



Shepherd University

2020 UPDATE: Campus Master Plan - 2014

*****Note to the reader: The original language is included for reference; “UPDATE” indicates the language added for this 5-year update***

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2020 UPDATE to the 2014 SHEPHERD UNIVERSITY CAMPUS MASTER PLAN

VOLUME 1

OVERVIEW

Shepherd University, Shepherdstown, West Virginia

Founded in 1871, Shepherd University is a state-supported institution within the West Virginia system of higher education. From its beginnings more than 130 years ago, the University has evolved into a comprehensive center of higher learning, serving a number of related, yet distinct roles:

- The University offers baccalaureate degrees in a wide range of fields, encompassing the liberal arts, business administration, teacher education, the social and natural sciences, and other career-oriented disciplines.
- The University provides credit courses for individuals who may not be seeking a specific degree, but who seek to broaden and update their knowledge in either familiar or new fields of intellectual endeavor.
- For the Northern Shenandoah Valley Region as a whole, the University is a center for non-credit continuing education, public service, and convenient citizen access to extensive programs in art, music, theater, athletics, and other areas of public interest. Shepherd University has a responsibility to extend its resources beyond the campus, bringing higher education closer to those who seek it.

Shepherd University is located on the banks of the Potomac River and is unique in West Virginia as a state-supported institution offering a residential campus experience in a historic community. It benefits from its Eastern Panhandle location within 20 miles of Maryland, Pennsylvania, and Virginia, and is within 65 miles of Washington D.C. and Baltimore. This gives Shepherd University an advantage to receive guest lectures, conduct field trips, and for students to experience internships and career opportunities.

Since 2000, the University has been actively engaged in a number of major long-term planning efforts. These have resulted in the implementation of a new Strategic Plan (Spring, 2000-01),

Master Plan Update (June 2001), Conceptual Master Plan (October 2001), and a 30-year Campus Master Plan (April 2004). Following the 2004 Campus Master Plan, Shepherd University built two new Residential Halls (Printz and Dunlop), the Contemporary Arts Center Phase I, the Erma Ora Byrd Nursing Building, the Wellness Center, and Baseball Press Box. The newly constructed Phase II Contemporary Arts building was dedicated in April, 2013. The recently completed residence hall, Potomac Place, provides 298 beds for students in a contemporary, state-of-the-art environment. Students began residing in this residence hall during the fall semester of 2018.

Many building and infrastructure projects proposed by the above-mentioned studies were implemented. Shepherd recognizes the need to assess periodically how its long-term vision for facilities and campus amenities continue to achieve distinction in all aspects of the University experience. To this end, Shepherd University contracted Robert A. M. Stern Architects, LLP (RAMSA) who prepared a 10-year campus master plan that reflected the strategic and mission driven goals for the University appropriate at that time.

After the 2014 Plan was adopted, the University experienced enrollment decreases, consistent with the experiences of most of the West Virginia public institutions. The impact of the enrollment decreases and decreases in State appropriations support resulted in significant slowing of development initiatives reflected in that Plan.

Martinsburg Center, Martinsburg, West Virginia

Shepherd University has established a secondary education delivery center in Martinsburg, West Virginia, which opened in Summer, 2013. Demographic and economic trends suggest that the Eastern Panhandle of West Virginia has become a critical anchor of the State's economic vitality. Economic growth in the Panhandle is not sustainable, however, if the workforce cannot meet the needs of current and prospective employers.

Shepherd University addressed this challenge by creating a new professional and graduate center in Martinsburg, the county seat of Berkeley County, as well as the largest and most centrally located city in the Eastern Panhandle. This center will support the long-term higher education and economic development needs of the Eastern Panhandle.

For Shepherd University, the establishment of the center in Martinsburg will allow the University to maintain the excellence of its traditional education delivery model associated with its COPLAC status (Council of Public Liberal Arts Colleges) on the main campus, while expanding the University's reach into the community to serve adult students. The Martinsburg Center will also be an asset to the business community, enhancing the workforce with marketable degrees in a vibrant and growing economic environment.

UPDATE: The Martinsburg Center will also now facilitate Berkeley County high school students who are participating in the dual enrollment program with Shepherd.

The center could ultimately serve more than 2,000 adult students at the junior, senior and graduate levels. The center is conveniently located near Interstate 81 and close to support services needed by Shepherd students.

UPDATE: The original plan projected a total build-out of 16,000 square feet. The University leased existing space, and had it built out to accommodate instructional and student support needs. In fiscal year 2019, the leased space was reduced to one-half of the original commitment due to the changing demand for the facility.

