departments. As the central hub for campus maintenance activities and construction project management, this facility includes automotive repair bays, a carpenter shop, paint room, storeroom, two loading docks, an adjacent grounds storage facility and CAD capabilities.

Building Area - 9,881 sq. ft.

Building Information

Year Constructed - 1975
Year(s) Renovated: IT Network Upgrade - 2017
Stories – 1
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof - Built-up tar saturated felt roof
Elevator - 0
Heating – PTAC units located in offices
Cooling -
Electrical – 800 Amp, 120/208 VAC, 3 Phase, 4 Wire, 60 Hz
Fire Suppression – None
Fire Alarms – None

Building Description

Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
- Proposed Master Plan
  - Moving to different location (on or off campus)
- Additional material/parts shed
- If upgrades, needs sprinklers - $30,000

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	B,C	E	
Asset Preservation	A,B	F		
Program Improvement				
Economic Operation	B,E	B		
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Myers Maintenance

Requirement	Cost	Fiscal Year	Note
Replace existing membrane roof	90,000		
Install fire alarm panel	30,000		
Install fire suppression; sprinkler			N/A at this time.
Need two (2) material / equipment storage sheds	100,000		
	220,000		
Cost of Living Increase	**17,952**		
Revised Total with Cost of Living Increase	**237,952**		
Sprinkler System	**30,000**		
Total	**267,952**		

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288 Faculty Drive
Edgar Martin Tennis Courts

288 Faculty Drive Honors the memory of legendary West Liberty coach and athletic director H. Edgar Martin, the Martin Tennis Complex has been recognized as one of the region's premier collegiate tennis facilities for years. The modern complex features eight regulation-size tennis courts, all constructed with a competition surface engineered to USTA standards. The Martin Tennis Complex is home to the Hilltoppers' regionally-ranked men's and women's tennis teams and is also open for recreational play to students, faculty, staff and the public. In addition to its collegiate function, the facility is also a popular choice as host for high school conference, sectional and regional tournaments.

Building Area - 1,713 sq. ft.

Building Information

Year Constructed - 1981
Year(s) Renovated
Stories – 1
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure –
Roof – Asphalt shingle
Elevator - 0
Heating – Electric
Cooling - No
Electrical – 200 amp breaker, underground service
Fire Suppression – No
Fire Alarms – No (smoke/carbon monoxide alarms in rooms)

Building Description

Semi Fire Resistive Noncombustible materials providing at least one-hour fire resistance

Master Plan Deferred Maintenance Notes:

- Recommended for relocation
  - Due to ongoing land slippage maintenance
  - Site recommended for other development

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	B,C			
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

229-239 Residence Drive
Commons Apartments

229-239 Residence Drive Commons Apartments are designed as townhouses to house three residents. Each apartment contains a living room and kitchen on the first floor, with two bedrooms and a bathroom on the second floor. Students applying for Commons Apartments are required to sign up with three roommates in order to be eligible. Special requirements for the Commons Apartments include: 2.0 minimum GPA, sophomore status, and clear judicial record for one year prior to living in the house as well as throughout the duration of residency in the house.

Building Area - 1,939 sq. ft.

Building Information

Year Constructed - 1966
Year(s) Renovated
Stories – 2
Main Structure – Brick veneer, fiberglass insulated
Exterior Enclosure – Brick veneer
Roof – Asphalt shingle
Elevator - 0
Heating – Electric resistance heating in ceilings
Cooling - None
Electrical – Individual 200 amp underground service to each unit
Fire Suppression – None
Fire Alarms – None

Building Description

Semi fire resistive noncombustible materials providing at least one-hour fire resistance.

Master Plan Deferred Maintenance Notes:

- Life Safety
  - Attic Smoke Barrier needs installed
- Electric Heating is inefficient
- Needs Air Conditioning
- Not consistent with Campus Architecture
- Moderate consideration for demolition

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	B,C			
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

245-257 Residence Drive Commons Apartments

245-257 Residence Drive Commons Apartments are designed as townhouses to house three residents. Each apartment contains a living room and kitchen on the first floor, with two bedrooms and a bathroom on the second floor.
Students applying for Commons Apartments are required to sign up with three roommates in order to be eligible.
Special requirements for the Commons Apartments include: 2.0 minimum GPA, sophomore status, and clear judicial record for one year prior to living in the house as well as throughout the duration of residency in the house.

