NORTH IDAHO COLLEGE
FACILITIES MASTER
PLAN
2018-2028
## EXECUTIVE SUMMARY

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MOLSTEAD LIBRARY

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North Idaho College’s Vision: As a comprehensive community college, North Idaho College strives to provide accessible, affordable, quality learning opportunities. North Idaho College endeavors to be an innovative, flexible leader recognized as a center of educational, cultural, economic, and civic activities by the communities it serves.

North Idaho College’s Mission: North Idaho College meets the diverse educational needs of students, employers, and the northern Idaho communities it serves through a commitment to student success, educational excellence, community engagement, and lifelong learning.

Values: North Idaho College is dedicated to these core values which guide its decisions and actions.

   **Student Success**
   A vibrant, lifelong learning environment that engages students as partners in achieving educational goals to enhance their quality of life

   **Educational Excellence**
   High academic standards, passionate and skillful instruction, professional development, and innovative programming while continuously improving all services and outcomes

   **Community Engagement**
   Collaborative partnerships with businesses, organizations, community members, and educational institutions to identify and address changing educational needs

   **Stewardship**
   Economic and environmental sustainability through leadership, awareness, and responsiveness to changing community resources

   **Diversity**
   A learning environment that celebrates the uniqueness of all individuals and encourages cultural competency
Introduction

In the fall of 2016, North Idaho College (NIC) embarked on a process to develop an integrated strategic plan. The project was intended to be a collaborative, campus-wide effort whose goal was to “cultivate” an adaptive culture, one that is able to absorb disruptions, learn from challenges that arise, and is responsive to the educational needs of community and region North Idaho College serves.

A preliminary planning process began with a SWOT analysis and environmental scan. These internal and external assessments laid the groundwork for three critical planning processes: The Academic Master Plan, the Facilities Master Plan, and the Information Technology (IT) Master Plan, in order that they address the diverse challenges and opportunities brought to light from the two preliminary assessments. Together, these three master plans act as precursors to the Integrated Strategic Plan and serve to inform its core themes and objectives.

In 2018, the college also developed a Strategic Enrollment Management Plan that was also incorporated into the college’s Integrated Strategic Plan.
PURPOSE OF THE FACILITIES MASTER PLAN

The Facilities Master Plan provides a framework and planning direction for the future development of the campus and provide direction for future capital planning. The purpose of the master plan is to forecast future student growth that is likely to occur, to identify changes that will likely take place in pedagogy, offered courses, campus technology and to identify physical plant improvements needed to meet these changes. This master plan addresses North Idaho College’s 10-year growth, though the year 2028.

The master plan assesses the existing buildings on campus and analyzes current programs and strategic initiatives. The report includes an inventory and analysis of building conditions. The master plan focuses on an assessment of facility needs and the identification of projected capital projects and illustrative site plan. Together these describe the projected growth and improvements for the foreseeable future.

A priority for the college is maintaining and updating existing facilities and infrastructure to ensure safety, efficiency and maximize the life of existing assets. These improvements and renovations to facilities include electrical, heating, ventilation, and air conditioning systems. Included are fire alarm system upgrades, boiler replacements and chiller replacements.

With the completion of the North Idaho Collaborative Education Facility and the added instructional capacity supported by this facility, the most immediate unaddressed instructional need is for additional laboratory spaces to support science and health professions programs in the Meyer Health and Sciences Building.

SHORT TERM DEVELOPMENT PLAN

Included in this Facility Master Plan is detail on necessary systemic improvements and renovations to facilities. Also included in the Facilities Master Plan, is the identification of the location for a parking structure to support future college parking needs based on expected continued growth of North Idaho College. The Short-Term Development Plan identifies a future expansion for the Meyer Health and Sciences Building and a location for a new athletic facility.

LONG TERM DEVELOPMENT PLAN

The Facilities Master Plan includes long term Building Site Options identified in the adoption of the Planned Unit Development on the Higher Education Campus as well as the closure of some vehicle traffic routes through the main campus. These are considered to be reasonable land use plans that continue to create a pedestrian focused core and move parking to the campus perimeter.

The long-term master plan options provide a viable development strategy to expand the college on the current campus. Long-term needs identified include a student service and learning facility to co-locate all student enrollment and support services, and additional parking.
PLANNING AND DESIGN OBJECTIVES

Throughout the development of the short-term and long-term master plans, several important planning and design objectives emerged:

- Highlight and protect the heritage, history and natural aspects of campus.
- Develop multi-use open spaces throughout campus.
- Create connectivity and pedestrian focused campus core.
- Recognize the heightened role of security in facility and campus planning.
- Integration of North Campus/Corridor with Main Campus.
- Avoidance of future complexities by planning future building locations.
- Long Term Growth and Needs Analysis
- Continue Land Acquisition
- Maintain the view corridor from river to lake and the park like campus setting.
- Explore the best options to solve long-term parking requirements, remaining sensitive to the character of the campus;
- Maintain and modernize existing facilities.
- Establish short-term and long-term planning solutions, emphasizing flexibility and orderly growth.
ENROLLMENT FORECASTS