The Martinsburg Center allows Shepherd University to expand its community engagement activities by offering business seminars, workshops, and counseling for new businesses on start-ups and operating improvements by senior business students and faculty. There are additional opportunities within the Martinsburg community for workforce development, with customized learning applications developed for area businesses to provide services/training for their employees (e.g. customer service, software user training, and other soft skills). Given the summer 2013 launch of the Martinsburg Center, the 2014 Campus Master Plan will focus largely on the Shepherd University main campus. Aspects of the Martinsburg Center and its relationship to the main campus are noted, as appropriate, in the document.

The 2020 UPDATE for the 2014 Campus Master Plan

The following document provides updates on both the priorities and delineated projects under consideration to support the overall plan as it pertains to the academic, business and operational needs of the University and, as it exists in the economic climate that is significantly different from that outlined in the Shepherd University's 2014 10-year Campus Master Plan.

This **2020 UPDATE** to the 2014 Campus Master Plan responds to the State of West Virginia's requirement that all State-funded universities produce a 10-year plan, with an update at the five-year mark, as a prerequisite for state capital funding.

The plan also serves as a vehicle for the University to achieve its vision of attracting highly motivated students from around the region, giving them an enriching university experience, educating them on their chosen subject matter with a liberal arts underpinning and preparing them for 21st century jobs. The **UPDATE** to the 2014 Campus Master Plan intends to restate the University's intentions as they pertain to the overall capital additions, disposals and modifications of existing capital property. This **UPDATE** will further inform the architects, landscape architects, engineers and other stakeholders as the University re-evaluates, modifies and positions its capital initiatives to guide the design and construction of new facilities, renovations of existing facilities and plans to completely repurpose the area designated as the "East Loop" on campus. This presentation further serves to restate the needs, demands and expectations for the overall campus for the next five years and beyond.

It is essential to provide the perspective of University leadership at the time of this **UPDATE** with regard to the significant change in the enrollment and changes in Higher Education across the country. The realignment of all projects and anticipated actions strive to retain the integrity of the campus facilities and grounds, while sustaining the vision of Shepherd, and its intention to provide a quality education to traditional students, adult learners and serve the community as a resource for cultural events. The decision makers must be responsive to the financial opportunities and constraints that the University will face. They must realistically assess the likelihood of future enrollment trends.

THE 2014 CAMPUS MASTER PLAN AND ANALYSES

This section describes key ideas and elements of the master plan for Shepherd University, and proposes a strategy for its phased implementation consistent with realistic funding. This phased implementation will not be visible in the full masterplan build out. What should be apparent is a clear campus organization, reinforced by thoughtful structures, and enhanced by beautiful landscape, which ultimately support and enhance student life. Student life is improved in the proposed master plan by enhancing facilities and increasing opportunities for engagement with other students, both resident and commuter. The plan also allows for enhanced engagement with the larger university and town communities as part of daily life on campus - walking, dining, and learning.

UPDATE: THE 2014 CAMPUS MASTER PLAN AND ANALYSES

The **UPDATE** Campus Development Master Plan and Analyses reflect on the original plan and its reference to “realistic funding”. Realistic funding is *essential* in this new era of budget constraints and reductions in capital spending. It is an integral part of re-engineering the overall University operational plans. During Fiscal Year 2019, the Ram Stadium turf replacement was lease-financed. Further, a zero -percent-interest loan is financing the Byrd/Science Center conversion from electric to propane boilers. This should provide energy savings sufficient to repay the debt obligation.

More importantly, the original plan provided a thoughtful and integrated plan at a time when the University and higher education, in general, was in a growth period without anticipation of the coming decline in enrollment of full-time, traditional students. This **UPDATE** intends to provide an equally thoughtful and integrated plan that will utilize the resources available to address the necessary deferred maintenance, to the extent possible. This requires focus on the extensive planning needed to identify limited new projects, including bringing new life to the area of Shepherd’s east campus, which is referred to herein as the “East Campus Loop”. This project will take several years to reach completion. However, it will revitalize the east campus area and provide new energy and revenue opportunities for the University. Students, community, faculty and staff will benefit from a successful partnership arising from the most cohesive and dynamic proposal. The Board of Governors will issue a Request for Proposal for the East Campus Loop revitalization, upon approval of this **UPDATE**.

IMAGERY AND CHARACTER

One of the primary visions of the 2014 Campus Master Plan is the enhancement of the student experience on the Shepherd University campus. Students, faculty, and staff are invited to leave their cars at the perimeter and move around the campus along two primary pedestrian walkways: King Street, running North-South, and Campus Walk, running East-West. Along these walks, and sometimes connected to them by other, secondary walkways, are located a series of nodes of activity. Most often exterior spaces, these nodes are outdoor spaces intended to foster

collegiality and social activity. The images in this chapter are of other universities and institutions, and represent precedents of what these proposed exterior spaces might become.