Building Area - 1,939 sq. ft.

Building Information

Year Constructed - 1966
Year(s) Renovated
Stories – 2
Main Structure – Brick veneer, fiberglass insulated
Exterior Enclosure – Brick veneer
Roof – Asphalt shingle
Elevator - 0
Heating – Electric resistance heating in ceilings
Cooling - None
Electrical – Individual 200 amp underground service to each unit
Fire Suppression – None
Fire Alarms – None

Building Description

Semi fire resistive noncombustible materials providing at least one-hour fire resistance.

Master Plan Deferred Maintenance Notes:

- Life Safety
  - Attic Smoke Barrier needs installed
- Electric Heating is inefficient
- Needs Air Conditioning
- Not consistent with Campus Architecture
- Moderate consideration for demolition

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	B,C			
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

261-269 Residence Drive
Commons Apartments

261-269 Residence Drive Commons Apartments are designed as townhouses to house three residents. Each apartment contains a living room and kitchen on the first floor, with two bedrooms and a bathroom on the second floor. Students applying for Commons Apartments are required to sign up with three roommates in order to be eligible. Special requirements for the Commons Apartments include: 2.0 minimum GPA, sophomore status, and clear judicial record for one year prior to living in the house as well as throughout the duration of residency in the house.

Building Area - 1,939 sq. ft.

Building Information

Year Constructed - 1965
Year(s) Renovated
Stories – 2
Main Structure – Brick veneer, fiberglass insulated
Exterior Enclosure – Brick veneer
Roof – Asphalt shingle
Elevator - 0
Heating – Electric resistance heating in ceilings
Cooling - None
Electrical – Individual 200 amp underground service to each unit
Fire Suppression – None
Fire Alarms – None

Building Description

Semi fire resistive noncombustible materials providing at least one-hour fire resistance.

Master Plan Deferred Maintenance Notes:

- Life Safety
  - Attic Smoke Barrier needs installed
- Electric Heating is inefficient
- Needs Air Conditioning
- Not consistent with Campus Architecture
- Moderate consideration for demolition

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	B,C			
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

209 Residence Drive – Faculty Housing

209 Residence Drive is currently occupied and is being used as a rental property provided to support staff.

The strategic plan calls for the probability (within 5 years) of the removal of this structure to provide for a new soccer field and associated parking.

Building Area - 1,570 sq. ft.

Building Information

Year Constructed - 1966
Year(s) Renovated
Stories – 2
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure – Vinyl siding
Roof – Asphalt shingle
Elevator - 0
Heating – Electric
Cooling - None
Electrical – 200 Amp breaker, underground service
Fire Suppression – No
Fire Alarms – No (Smoke/carbon monoxide alarms in rooms)

Building Description

Semi fire resistive noncombustible materials providing at least one-hour fire resistance.

Master Plan Deferred Maintenance Notes:

- Consider Demolition
  - Cost prohibitive to renovate
  - Not consistent with Campus Architecture
  - Value of land for other uses

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	B,C			
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

183 Residence Drive – Faculty Housing

183 Residence Drive is currently occupied and is being used as a rental property provided to support staff.

The strategic plan calls for the probability (within 5 years) of the removal of this structure to provide for a new soccer field and associated parking.

Building Area - 1,570 sq. ft.

Building Information

Year Constructed - 1966
Year(s) Renovated
Stories – 1
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure – Vinyl siding
Roof – Asphalt shingle
Elevator - 0
Heating – Electric
Cooling - None
Electrical – 200 Amp breaker, underground service
Fire Suppression – No
Fire Alarms – No (Smoke/carbon monoxide alarms in rooms)

Building Description

Semi fire resistive noncombustible materials providing at least one-hour fire resistance.

Master Plan Deferred Maintenance Notes:

- Consider Demolition
  - Cost prohibitive to renovate
  - Not consistent with Campus Architecture
  - Value of land for other uses

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	B,C			
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

163 Residence Drive – Faculty Housing

163 Residence Drive is currently unoccupied and was previously used as a rental property provided to teaching and support staff.

The strategic plan calls for the probability (within 5 years) of the removal of this structure to provide for a new soccer field and associated parking.

Building Area - 1,760 sq. ft.