Enrollment forecasts are necessary for capital planning purposes. Facilities planners must have some idea of the number of students likely to be attending in the future to justify and design new buildings. Yet producing accurate long-term forecasts is difficult. Studies of community college enrollment forecasting models have revealed reasonable forecasting accuracy in the short term (two to three year time horizon) but larger errors in the long term. Given the modest long-term forecasting record, planners are well advised to recognize that forecasts are not predictions. They are reasonable sets of planning data based on historical enrollment patterns and the county’s demographic outlook, that are modified as new information becomes available. Many factors influence enrollment that are not incorporated into the models used to generate the forecasts used here. Caution in application of these forecasts is recommended.

<table>
<thead>
<tr>
<th>Fall Credit Enrollment Projections, 2016-2026</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>General Studies</td>
</tr>
<tr>
<td>4,643           4,666           4,620           4,666           4,759           4,878           5,000           5,150           5,304           5,464</td>
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<tr>
<td>Dual Credit</td>
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<tr>
<td>1,377           1,584           1,900           2,280           2,508           2,709           2,844           2,930           3,018           3,108</td>
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<tr>
<td>CTE</td>
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<tr>
<td>908             881             898             921             967             1,044           1,055           1,068           1,100           1,133</td>
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<tr>
<td>Credit Total</td>
</tr>
<tr>
<td>6,928           7,131           7,418           7,867           8,234           8,631           8,899           9,148           9,422           9,705</td>
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FACULTY AND STAFF

North Idaho College Employees, Fall 2013-2017

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<thead>
<tr>
<th>Faculty</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
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<tr>
<td>Part-time</td>
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<td>Professional staff</td>
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<td>16</td>
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<tr>
<td>Classified staff</td>
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</tr>
<tr>
<td>Full-time</td>
<td>194</td>
<td>188</td>
<td>191</td>
<td>192</td>
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</tr>
<tr>
<td>Part-time</td>
<td>16</td>
<td>16</td>
<td>11</td>
<td>13</td>
<td>16</td>
</tr>
<tr>
<td>WFTC/ABE Instructor</td>
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<tr>
<td>Part-time</td>
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<tr>
<td>President/VPs</td>
<td></td>
<td></td>
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<tr>
<td>Full-time</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>

| Total employees | 826  | 804  | 775  | 826  | 846  |

Source: NIC Human Resources Office/Facts and Figures Information Booklet
NEEDS ASSESSMENT

Building off of prior planning efforts, interviews and surveys with campus constituencies, review of enrollments and course subscription rates and the SWOT conducted during the 2018 Cultivate NIC planning work, the following areas were noted as future capital needs:

**Natural Sciences and Allied Health Programs** - The exploding demand for employees in healthcare occupations is well documented in local and regional labor market studies. The College stands prepared to serve the Kootenai County healthcare community by starting new programs of study and expanding existing curricula in degree, certificate, and continuing education and training programs. The college projects expansion of current facilities. The expansion of the Meyer Health and Sciences Building will provide for additional science labs, specialized program laboratories, and classrooms and learning spaces to support the College’s nursing and allied health curriculum expansion and remove bottlenecks created by fully subscribed science lab classes. This facility will enable the College to expand our current student enrollment base in these programs. Additional science laboratories, learning space and faculty offices are needed to meet this challenge.

**Athletics Programs** - The Christianson Gymnasium supports a large component of NIC Cardinal Athletics and is unable to be further modified to support expansion and the needs of modern collegiate athletics. A strain on Christianson has been lifted with some programming and intramurals moving to the Student Wellness and Recreation Center. However, these facilities cannot support the wide range of activities/programs necessary to meet the needs of the increasing number of student athletes and space for competitive intercollegiate athletics.

A comprehensive Athletics facility will allow the College to provide the following expanded services:

1. Expanded, safe and modern Individual and team sport space for programs such as volleyball, basketball, soccer, wrestling and golf.
2. Facility for college/community athletic events requiring large open areas.

Maximum capacity schedule for gymnasium use:

1. Intercollegiate sports
2. Intramural sports
3. Credit and Continuing Education course offerings, including community programs.
4. Graduation, health fairs, special events, etc.

**Coeur d’Alene Cultural Center and Student Gathering Space** – The college has noted the need to provide space for meetings and community gatherings. As part of the Nine-Point Agreement the college has committed to establishing a place to honor the heritage of the Coeur d’Alene Tribe and celebrate the culture, heritage and history of our community.

