

# Miles Community College CAMPUS MASTER PLAN

## Executive Summary

### Introduction

The 2005 Miles Community College Master Plan is the third master plan in the history of Miles Community College and addresses several important issues that can best be characterized as those facing a stable institution that is maturing in its present site. The main purpose of this plan is to anticipate and shape future growth. The College expects modest increases in enrollment, which may create potential classroom overcrowding and other infrastructure challenges. Primarily, the Miles Community College 2005 Master Plan (the Plan) has four goals: 1) focuses on strategies for assimilating the approximately 143,000 square feet of buildings into one cohesive campus environment; 2) addresses the land-locked situation that Miles Community College currently faces; 3) explores options for new entrances into the campus; and 4) addresses campus-wide circulation, parking, Dickinson Street, and surrounding land purchases. The Plan also gives options for the correction of the challenges.



### Main Recommendations

The plan proposes several recommendations:

- Unifying the campus by establishing a more clearly defined pedestrian network (the Pioneer Spoke) connecting the Vocational-Technical Building and the Residence Village with the main campus. This includes building on the attractive landscape character of the College; making landscaping, lighting, and path and roadway improvements; and developing other means to make the campus a more pleasant, secure, walk-able academic community.
- Connecting the southern section of the campus with the main campus by closing Dickinson Street between Moorehead and Sewell avenues; simplifying and expediting the traffic flow through the campus by developing Sewell from Main Street to Dickinson Street; considering options for the purchase and development of the Kosty property south of the College; considering options in the event of the development of Stower Street from Sewell to Moorehead; considering options for the purchase and development of the Fretland property east of the College; and aligning ourselves with the Veterans Administration (VA) Hospital to coordinate future land acquisitions and usage of the VA facility by the College and other entities.

- Working with the City of Miles City to remove and replace existing sewer and water lines serving the Miles Community College Campus. Examine options to alleviate the drainage problem that occurs on Dickinson Street during times of rain and winter weather.
- Relocating some spaces, reshaping some lots to provide more efficient pedestrian and traffic patterns through the campus, developing more attractive lots, improving pedestrian safety, and allowing for more landscaping in important parts of the campus. The guiding principle of the proposed changes to traffic and parking hinges on increasing the number of parking spaces and allowing for landscaping opportunities that will tie the campus together.
- Developing a comprehensive signage program to strengthen the College's identity while making the campus more welcoming and easier to use for visitors and members of the College community.
- Developing and implementing schedules for the continual maintenance of the following: HVAC equipment, paint, carpet, vehicles, lighting, and roofing. Between January 2002 and January 2005, substantial maintenance was needed to repair, upgrade, or calibrate the many different systems at Miles Community College. It is the belief that had written schedules been in place, many of these repairs could have been prevented. The schedules will ensure that systems get the proper maintenance, thus extending their life cycle.
- Adhering to the recommendations of the utility and economic study done in January 2000.
- Planning for and building a new science building, student union building with an enclosed convention center, aquatic center, fine arts/theatre facility, and an agricultural/rodeo facility.
- Developing a series of readily fundable improvements that can be the first steps in executing the vision for the campus. They include developing a major new campus space: The Pioneer Spoke; bridging the current space between the structures south of Dickinson Street with the main campus buildings north of Dickinson Street; strengthening the sense of residential community by providing more gracious routes from the residential village to the academic core; and developing specific improvements to service areas and parking areas that make them more attractive and more functional. These focus areas include conceptual drawings and cost estimates to help in capital planning.

## **Implementation**

The Plan embodies a unified and compelling vision for College community. A guiding principle of the Plan hinges on the premise that the vision be achievable in incremental, realistic, fundable steps that are phased in. These steps will be explained and summarized in the implementation section and budgets.

### **Mission Statement:**

Miles Community College is a two-year institution committed to providing a quality learning environment with outstanding teaching; seeking partnerships to strengthen programs and services aimed at helping learners succeed at their chosen goals; serving as a facilitator of economic development through workforce training and continuing education; and strengthening our connections to community, professional, and educational entities.

## INTRODUCTION

### *Planning Process*

Miles Community College initiated its preliminary master planning effort in 2002. After several personnel changes in the physical plant department, the process was again started in the fall of 2004. This plan encompasses the past evolution of Miles Community College with the future plans and needs of the College and the City of Miles City. Additionally, this plan is expected to create a vision and direction for the College for the next ten years.

The initial planning team consisted of Miles Community College administration, faculty and staff, Custer County District High School board members, Stevenson Design (Architects), Evergreen Landscaping (landscape architects), city and county planners, state and county representatives, Miles Community College Board of Trustee members, Miles City business owners and representatives from the Miles Community College Endowment, and the L.P. and Teresa Anderson Foundation. The planning process began with a careful analysis and description of how the major buildings and outdoor spaces of the College are organized and used. The team observed how people, both residents and visitors, arrived at different areas of the campus and moved through the campus by car or on foot.

The current plan is a roadmap to help guide physical improvements to the campus that respond to issues raised by the administration, faculty, staff, and students. The recommendations in the Plan describe a compelling vision for the next ten years of growth and change on the campus. Recommended improvements are achievable in incremental, realistically fundable steps. Some improvements will take a substantial investment by the City of Miles City and surrounding property owners.

### *History of Miles Community College Facilities*

Miles Community College was founded in 1939 as a result of a vote by the Custer County High School District. The College utilized the High School for classroom space and gymnasium space for the athletic department. After being housed at the Custer County High School for over 15 years, the former Milwaukee Railroad Depot Building in Miles City became the second home for Custer County Junior College in 1957. Miles Community College relocated to its current site in 1967 after the completion of a 33,365 sq ft building consisting of classrooms, laboratories, office facilities, counseling center, and other supporting facilities.

In 1972 a 6,944 sq ft student center was built. This building, which is named the Smith Center, houses the food service and bookstore facilities. In 1979 Miles Community College constructed a 17016 sq ft Vocational/Technical building on the southeastern edge of the campus. Students were moved from what is now the Miles City Fire Department. The building contains an auto shop, wood shop, welding area, and two classrooms. In 1980-1982 Miles Community College enjoyed major growth with the addition of two buildings, the library/classroom addition and the recreation center, Centra. The library classroom addition was a 21,488 sq ft addition to the main administration building. It joined the main administration building with the Smith Center. It contains several faculty offices, six classrooms, an auditorium, and a 7,744 sq ft library. In 2003, the library was dedicated and renamed the Judson H. Flower Jr. Library after former college President Judson Flower.

The recreation center Centra was constructed just north of the Smith Center and later connected by what is known as the annex. The Centra is a 27,240 sq ft facility containing four racquetball courts, four locker rooms, free weight area, machine weight area, aerobic room, cardio room, coaches offices, and a NJCAA regulation size gymnasium. It has become the home of the Pioneer and Lady Pioneer basketball teams. It will also be the home of the Lady Pioneer volleyball team beginning in 2005. The CENTRA serves the entire Miles City community and offers memberships to the community to help finance operations.

In 1981 the Big Sky Residence Hall was built south of Dickinson Street. It was a 3,840 sq ft residence hall which contained 32 double occupancy dorm rooms, one resident director studio, and two community showers/restrooms. In 1997 additional student housing was added with the construction of three quad units and a commons unit. The quads are 2,912 sq ft complexes that can house 16 students each. The commons building is 1,760 sq ft and houses a

laundry facility, game room, TV room, restroom, and two offices. In 2003 the Big Sky Residence Hall was demolished and a new 26,500 sq ft two-story residence hall was constructed. The new hall has 66 double occupancy rooms with private bathrooms for every two rooms. It has an office, kitchen, two laundry rooms, sitting area, elevator, and a resident director studio apartment.