Building Information

Year Constructed - 1967
Year(s) Renovated
Stories – 1
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure – Vinyl siding
Roof – Asphalt shingle
Elevator - 0
Heating – Electric
Cooling - None
Electrical – 200 Amp breaker, underground service
Fire Suppression – No
Fire Alarms – No (Smoke/carbon monoxide alarms in rooms)

Building Description

Semi fire resistive noncombustible materials providing at least one-hour fire resistance.

Master Plan Deferred Maintenance Notes:

- Consider Demolition
  - Cost prohibitive to renovate
  - Not consistent with Campus Architecture
  - Value of land for other uses

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	B,C			
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

310 Faculty Drive – Faculty Housing

310 Faculty Drive is currently unoccupied and available for use. Previously used as West Liberty University rental property provided to teaching and support staff.

The strategic plan calls for the probability (within 5 years) of the removal of this structure to provide for a new soccer field and associated parking.

Building Area - 1,760 sq. ft.

Building Information

Year Constructed - 1967
Year(s) Renovated
Stories – 1
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure – Vinyl siding
Roof – Asphalt shingle
Elevator - 0
Heating – Electric
Cooling - No
Electrical – 200 amp breaker, underground service
Fire Suppression – No
Fire Alarms – No (smoke/carbon monoxide alarms in rooms)

Building Description

Semi Fire Resistive Noncombustible materials providing at least one-hour fire resistance

Master Plan Deferred Maintenance Notes:

- Consider Demolition
  - Cost prohibitive to renovate
  - Not consistent with Campus Architecture
  - Value of land for other uses

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	B,C			
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

24

330 Faculty Drive – Faculty Housing

330 Faculty Drive is currently unoccupied and available for use. Previously used as West Liberty University rental property provided to teaching and support staff.

The strategic plan calls for the probability (within 5 years) of the removal of this structure to provide for a new soccer field and associated parking.

Building Area - 1,496 sq. ft.

Building Information

Year Constructed - 1967
Year(s) Renovated
Stories – 1
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure – Vinyl siding
Roof – Asphalt shingle
Elevator - 0
Heating – Electric
Cooling - No
Electrical – 200 amp breaker, underground service
Fire Suppression – No
Fire Alarms – No (smoke/carbon monoxide alarms in rooms)

Building Description

Semi Fire Resistive Noncombustible materials providing at least one-hour fire resistance

Master Plan Deferred Maintenance Notes:

- Consider Demolition
  - Cost prohibitive to renovate
  - Not consistent with Campus Architecture
  - Value of land for other uses

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	B,C			
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

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330 Faculty Drive – Greenhouse

Building Area - 1,152 sq ft

Building Information

Year Constructed - 2003
Year(s) Renovated
Stories - 1
Main Structure –
Exterior Enclosure –
Roof –
Elevator –
Heating –
Cooling -
Electrical –
Fire Suppression – None
Fire Alarms – None

Master Plan Deferred Maintenance Notes:

- Consider Demolition
  - Cost prohibitive to renovate
  - Not consistent with Campus Architecture
  - Value of land for other uses

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E			
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

SOCCER FIELD

This track and field was recently completed in the winter of 2018. No current assessment is needed.

KOVALICK FIELD

No previous assessment was completed as part of the 2017 effort.

11 Residence Drive – Faculty Housing

11 Residence Drive is currently unoccupied and available for use.

Previously used as West Liberty University rental property provided to teaching and support staff. Most recently utilized as a field construction office for Campbell Hall construction.

The strategic plan calls for the probability (within 5 years) of the removal of this structure to provide for a new soccer field and associated parking.

Building Area - 1,898 sq ft

Building Information

Year Constructed - 1966
Stories - 1
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure – Vinyl siding
Roof – Asphalt shingle
Elevator – No Elevator
Heating - Electric
Cooling - No
Electrical – 200-amp breaker, underground service
Fire Suppression - No
Fire Alarms – No (smoke/carbon monoxide alarms in rooms)

Building Description

Semi Fire Resistive Noncombustible materials providing at least one-hour fire resistance

Master Plan Deferred Maintenance Notes:

- Consider Demolition
  - Cost prohibitive to renovate
  - Not consistent with Campus Architecture
  - Value of land for other uses

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	B,C			
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

100 Faculty Drive – Campbell Hall

100 Faculty Drive – This building was named for Clyde Campbell former Chemistry professor and president of West Liberty State College. It houses Nursing, Dental Hygiene, Medical Laboratory Science, Physician Assistant Studies, and Chemistry. Campbell Hall houses six academic departments: chemistry, dental hygiene, medical laboratory sciences, nursing, speech pathology/audiology and the newest WLU health science program, physician assistant studies. The four-story administrative and classroom structure was designed using neoclassical architectural elements, consistent with the overall look of the university.