**Student Service and Learning Building** – There is a demonstrated need to co-locate all student services conveniently for students and visitors. With the development of the higher education campus, the center of campus has shifted and as the campus plan is further implemented to limit
vehicular traffic in the campus core, these services must be easily accessible. Providing co-location of enrollment services with learner services as the college develops a seamless interface for students and continues to invest in services and support to increase retention and completion.

NEW OR EXPANDED PROGRAMS

The following program development activities are examples of what will need to be implemented to meet transfer education mission, workforce demands and community interest. These areas will be directly connected to the Academic Master Plan.

1. Develop new and expand existing training programs and continuing professional education courses in nursing and healthcare to meet the local and regional labor force needs and the professional advancement of healthcare workers.

2. Expand industry certifications, training programs, and courses in information technology, and cyber security that support resident businesses, assist in attracting new business, and prepare individuals for jobs in the region.

3. Provide appropriate space and support for increased transfer collaboration with four-year partner institutions specifically related to Computer Science and Engineering.

4. Support expansion of educational pathway at NIC including offering applied baccalaureate degrees.

5. Work with adjunct faculty and trainers to expand and improve implementation of learning outcomes assessments in workforce courses and increase the number of Continuing Education Certificate programs offered.

6. Increase licensure and certification programs in response to new regulations and local need.
7. Increase online training programs and courses, add new innovative online course vendors and integrate robust online components to classroom training.

8. Adjust lifelong learning courses in response to changing economic conditions and the increased diversity of the older adult demographic.

9. Increase services and programs to assist students’ transition from adult education programs to workforce training and/or academic coursework.

10. Continue to expand summer programs for children and youth to expose this age group and their parents to the community college and meet their needs and interests for summer enrichment programs.

11. Place a major emphasis and resource allocation on expanding contracted training and services to area businesses to assist them in employee development and business growth, and to meet the challenges of new technologies in the workplace.

12. Align development of new career training programs and continuing professional education to emerging employment areas and high demand occupations.

13. Work with other areas of the College to develop pathways for students to receive academic credit for industry credentials, skills and knowledge gained through continuing education coursework and training programs to accelerate their progress to a degree. Areas to be explored: apprenticeships/construction trades, health informatics, cyber security, juvenile services/law enforcement, healthcare.

NEW OR EXPANDED FACILITY REQUIREMENTS

Facilities will be needed to accommodate the following growth areas:

1. Expand teaching and learning spaces for science including laboratories.
2. Create technical training spaces to accommodate the emerging training demand for manufacturing related training, apprenticeship programs and cybersecurity.
3. Student Services and Learning Assistance spaces to develop student service delivery that is relevant and convenient for student use.
4. Access modern athletic facilities that are flexible, accommodate the growth of programs, are safe and meet current regulations. Athletic facilities that can accommodate large audiences for athletic and campus events.
GENERAL FACILITIES DESCRIPTION

The College, located at 1000 West Garden Avenue, is approximately 516,000 gross square feet, consists of twenty-three buildings and is located on 77 acres.

DEFERRED MAINTENANCE

As part of the Facility Master Plan, the college conducted a building-by-building review of existing facilities to determine the state of each facility, identify issues and develop a more thorough calculation of deferred maintenance needs and future capital needs. The systems of each facility have been documented, evaluated and given a life cycle evaluation and Facility Condition Index.

The average age of North Idaho College buildings is 39 years old. Looking at the total portfolio, including Workforce Training Center and Parker Technical Education Center, the college maintains 774,000 square feet of space with a current replacement value of $142M. The college has deferred maintenance backlog of $12.4M The college is currently operating with a total Facility Conditions Index in the Fair Range at 8.5%. Over the next ten years, the college will need to develop a capital strategy to increase deferred maintenance spending to ensure continued FCI or Fair or Good.

UTILIZATION

Space at North Idaho College is utilized effectively. Classrooms and laboratories are well utilized and with the recent decline in enrollment can provide for the immediate and anticipated future needs of the college. The most immediate facility deficit is in science laboratories. The college added significant lab space to its inventory with the construction of the Meyer Health and Sciences Building. However, the college’s growth and expanded health and nursing offerings has seen these spaces being utilized at near maximum efficiency and occupancy.
BOSWELL HALL
Main Campus

Date Built or Acquired: 1979
Date of Remodel/Expansion: Flooring replaced 2017, Roof 2005
Gross Area: 68,093
Net Area: 46,176

General Building Description: 2 story building
Structural brick exterior
Bar joist/metal deck roof structure
Flat roof/low slope metal
Fire sprinkler system

Current Uses: Auditorium
               Classrooms
               Art Gallery
               Speech
               Music
               Art
               Photography
               Music

Special Information: Accessible entrance @ south/southwest/north/northeast sides
Accessible parking adjacent to north and south
Building is on accessible route
Basement is not accessible