### *Overall Focus*

The 2002 Facilities Master Planning group focused on the role and mission of Miles Community College and how it should be planning for campus growth and accessibility for the future. Participants discussed the traditional role of a community college and then included economic development, adult education, and workforce training—all components of “non-traditional” education and important trends in the new economy. The 2005 Master Plan update focuses on Miles Community College as an integral part of the community, region, and state and its ability to provide quality, affordable, accessible, and innovative education and training to citizens, agencies, business and industry, and other entities throughout Montana and beyond.

## MASTER PLAN GOALS

1. **Develop the Campus as a Community Resource**
  - Conference Center
  - Aquatic Center
  - CENTRA Athletic Center
  - Fine & Performing Arts Building
  - Community Partnering
    - a. RSVP
    - b. ROCKS
    - c. Career Development
    - d. Even Start
2. **Enhance the Student Experience**
  - Student Services
  - Residence Halls
  - Academic Facilities
    - a. Health & Sciences Building
    - b. Agricultural Building
  - Student Union Building / Conference Center
  - Rodeo Facility
3. **Increase the Efficiency of Parking, Pedestrian & Vehicular Traffic Flow**
  - Pioneer Spoke
  - Develop Sewell, Stower, Moorehead, & Bridge Street
  - Develop new parking lots
4. **Strengthen Campus Image & Character**
  - Landscaping
  - Lighting
  - Signage
  - Walkways
  - Streets
  - Borders
5. **Evaluate Deferred Maintenance**
  - Maintenance schedules
  - Update classrooms and labs
  - Update HVAC system
  - ADA compliance
6. **Develop a Space Utilization and Growth Plan**
  - Optimize use of existing space in all academic and administrative buildings
  - Accommodate existing and proposed programs
  - Integrate Technology
    - a. Distance Learning
    - b. Computer Infrastructure
  - Upgrade Facilities
    - a. Water Lines
    - b. Sewer Lines
    - c. Drainage
  - Land Acquisition
  - Propose new building additions
7. **Enhance Campus Security and Safety**
  - Campus security policy
  - Campus safety issues
  - Campus security force
8. **Develop Implementation Strategies**
  - Phasing
  - Funding

## **Goal 1: Develop the Campus as a Community Resource**

### **Conference Center**

Miles Community College and the City of Miles City have become the business hub for Eastern Montana. Our location lends itself to being a central meeting place. Currently the College does not have a facility, other than the Kailey Gymnasium, big enough to hold large gatherings. A conference center is proposed to meet the need of Miles Community College as a meeting and conference hub for Eastern Montana. The Conference Center is proposed to be located south of the CENTRA and west of the Student Union Building. The Conference Center could be built in conjunction with a new Student Union Building. The remodeling of the food service area would allow for enrollment increases and make catering services available to the Conference Center. A large bookstore could keep up with curriculum changes and program development and provide a wider variety of goods and services for campus customers.

### **Aquatic Center**

The City of Miles City and Miles Community College currently do not have an aquatic center. There presently is not a place in the area to host competitive swimming events. Miles City residents make use of the Natural Oasis and Spotted Eagle recreation area, both natural swimming holes, for recreational swimming. In 2004, lack of rainfall and summer runoff from the mountains created a drought situation that made filling the Natural Oasis a challenge until mid summer. This sparked the forming of an aquatic committee in the summer of 2004 to evaluate and plan the building of a public pool. Several College employees were committee members. At the time of the College's facilities master plan, the Aquatic Committee had not proposed an official plan. A public swimming pool on the campus has been an option worth review. A 25m outdoor pool with a water slide is proposed in the Plan. The pool would be open to the public and could utilize locker-room facilities already in use at the CENTRA. The pool would be built to allow enclosure at a later date to optimize use during winter months. The pool would be located on the west side of the CENTRA. Additional parking would be constructed to accommodate the increased traffic.

### **CENTRA Athletic Center**

College employees, students, Miles City residents, and other Eastern Montana residents heavily utilize the Miles Community College CENTRA Athletic Center. It is currently the only fitness facility in Miles City. It is an asset to Miles Community College. The gym hosts a wide variety of events including concerts, craft shows, banquets, and other community functions. Additional locker rooms and offices are needed to support the College athletic teams and allow Miles Community College to hold high school and college tournaments. The bleachers in the Kailey Gymnasium need replaced as all maintenance solutions have been exhausted. Expanding the seating by knocking out the east wall is also being proposed as additional seating will be needed to host more tournaments. The building of a conference center will take pressure off of Kailey Gymnasium and open up opportunities for more athletic events. Expanding the fitness center and possibly moving it to the ground floor, for ADA compliance, could be done at the same time the Aquatic Center is being built.

### **Fine & Performing Arts Center**

As per the recommendation by then President Judson Flower Jr. more than 25 years ago, the need for cultural facilities to house our cultural programs is still evident. It is unrealistic to expect the proper development of these programs without adequate facilities – and unfair to those faculty members of whom such expectations are made. The construction of this facility is imperative if we are to provide students and community with a much needed cultural dimension to balance our total college program. (J. Flower, p.7). The Performing Arts Center would house an auditorium capable of hosting conferences, workshops, concerts, commencement, theatre performances, and nurse pinning ceremonies. Additional rooms could be included to accommodate classrooms for teaching music, art, speech and drama. The Performing Arts Center is proposed to be located on the southern edge of the campus on the corner of Sewell Avenue and Stower Street.

### **Retired and Senior Volunteer Program**

Miles Community College sponsors the Retired and Senior Volunteer Program (RSVP). The collaborative partnership between Miles Community College and RSVP empowers senior volunteers to support areas of public safety, at-risk youth, independent seniors, and literacy. These seniors volunteer in 60 workstations throughout the region.

### **Raising our Community Kids Safely (ROCKS) Program**

The ROCKS program is available to any child in the community between the ages of 6 and 12 years old. Daily transportation from all district schools is provided. ROCKS offers daily physical activities, nutritionally balanced snacks, homework help, computer time, arts and crafts projects, field trips, and prevention presentations. The ROCKS program is a state-licensed facility and offers qualifying families help with tuition.

### **Career Development**

The Career Development Workforce Center (CDWC) assists both traditional and non-traditional students and the public with résumé preparation, career interest testing, job search, and other employment related topics including appropriate referrals and soft skills training. The Career Development Workforce Center administers several employment and training programs. It is open to the public and Miles Community College students without charge. It is funded through state and federal grants. One of those grants, the Workforce Investment Act, is a federally funded program, open primarily to low-income individuals. This program can provide funds for tuition, fees, and books, coordinating with the financial aid package offered by the College's Financial Aid Office or other educational institutions. The State Displaced Homemaker program provides training money and is geared towards assisting those individuals who have been out of the workforce but, due to a displacement (e.g., death of a spouse, divorce, etc.), need to update their skills. Carl Perkins projects are varied and ongoing, as is the WoRC (Work Readiness Component) program of the Department of Public Health and Human Services.

### **Miles City Even Start**

The Miles City Even Start program is a comprehensive family literacy program that provides year-round educational services that help make sustainable family changes. Even Start consists of four components: adult basic education, early childhood education, parent and child together time, and parenting. To be eligible for participation, families must include a parent or guardian who is in need of basic adult education and have at least one child age 1-7 years.

## **Goal 2: Enhance the Student Experience**

### **Student Services**

Currently Student Services is housed in rooms 114-115. These offices are small and somewhat hard to access. The Plan proposes remodeling the entire south end of the main administration building. A new south front entrance and new offices would be created. These offices would be organized to improve student access and interoffice workability. The remodel would also improve mail room security. Additionally, the creating of a new south entrance would make customer service available immediately upon entry of the building.