Building Area - 72,000 sq. ft.

Building Information

Year Constructed - 2014
Year(s) Renovated: IT Network Upgrade - 2017
Stories – 4
Main Structure - Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.
Exterior Enclosure – Brick, masonry
Roof – 3 span metal deck with SBS modified bituminous membrane roofing
Elevator - 1
Heating – Natural gas fired boilers
Cooling – Chiller units
Electrical – 2000 Amp, 480Y/277 V, 60 Hz, 3 Phase, 4 Wire with auxiliary generator
Fire Suppression – Fully Sprinklered
Fire Alarms – Local (Sounds Gong)

Building Description

Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.

Master Plan Deferred Maintenance Notes:

- New Building in Good Condition
- Fourth floor fit-out underway

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E			
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

91 Faculty Drive – Annex

The Annex currently houses facilities and equipment used by the Ceramics Studio, part of Fine Arts and is used by Athletics for several coach's offices.

Building Area – 4,627 sq. ft.

Building Information

Year Constructed - 1941
Year(s) Renovated: IT Network Upgrade – 2017
Stories – 2
Main Structure – Semi fire resistive – noncombustible materials providing at least one-hour fire resistance
Exterior Enclosure – Brick and beveled wood siding
Roof – Asphalt shingle
Elevator - 0
Heating – PTAC units for office areas and electric space heaters
Cooling -
Electrical – (2) 200 amp, 120/240 VAC, 1 phase, 3 wire services
Fire Suppression – None
Fire Alarms – None

Building Description

Semi fire resistive, providing at least one hour fire resistance

Master Plan Deferred Maintenance Notes:

- Needs Roof
- Needs Fire Alarm upgrades
- Generally serving its purpose

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	B,C		
Asset Preservation	A,B	A,B,C		
Program Improvement				
Economic Operation	B,E	B		
Life/Safety Code Updates	B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Requirement	Cost	Fiscal Year	Note
Fire alarm panel needed	20,000		
Fire suppression			N/A at this time.
Cost of Living Increase	**1,632**		
Revised Total with Cost of Living Increase	**21,632**		

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33 Faculty Drive – Hughes Hall

33 Faculty Drive – Hughes Hall is an upper-class residence hall and houses 265 students in a co-ed, suite-style setting, with two rooms per suite separated by a bathroom. Each floor houses either male or female residents, dividing genders by floor. Several lounges located on the first floor are available for use by campus organizations. ADA-accessible apartments are available in Hughes Hall. Each floor has its own lounge for all residents to use. The main lounge in the lobby provides free Wi-Fi and a large television. The RA Office and laundry facilities are located on the first floor as well.

Building Area - 62,344 sq ft

Building Information

Year Constructed -1967
Year(s) Renovated - IT Infrastructure Upgrade – 2006
Ventilation Upgrades – 2006
CATV Upgrade – 2008
IT Network Upgrade – 2017
Stories - 6
Main Structure – Fire Resistive – Built with noncombustible Materials protected with maximum fire proofing
Exterior Enclosure – Brick, masonry
Roof – Rubber membrane with rock ballast
Elevator – 1
Heating – PTAC units in each room
Cooling – Reznor unit for common areas and hallways
Electrical: 1200 Amp, 240 VAC – Hot Water Panel
1200 Amp, 240 VAC – Panel "A"
1800 Amp, 240 VAC – Panel "B, C"
1200 Amp, 240 VAC – Panel "D"
Onan Gas Fired Generator, 120 VAC, 1 Phase, 60 Amp
Fire Suppression – Heat/smoke detectors
Fire Alarms – Sprinkler Valve Alarm

Building Description

Fire resistive built with noncombustible materials.