Other Information: Mechanical systems to be upgraded 2019

Building Condition: Very good

Maintenance Items: Windows
BOS (Boswell Hall)
FORT SHERMAN OFFICERS’ QUARTERS
Main Campus

Date Built or Acquired: 1900
Date of Remodel/Expansion: Post repairs 2013
Gross Area: 2,637
Net Area: 1,442
General Building Description: 2 story
Wood frame construction
Pitched wood shingle roof
Current Uses: Faculty Offices
Conference Room
Special Information: Accessible ramp – east side
Front door hardware is accessible (2014)
Accessible route is not signed
Other Information: Building is on National Register of Historic Places
Facility Condition Index: 5.7
Maintenance Items: Cedar Shake roof
FSOQ (Fort Sherman Officers' Quarters)
FORT SHERMAN MUSEUM
Main Campus

Date Built or Acquired: 1971
Date of Remodel/Expansion: 2012
Gross Area: 778
Net Area: 666
General Building Description: Single story
Load-bearing brick
Pitched composition shingle roof

Current Uses: Museum

Special Information: Building accessible
Accessible parking adjacent
Accessible route available

Other Information:
Facility Condition Index: 2.0
Maintenance Items: Roof

Fort Sherman Museum photographs
<table>
<thead>
<tr>
<th><strong>SHERMAN BUILDING</strong></th>
<th>Main Campus</th>
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<tbody>
<tr>
<td><strong>Date Built or Acquired:</strong></td>
<td>1920</td>
</tr>
<tr>
<td><strong>Date of Remodel/Expansion:</strong></td>
<td>2007</td>
</tr>
<tr>
<td><strong>Gross Area:</strong></td>
<td>7,879</td>
</tr>
<tr>
<td><strong>Net Area:</strong></td>
<td>4,298</td>
</tr>
</tbody>
</table>
| **General Building Description:** | Single story wood frame w/ brick veneer  
Pitched standing seam metal roof  
Flat low slope metal roof @ center of building  
Rooftop Exhaust Fans |
| **Current Uses:** | President’s Office  
Communications and Marketing  
NIC Foundation  
Community Relations  
AVP |
| **Special Information:** | Handicap accessible entrance @ north  
Handicap parking adjacent  
Facility is on an accessible route |
| **Other Information:** | |
| **Facility Condition Index:** | 0.4 |
| **Maintenance Items:** | Composition shingle parapet replacement within 5 years. |
Sherman Building photographs
INDUSTRIAL ARTS
Main Campus

Date Built or Acquired: 1942
Date of Remodel/Expansion:
Gross Area: 3,765
Net Area: 3,280
General Building Description: Single story concrete masonry unit construction
Flat roof w/ glu-lams and wood framing
Single pane exterior glazing
Current Uses: Carpentry
Special Information: Accessibility problems @ north classroom doors
Other Information: Electronic Access on one door
Facility Condition Index: 6.8
Maintenance: Classroom flooring and finishes
Industrial Arts Building photographs
McLAIN HALL
Main Campus

Date Built or Acquired: 1944

Date of Remodel/Expansion: 1996 – Computer Labs Remodel
2015 – New 80 mil single ply 30 year roof
2016 – Outdoor Pursuits offices

Gross Area: 11,125
Net Area: 7,960

General Building Description: Single story north wing (Computers)
High bay single story south wing (Outdoor Pursuits)
Partial second floor – south wing

Current Uses: Outdoor Pursuits
3 Outdoor Pursuit Offices 2015
2 General Classrooms + 1 non accessible 2nd floor south
1+ Computer Labs
5 Instructional Offices

Special Information: Accessible route/restrooms – north wing

Other Information: Electronic access on two exterior doors

Facility Condition Index: 14.8

Maintenance Items: Carpet north wing
NE door needs weatherproofing
Ceiling Tile needs replaced
McLain Hall photographs
LEE HALL
Main Campus

Date Built or Acquired: 1949

Date of Remodel/Expansion: 1995 – Extensive remodel
2017- Carpet/Flooring and interior paint

Gross Area: 22,035

Net Area: 13,206

General Building Description: Two story
Poured-in-place concrete with brick veneer
Wood over-frame roof structure
Flat roof (Garland low slope metal) 2012
Partial basement (mechanical)

Current Uses: Admissions
Vice President for Business and Finance
Business Office
Financial Aid
Registrar
General Classrooms
Faculty Offices
Mother’s nook

Special Information: Accessible route provided
Accessible entrances provided (new 2017)
Accessible restrooms (both floors)

Other Information: Electronic Access on two exterior doors

Facility Condition Index: 25.4

Maintenance Items: Paint 1st floor offices
Bathroom vanities
Lee Hall photographs
CHRISTIANSON GYMNASIUM
Main Campus

Date Built or Acquired: 1949

Date of Remodel/Expansion: 1976 - Lobby/Wrestling Addition
2013 - Gym floor and bleachers
2016 - Gym locker room remodel