### **Residence Halls**

The Miles Community College residence facilities are adequate for the current enrollment. The three quads and the new residence hall can house up to 180 students. Presently we are not at capacity. The Plan proposes the purchase of the VA apartments and the Winters Apartments for future use as married student and faculty housing. Because of their close proximity to the campus, these buildings would be a valuable addition to the College. The Plan also proposes to formally name the quads and the new residence hall in honor of persons who have made significant contributions to the College.

### **Academic Facilities**

The availability of classrooms is becoming more and more of an issue with increasing enrollment. One option to alleviate this challenge would be to move the nursing and science divisions to a new building. This move, although costly, would free up space for use as classrooms and faculty offices.

### **Health Sciences Building**

A new health sciences building is proposed to be built on the southern edge of the VA Hospital land west of the College. It would contain offices, classrooms, and labs for the nursing and the science departments. It would have its own parking lot and access from Dickinson Street and Sewell Avenue. Specific details of the building are not covered in the Plan. It is assumed that the building will be highly technical and state of the art.

### **Student Union Building/Conference Center**

Miles Community College and the City of Miles City have become the educational and business hub of Eastern Montana. Our location lends itself to being a central meeting place for Eastern Montana residents. Currently the College does not have a facility, other than the Kailey Gymnasium, big enough to hold large gatherings, and the gym is not the proper venue to hold most of these events. A conference center is proposed to meet the need for meetings, conferences and other events for Eastern Montana and the College. The Conference Center is proposed to be located south of the CENTRA and west of the Student Union Building. The Conference Center could be built in conjunction with a new Student Union Building. The remodeling of the food service area would allow for enrollment increases and make catering services available to the Conference Center. A large bookstore could keep up with curriculum changes and program development and provide a wider variety of goods and services for campus customers. The new Student Union Building could have several offices and small meeting rooms for various groups on campus such as Student Senate and Phi Theta Kappa. The Wagon is proposed to be encapsulated within the new building as a permanent static display.

### **Agricultural and Rodeo Facility**

A new agricultural/rodeo facility is proposed on the existing site of the Miles Community College rodeo grounds. The current facility is in need of immediate renovation. The Plan proposes that all upgrades be coordinated so that the facility may someday be enclosed into a covered arena. Currently, Miles Community College sponsors the only rodeo team in the region without an indoor training facility. The new Agriculture program would also benefit from this facility with the addition of outdoor classroom space and other structures and equipment specific to the Agriculture program.



### **Goal 3: Increase the Efficiency of Parking, Pedestrian & Vehicular Traffic Flow**

#### **Develop the Pioneer Spoke**

The Plan proposes the creation of the Pioneer Spoke. The Spoke is a network of sidewalks joined at the center of the Campus. It would create an opportunity to enhance the landscape while at the same time improve pedestrian traffic flow. Building the Pioneer Spoke will require the closing of Dickinson Street and modifying the east, west, and commons parking lots. The Spoke could be home to a historical statue garden, chronicling the unique and storied history of Miles City, coupled with the history of the College.

#### **Develop Bridge, Sewell, Moorehead, and Stower Streets**

The Plan proposes that Bridge Street be improved. The existing ditch that runs parallel to Bridge would be removed or converted to buried culverts. In addition, sidewalks, curbs, and gutters would be installed, and the street would be widened to allow the area north of the track to be used for bus parking during track meets and other events. An additional parking lot would be created with the acquisition of the south end of the National Guard Armory lot. This parking lot would serve as an overflow lot for events such as Relay-for-Life and district, divisional, and state track meets.

Sewell Avenue would be realigned at Bridge Street and Dickinson Street. It would be widened west of the track to provide side-street parking adjacent to the VA Complex and the track. Curbs, gutters, sidewalks, and improved storm drainage would all be included. Sewell would be wide enough to allow parallel parking and two-way traffic. Sewell would allow entrance to the main college parking lot as well as access to the Health Sciences Building.

Moorehead Avenue would be widened with curbing and gutters installed. Moorehead would also allow parallel parking with two way traffic. Sewell, Moorehead, and Stower streets would see significant increases in traffic with the addition of the Performing Arts Building and the closure of Dickinson Street.

Stower Street between Sewell and Moorehead would be developed. It would provide a corridor linking downtown with the South Haynes development. Once Dickinson Street is developed into the Pioneer Spoke, Stower Street would be needed to handle diverted traffic flow. Curbs, gutters, sidewalks, and upgraded storm drains would be installed on Stower Street.

With the development of these four streets, the campus would no longer be divided by traffic. It would also provide for nice pedestrian paths around the campus. Traffic would flow better and be safer for pedestrians. The responsibility for developing these streets falls squarely on the shoulders of the citizens of Miles City. It is imperative that the College be involved with any and all planning relevant to the development of these streets.

#### **Develop New Parking Lots**

Currently approximately 292 parking spaces exist on campus, including 10 handicap parking spaces. That number is insufficient to keep up with the daily needs of students, employees, and visitors to Miles Community College. Side street parking is heavily used on Dickinson and Sewell streets. Because of its amenities and size, the campus is host to many community forums, meetings, banquets, and sports events. During these events, parking becomes a major issue. Many of the parking spaces are remote from the campus core, are in unattractive lots, and are perceived to be unsafe at night. Parking lots would remain at their present locations but would undergo minor reshaping and landscaping. The main parking lots on the east and west of the main Administration Building would be extended and realigned to utilize the vacated portions of Dickinson Street. The CENTRA parking lot would be extended west towards the CENTRA to allow for more spaces and make the walk to the CENTRA shorter. The parking lots south of the residence halls and Vocational-Technical Building would be expanded with the acquisition of the Kosty property. The Health Sciences and Fine Arts buildings would both receive adequate parking lots to serve their respective needs.

All parking lots would be complemented with landscaped medians and trees. Every attempt will be made to soften the appearance of the parking lots and make them blend into the overall scheme of the campus.

## **Goal 4: Strengthen Campus Image & Character**

### **Landscaping**

The Plan does not lay out specific landscaping projects but rather recommends that future landscaping be consistent with what has already been done on campus. The Plan proposes that there be as much green space as possible and that native trees and plants be used and accented with river rock and other rock native to Eastern Montana. All landscaping projects need to be low maintenance with minimal water needs.

### **Lighting**

Adequate exterior lighting is a must for security purposes. The Plan purposes that the recommendations by the energy study be completed and that any new buildings and/or parking lots receive the proper amount of lighting based on current building codes.

### **Signage**

Current signage on the campus of Miles Community College is old and deteriorating. The Plan proposes a new signage plan be implemented. More visual aids are needed to direct visitors and students. A large LED sign is proposed at the new entrance off of South Haynes on Fretland Boulevard. It should be similar to the one already standing on Main and Sewell streets. The Plan also proposes new interior directories located near entry doors to provide direction to visitors, students, faculty, and staff.

### **Walkways**

Sidewalks and pathways are showing wear from many winters and the use of ice-melt. Although none have reached a dangerous point, it is recommended that their condition be monitored and replacement be done on an as needed basis.

### **Streets**

The Plan already addresses the need for street improvements. The Plan also recommends the construction of Fretland Boulevard creating a new entrance into Miles Community College from South Haynes Avenue. The new entrance would improve accessibility to the campus and improve the landscape on what is now the Fretland pasture.

### **Borders**

The Plan proposes that every opportunity be taken to improve the perimeter of the College. Landscaping should always be a priority and used whenever possible to enhance the appearance of Miles Community College. With the many improvements proposed in this plan, it is crucial that appearance, safety, security and accessibility be consistently addressed.