CAMPUS MASTER PLAN UPDATE – 2020

The **UPDATE** vision is based on the recent student enrollment decrease and the shifting expectations of the community and our regional market for student recruitment. As was the case for the original 2014 Plan, this **UPDATE** is derived from input and participation of students, faculty, staff and the community. These stakeholders inform and guide the leadership to thoroughly and prudently revise the campus development master plan with the intention of meeting these new challenges. Shepherd University has demonstrated its ability to remain contemporary and prepared to adapt to existing social and economic demands.

The 2014 Plan did not address the 158-acre farm property. The farm property is currently utilized for Shepherd’s Agricultural Innovation Center. That innovative academic program is expected to continue, with a series of small support structures. The University anticipates utilization of the remainder of the farm property in slowly increasing increments, either in support of other academic programs, or if a substantial opportunity arises in a public-private development environment, which could produce strong benefits for the University while avoiding financial expense.

The 158-acre farm is just west of the western-most extensions of the “West Campus”; the two University tracts are separated by a distance of less than 150 feet, but this separation requires all visitors to the farm property to drive in an extensive, circuitous path. The University has explored options for establishing a connection of at least some degree since acquisition of the farm property in 1991, but the prospective terms for such a transaction have not been acceptable. The University will continue to evaluate opportunities to establish a connection, but does not currently view the magnitude of need for a connector tract as justifying a large expense to the University.

IMPLEMENTATION

For this **UPDATE**, note that the original date planned is included with the newly determined schedule for completion. These redistributed priorities address the immediacy of several projects for which maintenance was earlier deferred; unfortunately, in some instances those delays have led to repairs, which are extensive and more costly. A Campus Master Plan Update Committee is guiding the selection of projects included in this **UPDATE**, as well as the recommended priority of those projects. The University management will strive to move the projects forward within the timeframe designated, recognizing that changing conditions in the future may result in limited adjustments in institutional prioritization decisions, which will ultimately be determined by the Board of Governors. The Committee leadership recognizes and demonstrates in this

UPDATE its intention to provide the most realistic and financially responsible plans for the immediate and long-term needs of the University.

This section of the 2014 Campus Master Plan was divided into a proposed implementation sequence. This implementation plan was constructed based upon impact to student life, design and construction schedules, and financial considerations.

Care is taken that each interim step fits within the overall Master Plan vision, so that work efforts build toward ultimate Master Plan goals in a logical and considered sequence.

Proposed Projects

2014 Projects:

This **UPDATE** finds most of the existing 2014 Campus Development Master Plan projects either not completed as scheduled or restructured as the campus and student population trends evolve. With the declining enrollment that is being experienced at Shepherd and throughout the entire country, many projects that were included have been delayed or restructured to meet the evolving demands and expectations of the campus. The University continues to work to maximize service to students, while exploring opportunities for entrepreneurial revenue and determining the highest priority for addressing any deferred maintenance projects across campus.

The Projects that were proposed for the year of 2014 typically require minimal planning, have relatively low cost, and have a large impact on the campus. They focus on creating safe pedestrian paths, creating small food service venues that provide student social spaces, and creating a sense of arrival and identity for Shepherd University.

1. Renovation: Ram Stand (2014)

This project was determined to be unnecessary with addition of Riverside Market Café on west campus, in the corner of the new Potomac Place Residence Hall. It was also determined that the expenses necessary to modify the Stadium Concession Stand for this purpose were underestimated in the 2014 Plan. This project will not be pursued.

The Concession Stand at Ram Stadium is currently used a few times a year during game days or during other large campus events. It has been proposed to use the existing infrastructure to cater to students year-round. It is a relatively low-cost project that will have a large impact on student life. The location is ideal as it is near the mouth of the new underpass, which connects east and west campuses. It will be a key place that invigorates the path connecting east and west.

2. Site Improvement: East Campus Pedestrian Paths (2014)

For this **UPDATE**, it is notable that the East Campus Pedestrian Paths are subject to ongoing improvement and will continue to receive proper attention. The extent of these improvements is somewhat limited at this time, due to budgetary constraints. However,

maintenance required for safety and ability for students to utilize these paths for their daily walking needs to get from place-to-place on campus will be performed.

Adding to the enlivening created by the Ram Stand, improvement to the east campus pedestrian paths leading to the underpass will ensure a safe, enjoyable walk connecting the two sides of campus. The east campus pedestrian path improvements would require the installation of new lighting and therefore the expansion of the electrical facilities. The existing grades along the path may need to be revised, as this path is currently a walking path used by students. This pathway should be designed to meet handicap-accessible guidelines, requiring a combination of ramps with handrails and additional walkway grading and reconstruction. (As a general guideline for campus walkways, the paths shall be graded at a slope of five percent or less, wherever possible. This is to meet handicap accessible guidelines and avoid the need for ramps, handrails and landing areas.) Landscape improvements should include shade trees and benches to allow for areas where students can stop and relax or sit and read or study. Sight-lines throughout the site should be maintained in order to enhance pedestrian safety.