Gross Area: 33,990

Net Area: 24,715

General Building Description: 2 story
Concrete block w/ brick veneer
Wood frame roof over steel girders
Partial modified bitumen/partial low slope metal

Current Uses: Gymnasium
Locker Rooms
Training Rooms
Athletic Department Offices
Stage

Special Information: Accessible entrance
Accessible restrooms
Second floor not accessible
Accessible seating (2013)
Locker rooms are accessible (2016)
Stage not accessible

Other Information: Electronic access on two doors

Facility Condition Index: 9.0

Maintenance Items: Building interior
AHU-Steam
Plumbing sewage drain system needs repaired
EDMINSTER STUDENT UNION BUILDING
Main Campus

Date Built or Acquired: 1960

Date of Remodel/Expansion:
- 1999 – Major addition/remodel
- 2016- Carpet and paint
- 2015- New Garland low slope metal upper roof
- 2017- Bookstore remodel

Gross Area: 66,311

Net Area: 41,250

General Building Description:
- 2 story w/ partial basement
- Steel post and beam building structure
- Brick veneer/ EIFS

Current Uses:
- Cafeteria/ Student Lounge
- Auxiliary Services
- Bookstore
- ASNIC Offices
- Meeting Rooms
- Career Center
- Student Services
- Veterans Center
- Native American Student Center

Special Information:
- Accessible route provided
- Accessible toilet rooms provided – all levels
- Book store restrooms not accessible

Other Information:
- No electronic access
- Not part of new high security key system

Facility Condition Index: 4.9

Maintenance Items:
- Boilers, circ pumps, hot water heaters, lower roof
Edminster Student Union photographs
KILDOW MEMORIAL HALL
Main Campus

Date Built or Acquired: 1962
Date of Remodel/Expansion: 2016 – Carpet and paint
Gross Area: 20,392
Net Area: 15,581
General Building Description: 2 story
Post & beam structure
Wood frame roof structure
Wood frame walls w/ brick veneer
Modified bitumen flat roof

Current Uses: Skill Center
Peer Tutoring
Classrooms
Offices

Special Information: Accessible route, restrooms and entrance provided
Accessible parking adjacent

Other Information: Electronic Access on south door

Facility Condition Index: 25.4

Maintenance Items: Restroom counter tops and sinks
Elevator needs upgrade
Date Built or Acquired: 1985

Date of Remodel/Expansion: 1998 – Complete remodel/addition

Gross Area: 1,945

Net Area: 1,387

General Building Description: Single story wood frame
                                       Pitched metal roof

Current Uses: Children’s Daycare Center

Special Information: Accessible route provided
                             Accessible parking adjacent
                             Accessible restrooms provided

Other Information:

Facility Condition Index: 3.7

Maintenance Items:
Lakeside Center Photo
HEDLUND BUILDING
Main Campus

Date Built or Acquired: 1977
Date of Remodel/Expansion: 1993 – major HVAC modifications
Gross Area: 71,207
Net Area: 55,189
General Building Description: Tilt-up concrete panels w/ brick in-fill construction
Flat roof
Current Uses: Emery’s Restaurant
Idaho Small Business Development
Classrooms
Gizmo
CITE
Culinary Arts
Special Information: Handicap parking available @ east & south sides
Handicap accessible entrances @ south and north sides
Other Information:

Facility Condition Index: 7.6

Maintenance Items:
Hedlund Building Photo
MEYER HEALTH & SCIENCES BUILDING
Main Campus

Date Built or Acquired: 2005
Date of Remodel/Expansion:

Gross Area: 56,378
Net Area: 45,432

General Building Description: 2 story brick veneer
Flat roof

Current Uses: Nursing
A&P
Chemistry
Radiology
Health Professions

Special Information: Simulation Lab

Other Information:

Facility Condition Index: 4.0

Maintenance Items:
Meyer Health & Sciences Photo
## PARKER TECHNICAL EDUCATION CENTER
Rathdrum, Idaho

<table>
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<tr>
<th>Date Built or Acquired:</th>
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<tbody>
<tr>
<td>Date of Remodel/Expansion:</td>
<td>2018- HVAC Lab</td>
</tr>
<tr>
<td>Gross Area:</td>
<td>110,900</td>
</tr>
<tr>
<td>Net Area:</td>
<td>95,189</td>
</tr>
<tr>
<td>General Building Description:</td>
<td>2 story Brick veneer and Pre-engineered metal building</td>
</tr>
</tbody>
</table>

### Current Uses:
- Automotive
- Applied Technology
- Student Support Services
- Classrooms
- HVAC/Refrigeration
- Machine Technology
- Diesel Mechanics
- Body & Fender
- CAD Drafting & Mechanical
- Mechatronics
- Millwright Mechanics
- Welding