## **Goal 5: Evaluate Deferred Maintenance**

### **Update Classroom and Labs**

Rooms 106, 107, 108 and 316, 317 and 322 are divided by curtains which can be folded back to accommodate large meetings and forums. The curtains are old and very difficult for one person to operate. Sound absorbing qualities are not sufficient to separate classes. The Plan proposes replacing the curtains with new sound absorbent walls that break down into small sections for easy handling and storage. Four walls would be needed.

In 2004 new projectors, CD/DVD/VCR players, amplifiers, and speakers were installed in every classroom to create "smart classrooms." Classrooms 108 and 110 have Interactive Television Systems (ITV) installed. The Center for Technology and Learning and the Nursing Department heavily use these classrooms. The plan proposes that every attempt be made to keep our classrooms as state of the art as is financially feasible.

The Science Lab is not adequate to accommodate the programming needs of the College. More space is needed for experiments, equipment, and storage of chemicals and specimens. The Plan proposes building a new health sciences building and remodeling the current lab into offices or another classroom spaces.

The classrooms at Miles Community College are adequate for the College's current class enrollments. Some classrooms have tables and chairs and some have desks. The table and chair format is more popular with students and faculty. The Plan proposes making all classrooms uniform and installing tables and chairs in the classrooms that now contain desks. Removing the desks would eliminate the need for ADA accommodations currently being made for students who cannot fit into desks. Presently four classrooms would be affected (113, 107, 108, 316). All new or renovated classroom facilities would have tables and chairs.

### **Update HVAC System**

The HVAC system in the main Administration Building has reached an age where it is no longer efficient or effective. Several units have been retrofitted to operate better, but many issues still remain. The system is not capable of heating one room while cooling another. During extreme temperature variations, the system cannot provide a comfortable environment for students, faculty, and staff. The Plan proposes a complete overhaul of the heating and cooling systems (minus a new chiller installed in 2004) in the main Administration Building. Computer controls and monitoring systems should be added to allow the Physical Plant Director the same control as is currently used in the CENTRA. The HVAC unit that serves the cafeteria is old but still working fine. The Plan proposes replacing it when a new Student Union Building is built. The current budget provides for the replacement of the unit if it fails before construction begins.

### **Update ADA Compliance**

Miles Community College has taken some steps toward making the campus and its buildings accessible to everyone. Automatic openers were installed on some outside entry doors. Several challenges still exist, however. The Plan proposes to install automatic openers on all entry doors. Three entries have double door setups, and openers would need to be installed on the second set of doors that are currently being held open by floor mats, door stops, and various other means. Currently, restroom doors are too heavy to operate from a wheelchair. The Plan recommends that either light door closers or automatic door openers be installed. There currently is no ramp allowing wheelchair access into the courtyard. The plan proposes to build a ramp suitable for wheelchair access to the courtyard. Rooms 316, 317, and 322 are stepped classrooms amphitheatre style. This construction does not allow for wheelchair access to the first or second tiers. The Plan proposes that an analysis be done to see what modifications can be made to allow better access by individuals with special needs. The CENTRA does not currently have any handicap accessibility. The plan proposes that a new entry door with automatic closer be installed. A study into the feasibility of installing an elevator also should be done. All new buildings will be required to be built to specific ADA building codes. The Plan proposes that Miles Community College give serious attention to ADA compliance and budget for the upgrades.

### **Energy and Economic Analysis**

In January of 2000, CTA Architects engineers performed an energy and economic analysis for Miles Community College. The analysis was prepared for the State of Montana Department of Environmental Quality in conjunction

with the Institutional Conservation Program. The purpose of the study was to identify and evaluate cost effective options to reduce energy use and costs. Several operation and maintenance (O&M) items were identified. Some of the recommendations have already been completed. The following is a summary of the recommendations and the current status:

1. Restore HVAC System Operation and Controls – Main Complex. **DONE**
2. Restore HVAC System Operation and Controls – VoTech. **DONE**
3. Install Programmable Thermostats – Student Center **DONE**
4. Install Programmable Thermostats – VoTech. **UNFINISHED**
5. Domestic Water Heater Pump Control **UNFINISHED**
6. Exit Signs to LED **DONE**
7. Efficient Lighting – Main Building **DONE**
8. Efficient Lighting – VoTech **PARTIALLY COMPLETED**
9. Exterior Lighting – Main Building **UNFINISHED**
10. DX Cooling – Main Building **UNFINISHED**
11. Windows **UNFINISHED**

It should be noted that an analysis was not done on the residence halls which are believed to have been built with the most efficient materials available today. Unfinished and partially completed items are being scheduled when major remodeling is planned for money saving purposes. More efficient lighting is needed at the CENTRA and lighting options are being studied. High efficiency double glazed windows are needed in every area except the residence halls. The Plan proposes that a window replacement program be implemented and change out begin immediately.

**NOTE: See Maintenance Schedules**

Schedule of Buildings and Grounds – Appendix 1

HVAC Schedule – Appendix 2

Paint and Carpet Schedule – Appendix 3

Vehicle – Appendix 4

Lighting and Roofing – Appendix 5

## **Goal 6: Develop a Space Utilization and Growth Plan**

### **Optimize Use of Existing Space in All Academic and Administrative Buildings**

The Plan proposes that changes be made to room use whenever it suits the best interests of the College. The Physical Plant Director will consistently evaluate the use of space and make recommendations as needed. At this time the concern should be on the use of rooms 315, 319, 324, and 325. The rooms are underused and in most cases cluttered. The Plan proposes relocating the server area to room 324 and utilizing room 319 for storage space.

### **Accommodate Existing and Proposed Programs**

The Plan proposes that every attempt be made to remain flexible so that changes to accommodate new programs can be made. Proper planning should be done before any new remodel projects start. The past construction projects have created heating and electrical challenges that could have been avoided through proper planning.

### **Integrate Technology**

#### *Distance Learning*

The Plan proposes that Miles Community College continue to stay at the forefront of technology developments and upgrade as needed.

#### *Computer Infrastructure*

The Plan proposes that Miles Community College continue to stay at the forefront of technology developments and upgrade as needed.

### **Upgrade Facilities**

Miles Community College should work with local authorities to ensure that new water and sewer lines be installed to keep pace with proposed expansion plans. Currently the lines are not adequate.

### **Acquire Land**

Plans should be made to acquire the Kosty and Fretland properties and other appropriate properties to allow for planned expansion. The southern edge of the VA Hospital land and the National Guard land should also be acquired for planned expansion.

### **Build New Buildings**

The Board of Trustees and College administrators will prioritize and plan new construction.

## **Goal 7: Enhance Campus Security and Safety**

Miles Community College has been working with several agencies including the Department for Homeland Security in an attempt to make the campus a safe and secure environment. Miles Community College would not be considered a high-risk campus because of the relatively low number of occurrences in the past. The College should and will be proactive, however, in the implementation of safeguards on campus.

The plan proposes as a temporary solution the following:

- Install cameras that will monitor all entrances to the residence hall.
- Improve lighting for walkways and public spaces.
- Analyze budget to find money to fund full-time security guard(s).
- Implement an emergency action plan with call list.
- Retrofit parking lot lighting to improve nighttime visibility.

The Miles Community College Safety Committee is continually striving to locate and correct unsafe situations on campus. With anticipated growth, the role of the Safety Committee will continue to grow. A separate funding line item should be proposed so that the group can correct unsafe situation as they are brought to the Committee's attention and/or prioritized as part of the strategic planning process.