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
  - Modified plumbing
    - 62,344 @$15 = ± 1 million
    - Includes plumbing impact on finishes
  - Elevator (has been funded/remove from estimate)
  - Ongoing periodic maintenance

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B			
Program Improvement				
Economic Operation	B,E			
Life/Safety Code Updates	B,C			
New Construction				

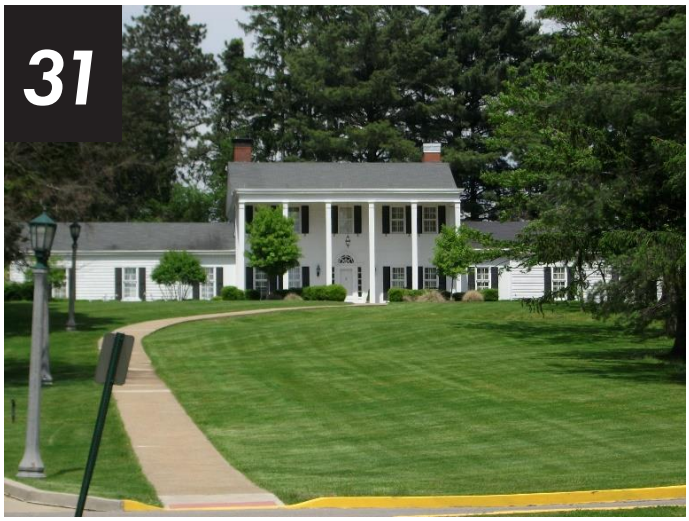
Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

Hughes Hall

Requirement	Cost	Fiscal Year	Note
Energy Efficient windows required	156,000		
Replace existing generator with higher capacity unit	25,000		
Replace plumbing throughtout building		Unknown	
Upgrade / replace elevator	~~200,000~~		Funded
New HVAC controls for energy efficiency	5,000		
Install sprinklers	50,000		
	236,000		
Cost of Living Increase	**19,258**		
Revised Total with Cost of Living Increase	**255,258**		
Plumbing Costs	**1,000,000**		
Total	**1,255,258**		



548 Van Meter Way – President's House

Building Area - 3,814 sq ft

Building Information

Year Constructed - 1957
Year(s) Renovated
Stories - 2
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure – Vinyl siding
Roof – Asphalt shingle
Elevator – No Elevator
Heating – Nat Gas, forced air
Cooling - Yes
Electrical – (2) 200-amp breakers, underground service
Fire Suppression - None
Fire Alarms – Yes (smoke/carbon monoxide alarms in rooms)

Building Description

Semi Fire Resistive Noncombustible materials providing at least one-hour fire resistance

Master Plan Deferred Maintenance Notes:

- Refer to 2017 Cost Estimate (add 4% per year)
- Building in good condition

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	A,B,C		
Asset Preservation	A,B,C	A,B,C		
Program Improvement				
Economic Operation	B,C	B,C		
Life/Safety Code Updates	A,B,C	A,B,C		
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

President's House

Requirement	Cost	Fiscal Year	Note
Install vinyl siding	32,000		
	32,000		
Cost of Living Increase	**2,611**		
Revised Total with Cost of Living Increase	**34,611**		

32

524 Van Meter Way – Student Housing

524 Van Meter Way was first occupied in 1936 and serves as student housing.

This facility is equipped for ADA accommodation and normally is used by upper level students.

Over the next five year period, utilization is expected to remain the same.

Building Area - 2,600 sq ft

Building Information

Year Constructed - 1936
Year(s) Renovated
Stories - 2
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure – Vinyl siding
Roof – Asphalt shingle
Elevator – No Elevator
Heating – Nat Gas, forced air
Cooling - Partially
Electrical – 200-amp breaker, underground service
Fire Suppression -
Fire Alarms – Yes (smoke/carbon monoxide alarms in rooms)

Building Description

Semi Fire Resistive Noncombustible materials providing at least one-hour fire resistance

Master Plan Deferred Maintenance Notes:

- New Siding
- Needs Air Conditioning
- Needs new Windows

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	A,B,C		
Asset Preservation	A,B,C	A,B,C		
Program Improvement				
Economic Operation	B,C	B,C		
Life/Safety Code Updates	A,B,C	A,B,C		
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

588 Van Meter Way – Student Housing

588 Van Meter Way was first occupied in 1935 and serves as the Phi Delta Theta Fraternity House.
This facility is normally is used by upper level students.

Over the next five-year period, utilization is expected to remain the same.