### Special Information:

### Other Information:

### Facility Condition Index:
0.0

### Maintenance Items:
### SEITER HALL
Main Campus

<table>
<thead>
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<th>Date Built or Acquired:</th>
<th>1974</th>
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<tbody>
<tr>
<td>Date of Remodel/Expansion:</td>
<td>2011: Complete remodel</td>
</tr>
<tr>
<td>Gross Area:</td>
<td>30,190</td>
</tr>
<tr>
<td>Net Area:</td>
<td>20,241</td>
</tr>
<tr>
<td>General Building Description:</td>
<td>3 story concrete post and beam Structural brick infill Flat roof Elevator</td>
</tr>
<tr>
<td>Current Uses:</td>
<td>Engineering Classrooms Math Classrooms Geology Robotics DSS Offices</td>
</tr>
<tr>
<td>Special Information:</td>
<td>Accessible entrances provided @ east and northwest</td>
</tr>
<tr>
<td>Other Information:</td>
<td></td>
</tr>
<tr>
<td>Facility Condition Index:</td>
<td>5.5</td>
</tr>
</tbody>
</table>
Maintenance Items:

Seiter Hall Photo
RESIDENCE HALL
Main Campus

Date Built or Acquired: 1974

Date of Remodel/Expansion:

Gross Area: 58,841
Net Area: 50,000

General Building Description: 3 story wood framed
Brick veneer and vinyl siding
Flat roof and shingle
Elevator

Current Uses: Residence life

Special Information:

Other Information:

Facility Condition Index: 0.0

Maintenance Items:
Residence Hall Photo
SIEBERT BUILDING
Main Campus

Date Built or Acquired: 1962
Date of Remodel/Expansion: 1996 – Computer Services Remodel/Elevator Addition
Gross Area: 30,311
Net Area: 24,959
General Building Description:
Partial one story/partial two story
Partial basement under two-story portion
Concrete masonry unit construction – main floor
Metal-faced exterior wall panels – upper floor
Flat roofs
West windows are single pane glazing in metal frames

Current Uses:
Computer Services
Copy Center/Mail Services
Student Newspaper
Fleet Services
Metal Arts

Special Information:
Accessible entrance – north and south
Basement and second floor accessible by elevator

Other Information:
Main campus telephone board located here
Main data processing equipment located here

Facility Condition Index: 3.6

Maintenance Items:
Siebert Building Photo
STUDENT WELLNESS & RECREATION CENTER
Main Campus

Date Built or Acquired: 2017

Date of Remodel/Expansion:

Gross Area: 29,618

Net Area: 24,715

General Building Description: 2 story
Concrete block w/ brick veneer

Current Uses: Gymnasium
Locker Rooms
Fitness Rooms
Offices
Classrooms

Special Information:

Other Information:

Facility Condition Index: 0.0

Maintenance Items:
Student Wellness & Recreation Center Photo
MOLSTEAD LIBRARY
Main Campus

Date Built or Acquired: 1992

Date of Remodel/Expansion:

Gross Area: 52,315

Net Area: 39,887

General Building Description: 2 story
Steel post and beam structure
Steel stud infill walls
Brick/EIFS exterior
Concrete tile mansard roof
Flat roof

Current Uses: Testing Center
Computer Labs
Todd Lecture Hall
Classrooms
Library
University of Idaho

Special Information: Accessible entrance at south
Accessible parking at east side
Building is on accessible route

Other Information:

Facility Condition Index: 16.3

Maintenance Items:
Molstead Library Photo
| Building | Code | CATEGORY | Age | Year Completed | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | 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SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Dup | SF_Du
## NORTH IDAHO COLLEGE
### FACILITIES MASTER PLAN 2018 – 2028