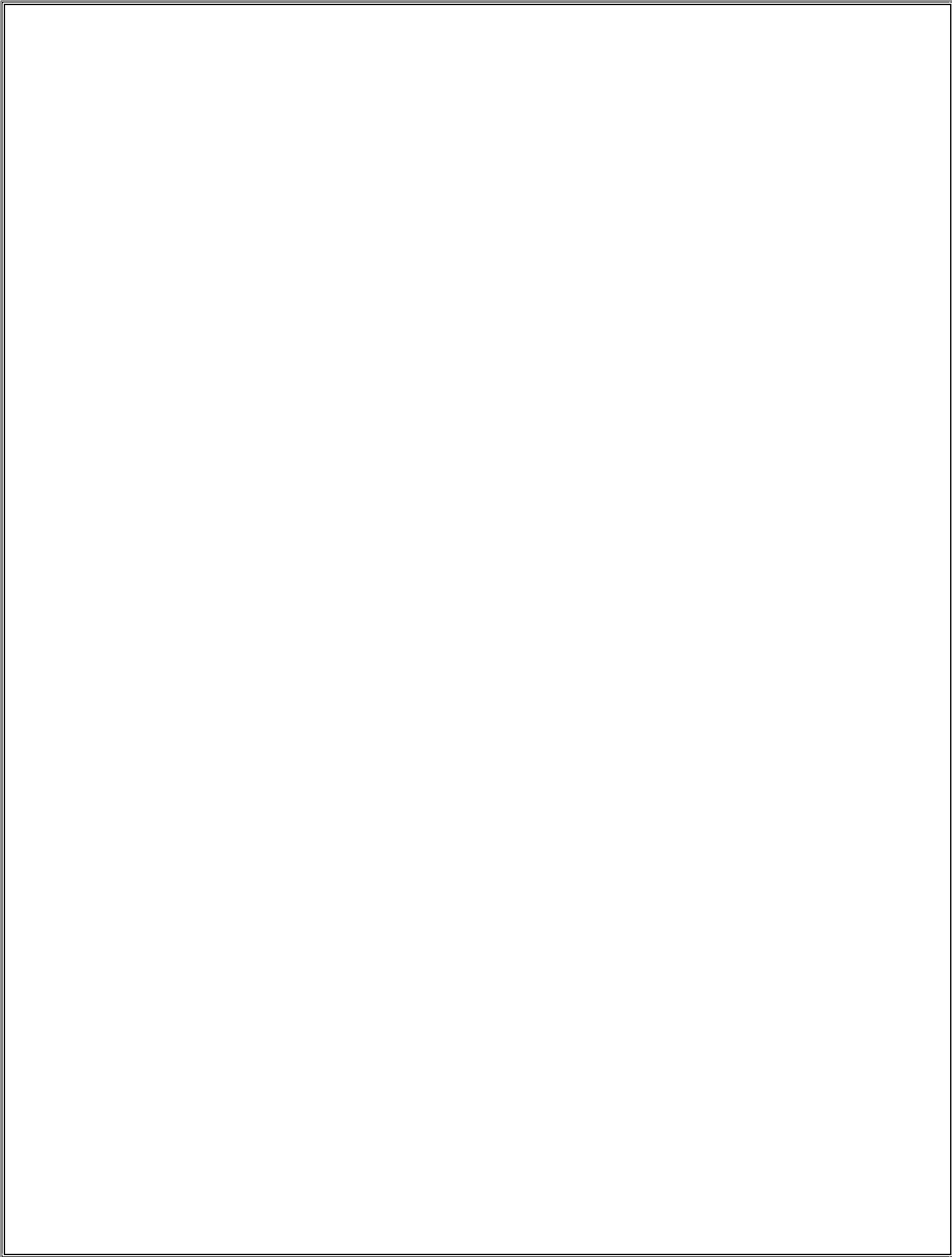
## **Goal 8: Develop Implementation Strategies**

### **Phasing**

In its planning process, the College and the Board of Trustees will determine the development and implementation of the Plan.

### **Funding**

According to current state statutes, community colleges are not allowed to seek state appropriations for capital projects. All funding must originate locally, although federal funding has been used in the past to fund various buildings on campus. The Board of Trustees and Administration will plan and prioritize projects, which will then be included in the budget planning process.



## **Appendixes**

**Appendix 1—Schedule of Buildings and Grounds**

**Appendix 2—HVAC Schedule**

**Appendix 3—Paint and Carpet Schedule**

**Appendix 4—Vehicle**

**Appendix 5—Lighting and Roofing**

**Appendix 6--- Miles Community College Long-Range Building Plan**



## Appendix 1—Schedule of Buildings and Grounds

### MCC Physical Facilities Inventory

11/12/04	Feet	Square Constructed	Date	Cost	Estimated Construction Cost	Estimated Replacement Value	Equipment
<b>Main Classroom and Administration</b>			<b>1967</b>		<b>\$666,333</b>	<b>\$2,243,800</b>	<b>\$474,000</b>
Classrooms & Laboratories		12219					
Office Facilities		6182					
Learning Skills		1600					
Counseling Center		896					
Supporting Facilities		11183					
<b>Total Assignable Square Feet</b>		<b>32080</b>					
Non-Assignable		1285					
<b>Total Gross Square Feet</b>		<b>33365</b>					
<b>Library/Classroom</b>			<b>1980</b>		<b>\$826,214</b>	<b>\$2,068,400</b>	<b>\$388,800</b>
Classrooms		8640					
Library		7744					
Faculty Offices		1144					
Supporting Facilities		2801					
<b>Total Assignable Square Feet</b>		<b>20329</b>					
Non-Assignable		827					
<b>Total Gross Square Feet</b>		<b>21488</b>					
<b>Vocational / Technical</b>			<b>1979</b>		<b>\$654,265</b>	<b>\$1,414,400</b>	<b>\$169,800</b>
Auto Shop		8096					
Wood Shop		2676					
Classrooms		1152					
Welding		576					
Supporting Facilities		4059					
<b>Total Assignable Square Feet</b>		<b>16559</b>					
Non-Assignable		457					
<b>Total Gross Square Feet</b>		<b>17016</b>					
<b>Physical Education Building</b>			<b>1982</b>		<b>\$1,142,746</b>	<b>\$2,195,000</b>	<b>\$40,800</b>
Gymnasium and Recreation		20519					
Supporting Facilities		5686					
<b>Total Assignable Square Feet</b>		<b>26205</b>					
Non-Assignable		1035					
<b>Total Gross Square Feet</b>		<b>27240</b>					
<b>Student Center</b>			<b>1972</b>		<b>\$187,000</b>	<b>\$576,600</b>	<b>\$90,000</b>
Food Service		3240					
Bookstore		1800					
Supporting Facilities		1347					
<b>Total Assignable Square Feet</b>		<b>6585</b>					
Non-Assignable		359					
<b>Total Gross Square Feet</b>		<b>6944</b>					
Residence Hall			1981		\$235,000	\$421,000	\$3,234
Big Sky Dormitory (Demolished 2003)							
<b>Quads</b>			<b>1997</b>		<b>\$911,154</b>	<b>\$882,800</b>	<b>\$35,000</b>
A		2912					
B		2912					
C		2912					
Commons		1760					
<b>Total Gross Square Feet</b>		<b>10496</b>					
<b>Big Sky II</b>			<b>2003</b>		<b>\$2,195,733</b>	<b>\$2,500,000</b>	<b>\$150,000</b>
<b>Total Gross Square Feet</b>		<b>26500</b>					
<b>Total Gross Square Feet</b>		<b>36996</b>					
<b>Total Gross Square Feet (Campus)</b>		<b>143049</b>					