2. Site Improvement: West Campus Pedestrian Paths (2014)

For this **UPDATE**, it is notable that the West Campus Pedestrian Paths are subject to ongoing improvement and will continue to receive proper attention. The extent of these improvements is somewhat limited at this time, due to budgetary constraints. However, maintenance required for safety and ability for students to utilize these paths for their daily walking needs to get from place-to-place on campus will be performed.

There has been a general concern about the safety of pedestrians along the west campus walkway. There are some areas, which do not have a clear separation between vehicular and pedestrian traffic. By ensuring that there is a continuity of sidewalks that are clearly distinguished from vehicular zones, the campus can provide a safe environment for people to walk through. Lighting can also be improved along with landscape modifications. By enhancing congregation nodes with outdoor furniture, defined outdoor spaces can be created where students can socialize. These paths will help beautify the campus and make it a pleasant space through which pedestrians can walk.

The West Campus pedestrian paths would have very similar needs as the east campus. The difference is that the locations for installing the pedestrian paths would require substantial construction, as very few paths currently exist. The important factors to incorporate into the paths would be to provide interconnections to the paths and destinations throughout the area and not create paths that dead end. Bus stops should also be included to accommodate the Pan Tran system thereby improving accessibility and potentially increasing ridership by students. Lighting would be required along with electrical infrastructure required to service the new lights. Some of the paths would have grade challenges similar to the paths leading from the Westwood Commons area to the existing parking lots to the north and east. To meet accessibility requirements for handicap accessible pathways, ramps, railings and additional walkway work would be required. Landscape improvements should include shade trees and benches to allow for areas where students can stop and relax or sit and read or study.

4. Site Improvement: Signage at Route 480 (East Entrance) (2014)

UPDATE – Signage improvement is deemed as an ongoing need, with updates and maintenance being fulfilled routinely. This is in addition to any campus-wide change in marketing/visual presentation, and additions or revisions to buildings, locations or tenants (where applicable).

To create a clear a sense of arrival to the Shepherd University campus for people traveling along Route 480, it is proposed to install a campus identity, with signs and banners along the road. This will help create a colorful sense of campus identity with a relatively low cost. The signage/gateway addition to campus would require the extension of electrical facilities to the identity sign location for night-time illumination. The grades in the area proposed for the sign should not be an issue. The gateway modifications will include landscape planting of trees, shrubs and perennials to highlight and provide a backdrop for the sign.

5. Site Improvement: Signage at West Campus Entry (2014)

UPDATE – Signage improvement is deemed as an ongoing need, with updates and maintenance being fulfilled routinely. This is in addition to any campus-wide change in marketing/visual presentation, and additions or revisions to buildings, locations or tenants (where applicable). As funding permits and as marketing decisions provide direction for additional or updated signage, it would be necessary to budget for that in the year it is projected to occur. Changes to the general neighborhood in this area will also drive decisions as to signage at this location.

To create a sense of arrival to the campus for people traveling along German Street, it is proposed to install banners and signage along the road at the west campus entry point. This will help create a sense of campus identity with a relatively low cost. The signage/gateway addition to campus would require the extension of electrical facilities to the identity sign location for night-time illumination. The existing grades would not pose a challenge in locating the sign. The gateway will require landscape planting of trees, shrubs and perennials. The concerns in this area are the possible roundabout for a future development that has been envisioned and proposed west of the campus on Route 45. This roundabout would need to incorporate the existing campus entrance or cause it to be relocated.

6. Renovation: Knutti Boiler Café (2014)

UPDATE - This project is delayed until at least fiscal year 2023 due to budgetary constraints and priorities that are more pressing. This renovation is not essential as a service to the commuter students, as identified in the 2014 plan. With the addition of the Starbucks café and other broadened dining options in the Student Center, commuter students have new options for quick food choices. In addition, the conversion of the former daycare space to a Commuter Lounge provides a comfortable space where the commuter students and residential students may socialize, study and become a more interactive student population.

There have been concerns about there not having enough spaces on campus that focus on commuter students. The Knutti Boiler House is conveniently located in a key area

surrounded by classrooms. By converting the Knutti Boiler House into a Café, students can have a place to socialize in between classes, study, have discussions etc. This provides a place where commuter students along with residential students can feel comfortable to stay on campus. For commuter students especially, this represents one of multiple small steps to increase opportunities to bond and help create a stronger, richer campus community.

Proposed Projects

2015 Projects:

The Projects proposed for the year of 2015 focus on achieving one of the large university goals of creating a pedestrian friendly campus. Infrastructure is put in place to make way for the pedestrianization of King Street, which would happen later in the year.

7. New Building: Maintenance Facilities (2015)

UPDATE - This project is advanced to at least fiscal year 2023 as other projects presented a more urgent need for renovation, capital improvement and/or updating to recognize efficiencies and safety of the campus stakeholders (students, staff, faculty, community and other visitors).