Building Area - 2,401 sq ft

Building Information

Year Constructed - 1935
Year(s) Renovated
Stories - 2
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure – Vinyl siding
Roof – Asphalt shingle
Elevator – No Elevator
Heating – Nat Gas, forced air
Cooling - Yes
Electrical – 200-amp breaker, underground service
Fire Suppression - None
Fire Alarms – Yes (smoke/carbon monoxide alarms in rooms)

Building Description

Semi Fire Resistive Noncombustible materials providing at least one-hour fire resistance

Master Plan Deferred Maintenance Notes:

- Needs Air Conditioning
- Needs siding replaced
- Needs roof replacement
- Needs window replacement

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	B,C			
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

32

572 Van Meter Way – Student Housing

572 Van Meter Way was first occupied in 1935 and serves as the Alpha Xi Delta Sorority House.
This facility is normally is used by upper level students.

Over the next five year period, utilization is expected to remain the same.

Building Area – 2,862 sq ft

Building Information
Year Constructed - 1935
Year(s) Renovated
Stories - 2
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure – Vinyl siding
Roof – Asphalt shingle
Elevator – No Elevator
Heating – Nat Gas, forced air
Cooling - Yes
Electrical – 200-amp breaker, underground service
Fire Suppression - None
Fire Alarms – Yes (smoke/carbon monoxide alarms in rooms)

Building Description
Semi Fire Resistive Noncombustible materials providing at least one-hour fire resistance

Master Plan Deferred Maintenance Notes:
- Needs AC
- Needs Window replacement
- Needs Siding replaced

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	A,B,C		
Asset Preservation	A,B,C	A,B,C		
Program Improvement				
Economic Operation	B,C	B,C		
Life/Safety Code Updates	A,B,C	A,B,C		
New Construction				

Physical Plant Package Needs

A – Building Envelope	D – Space Renewal
B – Building Systems	E - Utility Infrastructure
C – Life Safety	F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

32

538 Van Meter Way – Student Housing

538 Van Meter Way was first occupied in 1935 and serves as the Theta Chi Fraternity House. This facility is normally is used by upper level students.

Over the next five year period, utilization is expected to remain the same.

Building Area - 2,601 sq ft

Building Information

Year Constructed - 1935
Year(s) Renovated
Stories - 2
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure – Vinyl siding
Roof – Asphalt shingle
Elevator – No Elevator
Heating – Nat Gas, forced air
Cooling - Yes
Electrical – 200-amp breaker, underground service
Fire Suppression - None
Fire Alarms – Yes (smoke/carbon monoxide alarms in rooms)

Building Description

Semi Fire Resistive Noncombustible materials providing at least one-hour fire resistance

Master Plan Deferred Maintenance Notes:

- Needs Air Conditioning
- Needs window replacement
- Needs siding replaced

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	A,B,C		
Asset Preservation	A,B,C	A,B,C		
Program Improvement				
Economic Operation	B,C	B,C		
Life/Safety Code Updates	A,B,C	A,B,C		
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

32

556 Van Meter Way – Student Housing

556 Van Meter Way was first occupied in 1935 and serves as the Chi Omega Sorority House.
This facility is normally used by upper level students.

Over the next five-year period, utilization is expected to remain the same.

Building Area - 2,862 sq ft

Building Information

Year Constructed - 1935
Year(s) Renovated
Stories - 2
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure – Vinyl siding
Roof – Asphalt shingle
Elevator – No Elevator
Heating – Nat Gas, forced air
Cooling - Yes
Electrical – 200-amp breaker, underground service
Fire Suppression - None
Fire Alarms – Yes (smoke/carbon monoxide alarms in rooms)

Building Description

Semi Fire Resistive Noncombustible materials providing at least one-hour fire resistance

Master Plan Deferred Maintenance Notes:

- Needs Air Conditioning
- Needs window replacement
- Needs siding replaced

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	A,B,C		
Asset Preservation	A,B,C	A,B,C		
Program Improvement				
Economic Operation	B,C	B,C		
Life/Safety Code Updates	A,B,C	A,B,C		
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

506 Van Meter Way – Liberty Oaks

506 Van Meter Way was first occupied in 1936 and proudly served as the residence for the President of West Liberty State College until 1997. Liberty Oaks Alumni House Bed & Breakfast now offers a charm and elegance that make it perfect for those seeking a quiet getaway. Liberty Oaks Alumni House Bed & Breakfast is a stately mansion located on the beautiful West Liberty campus. The property has many outstanding attributes such as its tranquil setting and proximity to all campus amenities including a state-of-the-art wellness center.