## Appendix 2: HVAC Schedule

### HVAC Schedule Administrative Building

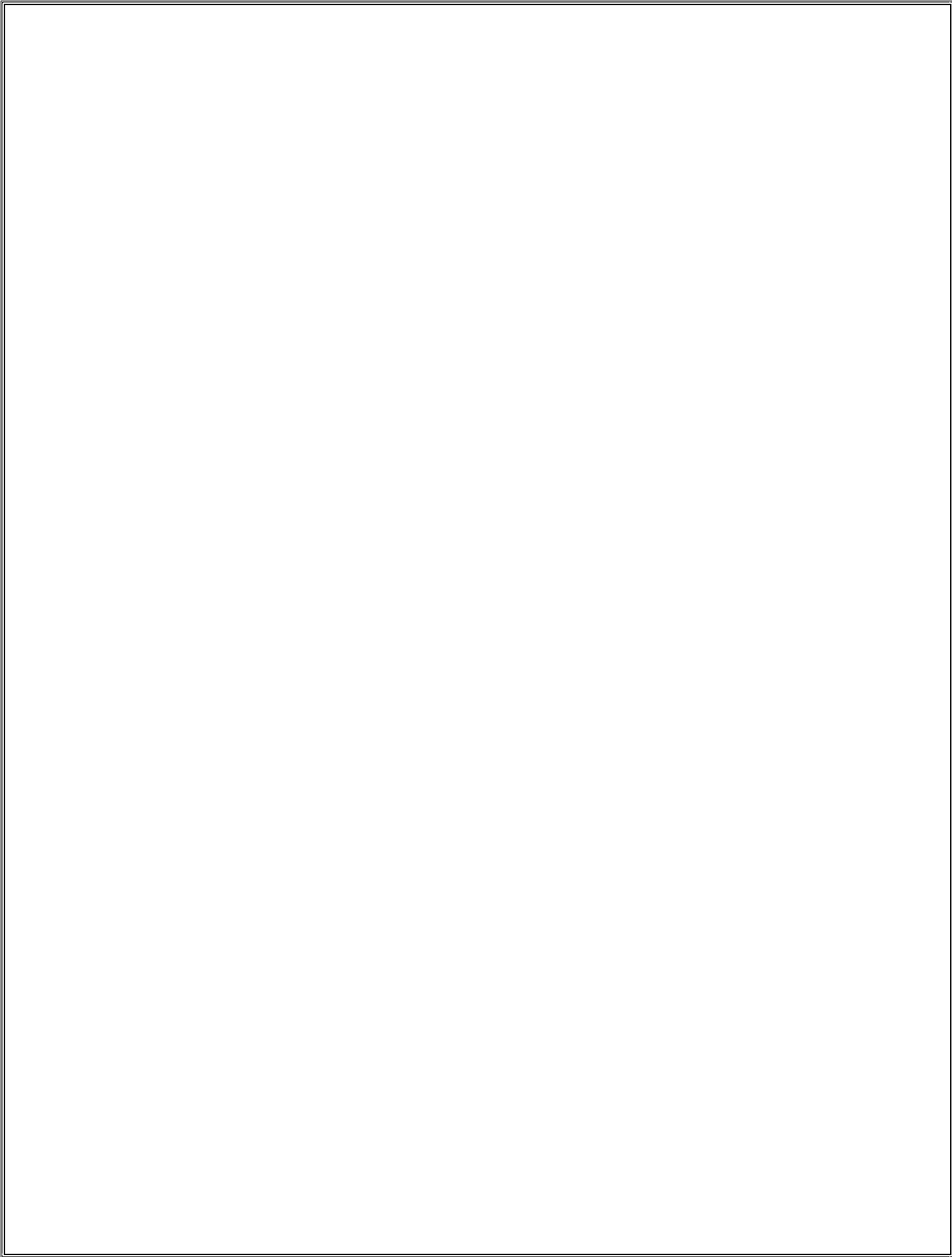
UNIT	FILTER	Filter size	BELT	Belt Size	LUBE	DATE	FREQUENCY	LOCATION
HV101	R	11x47x1 (1)	OK	3L-210 Direct	^	December	Quarterly	Room 101
HV102	OK/V	8x35.5x1 (1)	N/A	Drive	^	December	Quarterly	Room 102
HV103a	R	11x47x1 (1)	OK	3L-210	^	December	Quarterly	Room 103
HV103b	R	11x47x1 (1)		3L-210 Direct		December	Quarterly	Room 103
HV104	OK	8x35.5x1 (1)	N/A	Drive	^	December	Quarterly	Room 104
HV106	R	11x28.5x1 (2)	OK	3L-210	^	December	Quarterly	Room 106
HV107	R	11x28.5x1 (2)	OK	3L-210	^	December	Quarterly	Room 107
HV108	R	11x28.5x1 (2)	OK	3L-210	^	December	Quarterly	Room 108
HV109	R	11x28.5x1 (2)	OK	3L-210	^	December	Quarterly	Room 109
HV110	R	11x28.5x1 (2)	OK	3L-210	^	December	Quarterly	Room 110
HV111	R	11x36x1 (1)	R	3L-210	^	December	Quarterly	Room 111
HV112A	R	11x36x1 (1)	OK	3L-210	^	December	Quarterly	Room 112
HV112B	R	11x36x1 (1)	OK	3L-210	^	December	Quarterly	Room 112
HV112C	R	11x47x1 (1)	OK	3L-210	^	December	Quarterly	Room 112
HV113	R	11x47x1 (1)	OK	3L-210	^	December	Quarterly	Room 113
HV114	R	15.5x24.5x2 (2)	OK	4L-420	^	December	Quarterly	Room 114
HV118	R1/02V2/19	15.5x24.5x2 (2)	OK	4L-440	^	December	Quarterly	Room 117
HV202	OK	8x19.5x1 (1)	N/A	Direct Drive		December	Quarterly	Room 202
HV203	R	8x19.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	Room 203
HV204	R	8x19.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	Room 204
HV205	R	8x19.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	Room 205
HV206	R	8x19.5x1 (1)	N/A	Drive	^	December	Quarterly	Room 206
HV207	R	11x36x1 (1)	OK	3L-210	^	December	Quarterly	Room 207
HV208		11x28.5x1 (2)		3L-210		December	Quarterly	Room 208
HV209	R	11x28.5x1 (2)	OK	3L-210	^	December	Quarterly	Room 209
HV210	R	11x28.5x1 (2)	R	3L-210	^	December	Quarterly	Room 210
HV211	R	8x19.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	Room 211
HV212	R	8x19.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	Room 212
HV213	R	8x19.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	Room 213
HV214	R	8x19.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	Room 214
HV215	R	8x19.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	Room 215
HV216	R	8x19.5x1 (1)	N/A	Drive	^	December	Quarterly	Room 216
HV218b	V	11x36x1 (1)	OK	3L-210	^	December	Quarterly	Room 218b
HV218a	R	11x28.5x1 (2)	OK	3L-210 Direct	^	December	Quarterly	Room 218a
HV220	R	8x47x1 (1)	N/A	Drive Direct	^	December	Quarterly	Faculty Lounge
HV221	R	8x47x1 (1)	N/A	Drive	^	December	Quarterly	Student Senate
EH-1	R	8x43.5x1 (1)	N/A	Direct	^	December	Quarterly	Entry by room