A new maintenance facilities building is proposed at the north lot of the west campus. This proposal frees up the current Maintenance Building and other facilities buildings, and by moving facilities program to this location, it allows Shepherdstown and Princess Street to be freed of service vehicles currently driving through town. Decanting the Maintenance Building opens up space for the University Police, currently housed in Sara Cree Hall, which then allows for the demolition of Sara Cree Hall. Freeing up facilities in the west campus also allows for other various opportunities buildings to be re-purposed for student social spaces on campus. The new maintenance facility area was graded and utilities extended to the area when the West Campus apartments (Printz and Dunlop halls) were built. The infrastructure is in place for the building and the grades are adequate. This site should have landscaping added to screen the facility, specifically the material and vehicle storage yards, from University Drive and the adjacent residential lots.

8. Site Improvement: Re-stripe Parking at Maintenance Building Lot B (35 - 40 Spaces Freed Up.) (2015)

UPDATE - All parking lot maintenance with regard to striping spaces and general upkeep must and will be performed on an ongoing basis, without engaging in an overall “project” for this designated area. Reconfiguration of the lot will be reconsidered after the relocation of the Facilities Department to West Campus occurs at an undetermined future time.

To prepare for the pedestrianization of King Street, and to offset parking spaces that will be lost with the pedestrianization of King Street, it is proposed that the parking area around the Maintenance Building be reconfigured so that it allows more parking spaces for students, faculty or staff. By decanting the maintenance facilities to the new building, it is estimated that there will be a net gain of 35 to 40 parking spaces in this area. This project would not include any utility work. There would also be no grading or infrastructure work needed. The addition of shade trees to the parking lot will provide a more pleasant walking experience.

9. Renovation: Existing Maintenance Building to University Police, Temporary Student Newspaper and Swing Space (2015)

UPDATE – Given the need to construct a new Facilities building prior to repurposing the current space, this project is delayed indefinitely. A future use of the building will be reconsidered at such time, but a permanent home for University Police remains a leading consideration.

The existing Maintenance Building can be re-purposed as space for University Police, temporary student newspaper and other swing space, as soon as the current program is moved to the new maintenance building. Minor adjustments will be needed to conform HVAC to the new uses.

10. Site Improvement: Tear Down Cuckler and expand H-Lot Surface Parking (2015)

UPDATE – This project is advanced to at least 2023, given the need to construct a new Facilities building prior to repurposing the current space. Action on this project may be driven by alternative use(s) for the site location, which is close to Potomac Place and West Woods and could contribute more directly to the residence life experience.

To prepare for the pedestrianization of King Street it is proposed to create extra parking spaces at the southern tip of H-Lot so that when King Street becomes fully pedestrianized there are no overall net loss of parking spaces. This project will require the demolition of existing structures in this area and the structural backfill of all foundations/ basements where removed. Other than the disconnection and removal of any existing utilities, the only other possible work would be the electrical infrastructure necessary to install lighting. Shade trees should be added to the parking area where possible to continue to address the enhancement of the “walking experience” on campus.

11. Site Improvement: Pedestrianize King Street (2016)

UPDATE – Pedestrianization of King Street was a key component of the 2014 Campus Master Plan, as noted below. However, with the decline in enrollment and efforts to actively address many of the deferred maintenance areas, funding is not available to consider this sizable and costly project. The **UPDATE** suggests that the project be advanced until at least 2023. At that time, the financial abilities of the University and the overall momentum in campus improvements can provide an informed consideration of this project.

Pedestrianizing King Street is one of the key components of the proposed 2014 Campus Master Plan. By making this zone pedestrian, the campus is able to move vehicles out of the heart of east campus. More student activities and interactions are anticipated by the pedestrianization of King Street, as it will create a beautiful and iconic campus walkway that is welcoming and supportive of these activities. This project would require minimal infrastructure improvements as the roadway, with some modifications, would be utilized as the walking area. Landscaping would be implemented to provide for a more pedestrian friendly area and to provide shade. A removable or retractable bollard system should be included to allow vehicular access for emergency vehicles, deliveries or other special situations, but restrict vehicle access for the majority of the time.

Proposed Projects

2016 Projects:

The Projects that are proposed for the year of 2016 focus on enhancing the student experience. New residence halls are built as well as a new Welcome Center and additional student social spaces. Some infrastructure work will be needed to make way for some of these major projects.

12. Site Improvement/Renovation: Barn Café and Surrounding Site Work (2016)

UPDATE – This project has been advanced to at least 2023 and is not in current planning stages. Conversion of this old facilities building to an alternative use integrated into the housing and dining experience may not be necessary or an effective use of resources.