Building Area - 2,832 sq ft

Building Information

Year Constructed - 1935
Year(s) Renovated
Stories - 1
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure – Vinyl siding
Roof – Asphalt shingle
Elevator – No Elevator
Heating – Nat Gas, forced air
Cooling - None
Electrical – 200-amp breaker, underground service
Fire Suppression – Yes, fully sprinklered
Fire Alarms – Yes (smoke/carbon monoxide alarms in rooms)

Building Description

Semi Fire Resistive Noncombustible materials providing at least one-hour fire resistance

Master Plan Deferred Maintenance Notes:

- Building in good condition

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	B,C			
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

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525 Van Meter Way – University Place I

525 Van Meter Way - University Place I consists of four apartments housing two residents in each apartment and twelve apartments housing three residents in each apartment. Each apartment has a shared living room, two bedrooms with their own individual bathroom, and a shared kitchen with stove/oven, refrigerator, and dishwasher. Apartments are furnished, and students are not permitted to bring large furniture items (i.e. couches, beds, etc.) Laundry facilities are available on the first level of the apartment complex, and parking is available behind the complex. One apartment on the first level is reserved for the residence life staff who oversees the apartments and houses.

Building Area - 3,000 sq ft

Building Information

Year Constructed - 2008
Year(s) Renovated
Stories - 3
Main Structure – Wood frame, fiberglass insulated
Exterior Enclosure – Brick, Vinyl siding
Roof – Asphalt shingle
Elevator – No Elevator
Heating – Nat Gas, forced air
Cooling - Yes
Electrical –
Fire Suppression -
Fire Alarms – Yes (smoke/carbon monoxide alarms in rooms)

Building Description

Semi Fire Resistive Noncombustible materials providing at least one-hour fire resistance

Master Plan Deferred Maintenance Notes:

- Privately Owned

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	A,B,C		
Asset Preservation	A,B,C	A,B,C		
Program Improvement				
Economic Operation	B,C	B,C		
Life/Safety Code Updates	A,B,C	A,B,C		
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

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551 Van Meter Way – University Place II

551 Van Meter Way - University Place University Place II Apartments consists of sixteen 2-bedroom apartments. Each apartment has a shared living room, two bedrooms with their own individual bathroom, washer/dryer in unit, and a shared kitchen with stove/oven, refrigerator, and dishwasher. Apartments are not furnished. One apartment on the first level is reserved for the residence life staff who oversees apartments and houses. Applications are prioritized by highest credit hours, and by highest grade point average. A separate application process for the apartments takes place before the annual room assignment process.

Building Area - 27,060 sq ft

Building Information

Year Constructed - 2015
Year(s) Renovated
Stories - 4
Main Structure –
Exterior Enclosure – Brick, Vinyl siding
Roof – Asphalt shingle
Elevator – 1
Heating –
Cooling -
Electrical –
Fire Suppression -
Fire Alarms –

Building Description

Semi Fire Resistive Noncombustible materials providing at least one-hour fire resistance

Master Plan Deferred Maintenance Notes:

- Privately Owned

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C	A,B,C		
Asset Preservation	A,B,C	A,B,C		
Program Improvement				
Economic Operation	B,C	B,C		
Life/Safety Code Updates	A,B,C	A,B,C		
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

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260 Roadworthy Lane
Gary E West Event Center

260 Roadworthy Lane was donated to West Liberty University in 2013 courtesy of alumnus and benefactor Gary E. West. This location provides the venue for hosting receptions, dinners and other similar activities capable of hosting a considerable number of people. A great number of these events were held in venues that lacked the proper capacity, convenient parking or the ability to provide the appropriate food service. In addition, there were occasions when more than one campus group wished to use a particular facility leaving other organizations without an adequate location to hold its event at the same time.

Building Area - 5,740 sq. ft.

Building Information

Year Constructed - 2007
Year(s) Renovated
Stories – 2
Main Structure – Brick veneer, fiberglass insulated, heavy timber
Exterior Enclosure – Brick veneer, wood siding
Roof – Asphalt shingle
Elevator - 0
Heating – Geothermal
Cooling - Geothermal
Electrical – 800 amp, 208Y/120 VAC, 3 phase, 4 wire, 60 Hz
Fire Suppression – Kitchen area only
Fire Alarms – Local only

Building Description

Semi fire resistive, heavy timbered, noncombustible materials providing at least one-hour fire resistance.

Master Plan Deferred Maintenance Notes:

- General Maintenance
- Building in good condition

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	A,B,C		B	
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

CABIN AREA

No previous assessment was completed as part of the 2017 effort.