				Drive				106
EH-2	R	8x27.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	West entry to courtyard
EH-3N	R	8x35.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	Entry by Main Office
EH-3S	R	8x35.5x1 (1)	N/A	Direct Drive		December	Quarterly	Entry by Main Office
EH-4N	R	8x35.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	Entry by Computer Center
EH-4S	R	8x35.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	Entry by Computer Center
EH-5	R	8x27.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	East entry to courtyard
EH-6	R	8x43.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	Directly across from Room110
EH-7	R	8x27.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	Entry between Main and Library
EH-8	R	8x27.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	South entry of Library
EH-9	R	8x27.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	North entry of Library
EH-10	R	8x35.5x1 (1)	N/A	Direct Drive	^	December	Quarterly	Receiving room entry
HV326	R	20x20x2 (12) 20x25x2 (8)	OK	B-75 (2)	^	December	Quarterly	Room 326
CAFETERIA								
HVAC-1	R	16x20x1 (6)		A-61 (2)	^	December	Semi-Annual	Cafeteria
	R	20x20x1 (1)						
HVAC-2	R	16x20x1 (6)		A-61 (2)	^	December	Semi-Annual	Bookstore
	R	20x20x1 (1)						
Reclaimer	Clean	non-changeable		B-66 (1)	^		Semi-Annual	Cafeteria
CENTRA								
AHU-1	R	20x25x2 (12)	R	B-59 (2)	^	December	Quarterly	Gym North
AHU-2	R	20x25x2 (12)	R	B-59 (2)	^	December	Quarterly	Gym South
AHU-3	R	16x25x2 (8)	OK	B-37 (1)	^	December	Quarterly	Training Area
AHU-4	R	16x25x2 (2)	OK	A-60 (1)	^	December	Quarterly	Racquetball Courts
AHU-5	R	16x16x2 (2)	OK	4L-440 (1)	^	December	Quarterly	Loft Area
AHU-6	R	10x45x1 (2)	OK	Direct Drive	^	December	Quarterly	South Centra
AHU-7	R	10x45x1 (2)	OK	Direct Drive	^	December	Quarterly	Hallway ceiling
CEH-1	R	7.5x31.5x1 (1)	OK	Direct Drive	^	December	Quarterly	North Centra
CEH-2	R	7.5x31.5x1 (1)	OK	Direct Drive	^	December	Quarterly	Hallway ceiling
CEH-3	R	7.5x31.5x1 (1)	OK	Direct Drive	^	December	Quarterly	Centra Hallway
CEH-4	R	7.5x31.5x1 (1)	OK	Direct Drive	^	December	Quarterly	South Centra
ICE Machine	R	14x20x1	N/A	N/A	N/A	December	Bi-monthly	Public restrooms
VO-TECH								
Reclaimer	R	20x25x2 (6)	OK	A-64 (4)	^	December	Annually	Gym South floor
Reclaimer	R	16x25x2 (4)	OK	A-48 (1)	^	December	Annually	Centra by Public
Furnace	R	18x22x1 (1)	N/A	Direct Drive		December	Monthly	restrooms
COMMONS								

Air Conditioner	?	N/A	Direct Drive	^		Commons Office
<b>EXHAUST UNITS</b>						
<b>Vo-Tech</b>						
#1			3L-210		Semi-Annual	N. end of wood shop (RM)
#2			3L-210		Semi-Annual	W. side of wood shop (RM)
#3			3L-230		Semi-Annual	Above Men's restroom (RM)
#4			3L-210		Semi-Annual	Above air Compressor (RM)
#5					Semi-Annual	Welding room (Suspended)
#6					Semi-Annual	N. Side auto shop (Suspended)
#7					Semi-Annual	S. Side auto shop (Suspended)
#8			3L-200		Semi-Annual	Wood Shop Storage (RM)
<b>Sub</b>						
#1			4L-430		Semi-Annual	Kitchen Range (RM)
#2			Direct Drive		Semi-Annual	Dishwasher (RM)
#3			Direct Drive		Semi-Annual	Restrooms (RM)
<b>Library/Aud</b>						
#1			3L-230		Semi-Annual	Air handler room 326 (RM)
#2			3L-230		Semi-Annual	Storage 321,320 (RM)
#3			Direct Drive		Semi-Annual	Projection Room 323 (RM)
#4			Direct Drive		Semi-Annual	Room 301 I (RM)
#5			Direct Drive		Semi-Annual	Room 301A (RM)
#6			3L-230		Semi-Annual	Room 306/307 (RM)
#7			3L-230		Semi-Annual	Study rooms in Library (RM)
#8			3L-230		Semi-Annual	Reading room in Library (RM)
<b>Centra</b>						
#1			4L-540		Semi-Annual	Women's team room
#2			4L-540		Semi-Annual	Men's team room
#3			4L-440		Semi-Annual	NE corner of Gym
#4			4L-440		Semi-Annual	S end of Gym
#5			?		Semi-Annual	Crows nest (RM)

**Main Building**

#1	4L-300	West restrooms (RM)
#2	4L-300	East restrooms (RM)
#3	Direct	Faculty Lounge (RM)
#4	Drive	W. Faculty offices (RM)
#5	Direct	E. faculty offices (RM)
#6	Drive	Chemistry Lab (RM)
#7	4L-300	Room 218 (RM)
#8	4L-300	N. hall/corridor (RM)
#9	4L-300	W. Hall/corridor (RM)
#10	4L-300	E. Hall/corridor (RM)
#11	Removed	Never installed Computer center
#12	Removed	removed
#13	Direct	Chem lab
	Drive	portable hood
		Room 106
		add –on not original
#14	Direct	equipment
	Drive	



### Appendix 3—Paint and Carpet Schedule

#### Interior Finish schedule

Room #	Description	Paint	Carpet	Paint used	Carpet used
	101 classroom	(5/03)	tile		
	102 science storage	Good	tile		
	103 science lab	Good	tile		
	104 science office	Good	new 1/2002		
	105 Dark room	(1/04)	(1/04)		
Receiving room	Receiving room	(5/03)	needs tile		
	106 First Interstate rm	new 4/2003 remodel in	new 4/2003	sw6530/415-1	
	107 classroom	progress	new 4/2003		
	108 classroom	new 5/2003	new 4/2003		
	109 Computer lab	Good	tile		
	110 Distance Learning	Good	new 1/2002		
	111 nursing office	new 8/2002	new 8/2002		
111A	Nursing dir. Office	new 8/2002	new 8/2002		
	112 Nursing lab	new 8/2002	new 8/2002		
	113 Classroom	(5/03)	tile		
	114 office	new 8/2002	new 8/2002		
114A	SS Director office	new 8/2002	(6/04)		
114B	Counselor's office	new 2/2002	(6/04)		
114C	Registrars office	new 5/2003	(6/04)		
114D	office	new 8/2002	new 8/2002		
114E	office	Good	tile		
114F	utility	Good	tile		
	115 student services	new 1/2002	new 1/2002		
115A	Vault	n/a	n/a		
115B	Financial Aid office	new 1/2002	new 1/2002		
	116 boardroom	Good	(7/04)		
	117 CTAL	New 2/2003	New 2/2003		
117A	CTAL office	*****	New 2/2003		
117B	CTAL office	*****	New 2/2003		
	201 janitors closet	n/a	n/a		
	202 Instructor's office	new 1/2002	new 1/2002		

203	Instructor's office	new 1/2000	new 7/2000
204	Instructor's office	new 1/2002	new 1/2002
205	Instructor's office	new 1/2002	new 1/2002
206	Instructor's office	new 1/2002	new 1/2002