<table>
<thead>
<tr>
<th>Name</th>
<th>Size (Sq. Ft.)</th>
<th>Facility Replacement Cost</th>
<th>Average Funding Per Year</th>
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<tbody>
<tr>
<td>Beach and Campus Residences</td>
<td>1,968 $215,560</td>
<td>$2,567</td>
<td>2.48%</td>
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<tr>
<td>Beach Storage Building</td>
<td>506 $166,224</td>
<td>$349</td>
<td>17.99%</td>
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<td>Bennett Hall &amp; Conference Area</td>
<td>64,325 $9,150,395</td>
<td>$127,058</td>
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<td>Cleastamor Gym</td>
<td>24,824 $4,373,190</td>
<td>$20,763</td>
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<tr>
<td>Concession Stand, Sandpoint</td>
<td>506 $26,438</td>
<td>$394</td>
<td>3.82%</td>
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<td>Edith Misty Student Union Building</td>
<td>87,312 $8,105,184</td>
<td>$62,097</td>
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<td>F. Sherman Museum</td>
<td>1,098 $181,193</td>
<td>$78</td>
<td>7.19%</td>
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<td>F. Sherman Officers Quarters</td>
<td>411 $485,872</td>
<td>$3,627</td>
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<td>Flag Pole Complex (Head Start)</td>
<td>19,138 $3,093,224</td>
<td>$37,754</td>
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<tr>
<td>Headwaters Complex A (Facilities: Campus)</td>
<td>6,190 $821,767</td>
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<td>Headwaters Complex B (Parking/Security)</td>
<td>2,906 $364,461</td>
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<td>Headwaters Complex C (Maintenance)</td>
<td>7,448 $264,791</td>
<td>$965</td>
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<td>Headwaters Complex D (Gym)</td>
<td>906 $177,757</td>
<td>$1,601</td>
<td>16.54%</td>
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<tr>
<td>Headwaters Complex E (Counseling)</td>
<td>3,512 $226,361</td>
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<td>Heath Building</td>
<td>60,119 $14,097,291</td>
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<td>Industrial Arts Building</td>
<td>2,613 $741,822</td>
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<tr>
<td>Library/Science Center</td>
<td>6,174 $1,199,200</td>
<td>$6,518</td>
<td>5.41%</td>
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<tr>
<td>Landscape Point East</td>
<td>1,308 $131,910</td>
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<td>Lee Hall Annex</td>
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<td>Lee Athlete Hall</td>
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<td>Liberty Way Storage Building A</td>
<td>6,076 $187,037</td>
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<tr>
<td>Milena Hall</td>
<td>10,334 $2,108,051</td>
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<td>Meyer Science Library</td>
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<tr>
<td>Pete Rum Storage (Golf Center)</td>
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<td>$2,999</td>
<td>9.89%</td>
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<td>Rosedale Hall (200 Units)</td>
<td>16,840 $9,797,404</td>
<td>$20,132</td>
<td>0.60%</td>
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<td>Sather Hall</td>
<td>16,000 $4,200,168</td>
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<td>5.67%</td>
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<td>Sather Wellness-Recreation Center (SWRC)</td>
<td>23,618 $4,014,870</td>
<td>$260</td>
<td>0.00%</td>
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<tr>
<td>Winfield-Pot Building</td>
<td>12,203 $2,667,416</td>
<td>$18,513</td>
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<tr>
<td>Wellness Training Center</td>
<td>11,000 $1,102,791</td>
<td>$968</td>
<td>8.64%</td>
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</tbody>
</table>

**Totals:**

|   | 773,924 | 142,485,438 | $450,000 |

**FACI**

|   | 8.23% | 8.51% | 10.92% | 11.84% | 12.85% | 13.87% | 14.89% | 15.91% | 16.93% |

**FACI without Funding**

|   | 8.46% | 8.72% | 11.68% | 12.69% | 13.70% | 14.71% | 15.72% | 16.73% | 17.74% |

**10-Year**

|   | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% |

**15-Year**

|   | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% |

**20-Year**

|   | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% |

**25-Year**

|   | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% |

**30-Year**

|   | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% | 18.07% |
PLANNED AND PROPOSED FACILITIES PROJECTS

The current 77 acres at the main campus located at 1000 West Garden Avenue are expected to be adequate for the next ten years and beyond. Expanded growth can only take place on the existing site if current parking areas are converted to building sites areas. There are plans to seek to purchase additional acreage near the college’s current location, if and when, it becomes available.

The existing acreage adequately houses all operations with the exception of the Workforce Training Center in Post Falls, the Aerospace Center in Hayden and the Parker Career and Technical Education Center in Rathdrum.

The college’s Master Plan reflects additional build out of the higher education campus and the areas acquired with the purchase of the mill site. Additionally, the plan envisions a stronger connectivity between the original campus, higher education campus and the lakefront, including the removal of some existing buildings over time. The plan envisions moving the majority of parking to the perimeter of campus, continuing to leverage parking along the levy and incorporating parking garages to accommodate future growth and demand.
CAMPUS MASTER PLAN

- Campus Master Plan
- Short Term Development
- Long Term Development
- Master Plan Summary
- Facilities Master Plan Committee Members
- Implementation Strategy
- Capital Planning
CAMPUS MASTER PLAN

The Campus Master Plan illustrates the overall future development of the campus with realistic building footprints. Short-term plan and long-term plan options have been developed and are presented to the Board of Trustees for discussion.

Short Term Development - The short-term solution identifies the following priority projects:

- Meyer Health and Sciences Expansion: The existing building is designed to add approximately 15,600 SF in finished space with the additional 7,800 SF footprint over two floors with lab spaces on upper floors and learning spaces and offices on the main floor. Programming for this expansion was completed in 2010 and will need to be updated and refined to address current and emerging programming needs. Current cost estimate for the expansion is $6.67M.