The White Barn is currently used as a facilities building. Once the current program is relocated to the proposed new Maintenance Building site, the structure can be renovated to house student service programs such as a light food service café, student lounge space, etc. The location is conveniently located in an area that will allow easy access to resident students living in Printz and Dunlop halls and also in the Westwood Commons. It is also located near the H-parking lot, and will become a welcoming space for commuter students, faculty, staff, and visitors to the campus.

13. Site Improvement: Reconfigure Popodicon Driveway (2016)

UPDATE – This project has been advanced to probably not earlier than 2023 and is not in current planning stages. Implementation of this project will be tied to the future usage of Popodicon and the further evaluation of the proposal to reduce vehicle traffic within West Campus.

It is proposed to reconfigure Popodicon Driveway. Currently the driveway connects to West Campus Drive, which is proposed to be transformed into a pedestrian zone. By reconfiguring the Popodicon Driveway early on, it makes way for the complete pedestrianization of West Campus Drive. This project will require the installation of card readers and gates to restrict unauthorized access to Popodicon. There would also be paving and grading necessary to accommodate the relocated driveway. There should not be any grading issues in the work area. Landscaping should be added to screen Popodicon from the existing parking area and to provide shade to the proposed driveway.

14. Demolition: Sara Cree Hall (2016)

UPDATE – This project was completed.

Demolishing Sara Cree Hall will allow the site to be freed up for a future parking garage and new student center. This project will require demolition of building and infrastructure of Sara Cree Hall and the backfill of excavated areas.

15. Site Improvement: Repurpose Sara Cree Hall Site as Surface Parking (2016)

UPDATE – This project was completed. Financial support from Shepherdstown helped facilitate a fully paved and lighted parking lot, which has dramatically improved parking conditions for commuter students.

Following the demolition of Sara Cree Hall, it is proposed to repurpose the site as a surface parking lot until the new structures are planned and financed. This provides additional parking on the east campus and is anticipated to relieve some of the parking concerns due to less parking spaces on the east side of the campus. Regrading and paving to establish the parking lot area along with electrical infrastructure extension to power lighting to the parking lot will be required. Consideration for the future parking garage must be made at this time to ensure that no additional excavation or grading will need to be done. All utilities are adjacent to the project site and accommodations must be made to allow for the future development of the Student Center. The design of the parking lot should provide for handicap accessibility from the parking lot to King Street and Route 480 sidewalks. These links will likely require ramps in conjunction with the new sidewalk construction.

16. New Building: Residence Hall #1 on West Campus (52Beds) (2016)

17. New Building: Residence Hall #2 on West Campus (52 Beds) (2016)

18. New Building: Residence Hall #3 on West Campus (52 Beds) (2016)

19. New Building: Residence Hall #4 on West Campus (52 Beds) (2016)

UPDATE –In 2015, the University commissioned a comprehensive and focused study of residence hall needs and concerns, utilizing Brailsford & Dunleavy (B&D). That review re-oriented the University's 2014 vision for a series of new, small residence buildings. The B&D study was based upon their national research on characteristics in residence halls which college students of the 2015-2025 era would likely value, as well as surveys of current Shepherd students. The characteristics of the Potomac Place P-3 residence hall project of 2016-18 were based upon the findings of the feasibility study and we think the analysis in that study have been proven well-founded in the success of the Potomac Place project. In the current state of enrollment and student housing needs, the completion of Potomac Place (298 beds) provides sufficient capacity and is expected to render additional planned residence halls included in the 2014 Campus Master Plan unnecessary during the period of this Plan. One new residence hall is included in this **UPDATE** for the longer-term potential growth. (See Project #36a.)

To increase student resident population on campus and to provide attractive residence options to students, new residence halls are proposed. Residence Hall #1 would require infrastructure improvements to extend water and sewer mains from West Campus Drive south of the proposed residence hall to the north of the residence hall site in order to accommodate the future residence halls (Project Numbers: 27,28 and 29). Also required will be lateral infrastructure to the proposed building. Fiber optic lines would need to be extended from Center for Contemporary Arts (CCA Phase I) building to these sites along with accommodations for telephone and electric power. Shepherd has been creating duct banks for this type of work for ease of maintenance. This would be the preferred method of extending fiber optic telephone and electric service. With the construction of building projects 19 and 20, revisions to the parking lot in front of Burkhart Hall would have to be

made along with new sidewalks for all four buildings. Grades in this area will require retaining walls or steeper sloped landscaped areas.

20. New Building: Welcome Center (2016)

UPDATE – This project is advanced to 2024 and the site will be further evaluated based on the projects that are completed in the interim. The 2014 Plan site is dependent upon the pedestrianization project and other developments being completed; as those phases ultimately move forward, the University should continue to evaluate the appropriateness of this or other locations for a Welcome Center.