Room #	Description	Paint	Carpet	Paint used	Carpet used
	208 Academic develop	Good	New 2002		
208A		Good	New 2002		
208B		Good	New 2002		
208C		Good	New 2002		
208D		Good	New 2002		
	209 Career Develop	(7/03)	(7/03)		
209A	office	(7/03)	(7/03)		
209B	office	(7/03)	(7/03)		
209C	office	(7/03)	(7/03)		
	210 Computer Lab	Good	tile		
	211 Instructor's office	Good	new 1/2002		
	212 Instructor's office	Good	new 1/2002		
	213 Instructor's office	Good	new 1/2002		
	214 Instructor's office	Good	new 1/2002		
	215 HOSA office	new 1/2003	new 1/2002		
	216 Instructor's office	Good	new 1/2002		
	217 Cashier office	new 2002	new 2002		
	218 Secretary office	****	new 1/2001		
				Pitts 415-1/549-4	Sherwin Williams
218A	President's office	new 11/2002	new 11/2002		
218B	Dean of Admin office	Good	New 2/2003		
218C	Comptroller	New 2/2003	New 2/2003		
218D	Computer center	(7/03)	new 1/2001		
	219 storage closet	n/a	tile		
	220 Faculty Lounge	needs paint	new 1/2002		
	221 student senate	****	new 1/2003		
221A	student senate	****	new 1/2003		
221B	student senate	****	new 1/2003		
South Hallway		Summer 03	new 6/2001		



East Hallway	Summer 03	new 6/2001
West Hallway	Summer 03	new 6/2001
North Hallway	Summer 03	new 6/2001

Room #	Description	Paint	Carpet	Paint used	Carpet used
301	Library	New 4/2002	New 4/2002		
301A	office	Good	New 4/2002		
301B	Library	Good	New 4/2002		
301C	Library	Good	New 4/2002		
301D	Library	Good	New 4/2002		
301E	Library	Good	New 4/2002		
301F	Library	Good	New 4/2002		
301G	Library	Good	New 4/2002		
301H	Library	Good	New 4/2002		
301I	Library	Good	New 4/2002		
302	Instructor's office	*****	New 1/2002		
303	Instructor's office	*****	New 1/2002		
304	Instructor's office	*****	New 1/2002		
305	Instructor's office	*****			
306	Instructor's office	new 1/2002	New 1/2002		
307	Instructor's office	new 3/2002	New 1/2002		
308	Instructor's office	*****	New 1/2002		
309	Instructor's office	*****	New 1/2002		
310	Instructor's office	*****	New 1/2002		
311	Instructor's office	*****	New 1/2002		
312	Instructor's office	*****	New 1/2002		
313	Classroom	New 10/2002	New 10/2002		
314	Classroom	New 11/2002	New 11/2002		
315	GED Testing room	summer 04	summer 04		
316	Classroom	New 12/2002	New 12/2002		
317	Classroom	New 12/2002	New 12/2002		
318		New 12/2002	New 1/2002		
318A	office	Good	New 2002		

319	Storage	*****	tile
320	Music room	summer 04	summer 04
321	Janitors Closet	n/a	n/a
322	Classroom	New 12/2002	New 12/2002
323	Grants and Research	summer o4	summer 04
324	Electronics lab	*****	tile
325	Server room	*****	tile
326	Mechanical room	n/a	n/a

Room #	Description	Paint	Carpet	Paint used	Carpet used
	Centra Hallway	new 7/2002	new 6/2002		
	Men's team room	new 7/2002	new 6/2002		
	Men's locker-room	new 7/2002	new 6/2002		
	Women's team room	new 7/2002	new 6/2002		
	Women's locker room	new 7/2001	new 6/2002		
	Coaches locker room	(7/03)	new 6/2002		
	office	new 7/2001	tile		
	Upstairs hallway	(7/03)	new 6/2002		
	office	*****	new 6/2001		
	office	*****	summer 04		
	office	new 7/2002	new 6/2002		
	annex	new 7/2002	tile		
	restrooms	fabric	tile		
	Cafeteria	New 5/2003	tile		
	office	New 5/2003	tile		
	Pioneer room	New 5/2003	tile		
	Vo-tech				
	Auto Shop	new 7/2002	refinished annually		
	Wood Shop	*****	(Budgeted)		
	Hallway	Fabric	concrete		
			tile		

Commons

Fabric/

summer 05-06

Quads

as needed

tile refinished  
annually

(x/xx) = Planned if funding is available

\*\*\*\*\* = Occupied offices that will be done when needed or if occupancy changes.



**Appendix 4—Vehicle**

<b>Vehicle</b>	<b>Purchase Date</b>	<b>Price</b>	<b>Value</b>	
1998 International Bus 33 passenger Mileage 105338	11/08/02	\$44,000	\$22,000	
1988 MCI Bus 47 passenger Mileage 146,200	11/12/03	\$42,525	\$36,000	
1994 Chevrolet Pickup ½ ton Mileage 26,257	7/17/96	\$10,900	\$5,000 #	
2001 Buick Century Mileage 75,205	7/26/02	\$11,949	\$7,375 #	
2004 Chevrolet Impala Mileage 36,800	10/13/04	\$12,966	\$13,525 #	(Lien)
2003 Buick Park Avenue Mileage 28,500	9/28/04	\$26,623	\$25,075 #	(Lien)
1978 Toro Groundmaster Tractor Hours	6/00/78	\$5,631	\$1,200*	
1981 Allis Chalmers Tractor Hours	7/00/81	\$4,500	\$2,500*	

\* Estimated current market value

# Current NADA book value

## **Appendix 5—Lighting and Roofing**

### **Lighting:**

Retrofit schedule.	Summer 2004 Main Administration Building Library Building Smith Center
	Summer 2005 (Proposed) Centra Vocational Building
	Summer 2006 (Proposed) Exterior Lighting (Parking Lots and Streets)

At the current rate of technological advances in lighting efficiency, retrofits could be a possibility every 5 -8 years.

With increasing energy costs it is the recommendation of the Plan to continue to monitor energy usage and advances in lighting technology. Retrofits should be accomplished when the cost/benefit payback is less than 5 years.

### **Roofing:**

The Plan proposes creating a restricted fund that will allow money to be saved for future roofing repairs. Roofing repairs and resurfacing should be accomplished every 10-15 years depending on wear. The College will seek to use the latest in roofing technology wherever possible. The Physical Plant Director will create a policy to outline rooftop maintenance and safe walkways as to not damage the current roofing materials. The Plan proposes that flat roof construction not be used with any new Miles Community College structures as it has been unreliable and costly to repair.

## Appendix 6: Miles Community College Long-Range Building Plan (DRAFT)

Project	Priority	Estimated Cost	Rationale
<b>Maintenance:</b>			
Deferred Maintenance		\$200,000	
Roof Repairs		\$200,000	
General Maintenance		\$150,000	
Heating and Cooling Systems		\$500,000 to \$1,000,000	
Parking Lots		\$250,000	
Signage		\$100,000	
<b>Total maintenance:</b>		<b>\$1,400,000 to \$1,900,000</b>	
<b>Buildings and Renovation:</b>			
Student Union Building		\$5,000,000 to \$6,000,000	
Aquatic Center		\$4,000,000	
Main Building Renovation		\$2,000,000	
Fine and Performing Arts Center		\$5,500,000	
Health Sciences (and Agriculture)		\$3,000,000	
Science Lab Renovation		\$250,000	
Agriculture and Rodeo Facility		\$1,500,000	
Dickinson Street Renovation Quad look, Statue Park, Fountain		\$1,000,000	
<b>Total Buildings and Renovation:</b>		<b>\$22,250,000 to \$23,250,000</b>	
<b>Campus and Land Improvements:</b>			
Land Acquisition		\$1,000,000	
Entry Way to Campus		\$250,000	
Roads and Infrastructure		\$300,000	
Beautification		\$100,000	
<b>Total Campus and Land Improvements:</b>		<b>\$1,650,000</b>	

<b>Grand Total</b>	<b>\$25,300,000 to \$26,800,000</b>
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