- Athletic Complex: Current intercollegiate athletics programs are housed around campus and many are in facilities that are beyond modification for the current program needs. The development of an athletics complex with a competition gymnasium, program offices, locker rooms and training space will provide the college with needed facility upgrades, expanded event and competition space, and seating, and provide a new home for Cardinal athletics. The current Parking Lot A Site along Northwest Boulevard provides the space and height needs for an athletic complex and initial feasibility studies have shown this site is compatible with this type of use. Programming work is necessary to determine the specifics for this project scope and to develop a budget estimate. A primary issue in the development of this project scope will be the seating capacity of a new competition gymnasium.

- Coeur d’Alene Cultural Center and Gathering Space: This project has been on the slate for development since the inception of the Nine Point Agreement. Initial work on this project developed programming for a longhouse. This project will provide meeting spaces for the community and campus, highlight the Coeur d’Alene Tribe, and provide Native American students spaces to gather. Current needs and programming will need to be developed to adequately scope and budget this project.

- Student Enrollment and Learning Services: With the development of the Higher Education Campus, establishing a centralized location for all student services will provide convenient access and expanded spaces for key services that are dispersed across campus. This project will bring key services together and allow for the movement of services such as Adult Basic Education into spaces that are easy to find and accessible and that encourage retention and completion. This project will require initial programming to determine costs.

Long Term Development – The plan for long-term development of the campus includes adoption of site plan for future building placements and development of a pedestrian core that routes vehicular traffic around campus and limits through traffic providing significant safety features to the campus core.
• Long Term Illustrative Master Plan - depicts the full development of the higher education campus and integration of the pedestrian-focused core. This plan envisions removal of some aging existing buildings to provide greater campus space along the lake. In addition, this plan will allow for further connection and development space for long-term growth with continued property acquisition. This project can be phased over multiple years and bid, in part to, take advantage of other planned capital work that may be occurring on campus. The project can also stack with future development to transition parking to perimeter areas and change vehicular access as the Higher Education Campus is further developed.

• Systemic Renovations/Deferred Maintenance: Updating infrastructure remains a priority of the College. This project includes systemic improvements and renovations to facilities including heating, ventilation, and air conditioning systems to extend useful life. Included are control system upgrades, fire alarm system upgrades, boiler replacements and chiller replacements. This project will pair college investment with funding from the Department of Public Works to address priority needs and issues and work to maintain a campus FCI score of less than 10.
MASTER PLAN SUMMARY

The Facilities Master Plan represents a direction for future development and expansion of North Idaho College by the Facilities Master Plan Committee working with Jon Mueller of Architects West. The organization of the various planning options, short term and long term, considers issues such as the space needs program, utility systems in place, available sites within the campus and the architectural planning approach in response to the context of the built environment on campus. Both pedestrian and vehicular traffic have been evaluated to ensure that the circulation of the future campus is as successful as today's College. We believe that it honors the intent of prior college master plans, while looking toward the future for ways to best serve the educational needs of North Idaho, preserving, and protecting important cultural, historical and environmental resources from the impacts of development while keeping the focus on responsible and prudent campus development.

FACILITIES MASTER PLAN COMMITTEE MEMBERS

The Facility Master Plan Subcommittee Members represent a wide range of campus and include the following employees and students:

Doug Anderson
Lynn Covey
Carl George
Paula Lambert
Kelly Lyons
George McAlister
Bill McElver
Chris Martin
Gina Naccarato
Amy Page
Dodi Rode
Hiedi Schrader
Robert Smith
Steve Smith
Garry Stark
Justin VanEaton
Colleen Ward
Caleb Weeks
IMPLEMENTATION STRATEGY

Short and Long Term Capital Improvement Program

<table>
<thead>
<tr>
<th></th>
<th>Five-Year Capital Program</th>
<th>Beyond Five-Year Capital Program</th>
<th>Beyond Ten-Year Capital Program</th>
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<tbody>
<tr>
<td>1) Meyer Health and Sciences Expansion</td>
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<td>2) Athletics Center/Gymnasium</td>
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<tr>
<td>3) Cultural Center and Student Gathering Space</td>
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<td>4) Parking Garage</td>
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<td>5) Student Learning and Service Building</td>
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<td>X</td>
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<tr>
<td>6) Interior Campus Changes/Pedestrian Core</td>
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CAPITAL PLANNING

The college, through responsible stewardship of the Board of Trustees sets aside, $2.6M annually in capital reserve funds for future projects and land acquisition. As of May 22, 2018, the balance of this fund is $5.8M. As projects are reviewed and approved, programming refinement and revised costing can be received, allowing the college to work to strategically plan the timing and capital needs for project fulfillment.
ILLUSTRATIONS

- Aerial View – Existing Campus
- Long Term Illustrative Master Plan –
AERIAL VIEW – EXISTING CAMPUS
LONG TERM ILLUSTRATIVE CAMPUS PLAN