A gateway is proposed to be built at the mouth of the King Street Walk that currently intersects with High Street. Part of this gateway is a small Welcome Center that acts as a “bookend” to Shepherdstown’s Public library located at King and German Streets. Although diminutive in size, it is a great opportunity to create a front door and a sense of arrival to the campus - something that is lacking from the current campus plan. This project would have all necessary utilities within close proximity. In order to make the welcome center more functional, a visitor parking area should be included or allow for the designation of visitor parking at a nearby parking lot. Landscaping would be required to highlight and enhance the Welcome Center.

21. Demolition: Turner Hall (2016)

UPDATE – This project is projected to be merged into the new East Campus Loop Development Project, which will comprehensively redesign the area currently the site of Turner Hall, Kenamond Hall (decommissioned residence halls) and the Dining Hall. Upon approval of this **UPDATE** by the Board of Governors, a Request for Proposal to develop the East Campus Loop area on a P-3 basis will be issued. As a part of the RFP process, the University will also entertain proposals to include the site of Gardiner Hall (2nd and 3rd floors are decommissioned) as a part of the Loop Development Project. It will take several years to get this project to completion, its success will provide guidance for other renovations, and construction projects to merge with this newly designed “East Loop”.

Demolishing Turner Hall will allow the site to be freed up for future site improvements, which will take advantage of expansive and breathtaking views to the Potomac River the Shenandoah Valley.

Proposed Projects

2017 Projects:

The Projects that are proposed for the year of 2017 focus on further enhancing the student and pedestrian experience on campus. A new Dining Hall will provide a space that attracts resident and commuter students. Other site improvements make way for Shepherd University to become a premier pedestrian campus.

22. New Building: Dining Hall on West Campus (2017)

UPDATE – This project has been delayed and is now pending until the East Loop Project can be initiated. It is anticipated that a new location will be utilized on West Campus for the Dining Hall as discussed in the 2014 Plan, but the specific location and components of it may be effected by the progression of the East Loop Project.

23. Site Improvement: West Campus Parking Reconfiguration and Service Road Extension (2017)

UPDATE – This project was advanced to at least 2024, resulting from the delay in relocating the Dining Hall. The West Campus Parking and Service Road Extension may require updating in redesign if alternative conclusions are reached as to the new West Campus Dining Hall location.

Projects 22 and 23 will go hand in hand. The New Dining Hall is strategically located in an area that provides easy access to all students, whether they live on east or west campus, or whether they are resident or commuter students. It is planned to front the south side of a new campus quadrangle, formed by new residence halls to the north, east and west. This will provide an opportunity to create an inviting outdoor dining terrace that looks out onto the large open green space. By creating a new Dining Hall, the University is improving its student amenities, and also creating a space in a prime location where students can congregate and socialize before, between or after classes. Service access has also been considered when selecting the site for the new Dining Hall. This location provides a service access point that builds upon existing roads and infrastructure, and also allows for a clean separation between front door and service access. During this phase, it is also proposed that the driveway from Miller Hall be reconfigured so that it exits out to High Street, instead onto West Campus Drive. This paves the way for West Campus Drive to be transformed into a pedestrian walkway. The grades for the site (between Thatcher Hall and the existing parking lot) will require either retaining walls or possibly a building with multiple level entrances. Utilities will need to be extended to the building. A new loading dock area with truck access/turnaround will be needed. As part of the engineering and design of the access to the dining hall consideration for the utility extension to the future residence halls (project number 47, 48 and 49) must be included. A retaining wall will be necessary along the adjoining property to allow for the driveway access.

24. Site Improvement: Campus Walk Pedestrian Paths (2017)

UPDATE – The project is advanced to 2024 in this **UPDATE**. While pedestrian walkways require continuous maintenance for the safety and use by students, faculty, staff and others, the redesign of campus pedestrian walkways and paths is likely to be required upon the redesign of the area currently being referred to as the “East Loop”.

Converting West Campus Drive into a pedestrian walkway is also a key component of the proposed 2014 Campus Master Plan. Pedestrianizing Campus Walk strengthens the connection from west campus to east campus through the underpass and ultimately to an access pathway to the Potomac River. Campus Walk will become one of the major spines of the campus, and by closing off the walk to vehicles it will invigorate the west campus with student activity and strengthen the core that has already been started by the Wellness Center.

By creating green spaces with shade trees and special paving that will differentiate it from vehicular roads, Campus Walk will become a walkway that encourages people to walk through or stay and linger to enjoy the various nodes of activity that are located along the walk. Small green zones will enhance the walk, as will benches, bike racks and additional lighting. The conversion of West Campus Drive into a pedestrian walkway will require infrastructure improvements including gates or retractable bollards for general restriction of vehicle traffic and access for emergency and service vehicles on an occasional basis. Other than the possible addition of lighting, there should be no other infrastructure or utility needs. Consideration should be given to aesthetic improvements to the existing pavement to highlight it and make it more pedestrian friendly. Landscaping would be upgraded to provide for a more pedestrian friendly area and to provide shade. Presidential Trees are to be preserved as much as possible.