NOTE:

The Highlands campus is not shown on the "Site Usage" page (or given a number) as its location is in Triadelphia and not within the West Liberty main campus site.

355 Wharton Circle - Highlands

355 Wharton Circle, The Highlands Center, provides a number of educational opportunities from undergraduate to graduate level courses and from continuing education to a full schedule of summer term courses. West Liberty University Highlands Center offers a variety of courses and is conveniently located right off Interstate 70 at the Cabela's Drive exit. Programs at the Highlands Center include the Masters of Arts in Education, Regents Bachelor of Arts, Bachelor of Applied Science, and the Bachelor of Arts in Organizational Leadership and Administration. The Highlands Center also holds the majority of summer courses. The modern classrooms, Wi-Fi throughout the center, and accessibility make the Highlands Center an ideal location for learning.

Building Area - 15,000 sq. ft. Under lease from Ohio County

Building Information

Year Constructed - 2005
Year(s) Renovated
Stories – 2
Main Structure –
Exterior Enclosure –
Roof –
Elevator - 1
Heating –
Cooling - Yes
Electrical –
Fire Suppression – Fully sprinklered
Fire Alarms – Remote to central location

Building Description

Fire Resistive-Built with noncombustible materials protected with maximum fire proofing.

Master Plan Deferred Maintenance Notes:

- Building in good condition

	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability	A,B,C			
Asset Preservation	A,B,C			
Program Improvement				
Economic Operation	B,C			
Life/Safety Code Updates	A,B,C			
New Construction				

Physical Plant Package Needs

A – Building Envelope
B – Building Systems
C – Life Safety
D – Space Renewal
E - Utility Infrastructure
F – Grounds Infrastructure

Physical Plant Package Needs Instructions: In the above chart, place type of proposed improvement in row and column that best describes scope of work to be performed. For description of this portion, refer to Section 3-III-3-A, B, C and D. Multiple Physical Plant Package Needs may be used in multiple rows and columns to fully illustrate scope of work.

SECTION 2 - COLLEGE COMPARE CHART

This section contains a chart highlighting research of similar-sized college campus's in the eastern portion of the US and their respective statistics with relation to enrollment, building count, parking, and several other factors. This information was used to help synthesize certain design recommendations within this document.

WEST LIBERTY UNIVERSITY ***WEST LIBERTY, WV***	***COLGATE UNIVERSITY*** ***HAMILTON, NY***	***THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE*** ***WISE, VA***	***CASTLETON UNIVERSITY*** ***CASTLETON, VT***
ENROLLMENT: ~ 2,500	***ENROLLMENT:*** ~ 2,873	***ENROLLMENT:*** ~ 2,100	***ENROLLMENT:*** ~ 2,100
# OF BUILDINGS: 23	***# OF BUILDINGS:*** 70	***# OF BUILDINGS:*** 32	***# OF BUILDINGS:*** 27
ATHLETIC FIELDS: Football, Baseball, Softball, Soccer, Intramural, Tennis	***ATHLETIC FIELDS:*** Football and 5 Soccer/ General Use, Golf Course	***ATHLETIC FIELDS:*** Football, Baseball, Softball, 2 General Use	***ATHLETIC FIELDS:*** Football, Baseball, Softball, 3 General Use
PARKING: Mixed/irregular format (lot and curbside)- Mostly filled	***PARKING:*** Large and small lots - Moderately filled	***PARKING:*** Large lots away from campus	***PARKING:*** Mostly small lots within campus - one large lot off campus
AREA (ACRES): 290	***AREA (ACRES):*** 575	***AREA (ACRES):*** 400	***AREA (ACRES):*** 165
NOTES: - Roughly 50% of students live on campus - Built on two hills	***NOTES:*** - 90% of students live in college-owned, operated, or affiliated housing -Built on a hill - Lake on campus	***NOTES:*** - Roughly 40% of students live on campus - Built on a hill - Small lake on campus	***NOTES:*** - Roughly 50% of students live on campus - Large pavilion for concerts and an outdoor classroom - Walking trail through campus

WEST LIBERTY UNIVERSITY
MISSION STATEMENT

"To provide our students with the opportunity for a high quality undergraduate, graduate, and professional education through appropriate formats and venues."


WEST LIBERTY UNIVERSITY
1837
WEST VIRGINIA