25. Site Improvement: East Campus Pedestrian Paths and Amphitheater / Lookout (2017)

UPDATE – This project has not been pursued and will be re-evaluated as a component of the new East Loop Development Project.

With the demolition of Turner Hall, there is an opportunity to improve the amphitheater so that it activates and encourages more student outdoor activities that create a unique campus culture, and provides an opportunity for the campus to take advantage of its spectacular natural surroundings by creating a well-designed lookout area where Turner Hall used to stand. By improving the amphitheater and creating a Potomac River overlook, the campus is encouraging the extension of the King Street pedestrian zone to include the river and mountains beyond. This project would require the installation of additional pathway lighting along with provisions for temporary outdoor theater lighting and audio for the outdoor amphitheater. The addition of a scenic overlook would require either a paved patio or deck area with tables, chairs, etc. The construction work should be kept a safe distance from the top of the steep bank that drops off to the Potomac River and proper pedestrian safety measures should be incorporated.

26. Site Improvement: Create Access to the River (2017)

UPDATE – This project has been removed from the **2020 UPDATE** of the 2014 Campus Master Plan. There is no specific plan at this time for this project.

Another great opportunity to take advantage of the campus' natural resources is to extend the East-West leg of the pedestrian zone out to Princess Street and continue a path that allows ease of access to the Potomac River. This will encourage river activities such as kayaking, rowing etc. Creating an access point to the river will enrich the campus culture as well as enhance the campus experience for students. This project will require the installation of sidewalk and street lighting along Princess Street from the Campus Entrance at the existing Maintenance Building to the existing boat slip at the river. There will be steep grades and exposed rock faces that will need to be incorporated into the design. In addition, there are private homes on the west side of Princess Street and the Corporation of Shepherdstown Water Treatment Plant on the east side. This tight orientation of existing privately-owned structures will limit the area available to construct the walkway. There is also a 100-year

floodplain along the river that will require permitting if any work is proposed within the floodplain.

Proposed Projects

2019 Projects:

The Projects that are proposed for the year of 2019 focus on enhancing the student experience and continuing the university's move toward the goal of increasing the student residential population to 40 to 50 percent of the total undergraduate student population.

27. New Building: Residence Hall #5 (58 Beds) (2019)

28. New Building: Residence Hall #6 (155 Beds) (2019)

29. New Building: Residence Hall #7 (58 Beds) (2019)

UPDATE—As previously noted, with the completion of Potomac Place residence hall, which opened to students in the fall semester of 2018, providing an additional 298 beds for students, these projects are removed from the **2020 UPDATE**. In the current state of enrollment and student housing needs, Potomac Place completes the establishment of sufficient capacity; the additional planned residence halls included in the 2014 Campus Master Plan appear to be unnecessary for the near future. One new residence hall will remain in this update for the longer-term potential growth. (See Project #36a.)

Building these three new buildings (Residence Hall #5, Residence Hall #6 and Residence Hall #7) creates density and critical mass on the west campus and also creates small courtyards that resident students can call their own creating smaller social communities within the larger university framework. These new buildings also frame a large common quadrangle that can support many types of student activities and interaction. The new residence buildings are planned to house suite-style single unit types with student social spaces and are limited to three stories high to preserve the view corridor from the Frank Center to the Shenandoah Valley to the east. It is intended that the student social spaces within these new residence halls will accommodate social activities at a “student community” level until a new student center is built. This project will require the connection of these buildings to the utilities extended for the construction of residence halls 17 through 20. Building 29 could encounter grading issues at the base of the slope coming from the Frank Center. Sidewalks and other pedestrian facilities will be necessary. Extension of the utilities for Future Building 38 will also be required to preclude future disturbance or interruption of service.

30. Site Improvement: The Quadrangle (2019)

UPDATE – This project has been removed from the **2020 UPDATE** of the 2014 Campus Master Plan. There is no specific plan at this time for this project.

This open green space will be a key area that draws all types of student activities and brings student energy to Campus Walk. It is located in an area adjacent to the Campus Walk bringing pedestrian flow from throughout campus, and in particular, it is positioned to receive pedestrian flow from the northwest of campus, from Printz and Dunlop Halls and Westwood Commons in route to the new Dining Hall. This provides an important destination for

students living in Printz and Dunlop halls, and creates a close home base for commuter students that will be parking in lots H and G. This project will require grading and lighting enhancements. Landscaping will be a very important key to establish an articulated and welcoming environment.

Proposed Projects

2022 Projects:

The Projects proposed for the year of 2022 focus on enhancing student amenities and addressing parking as a major initiative on East Campus.

31. New Building: Parking Garage (450 Parking Spaces) (2022)

UPDATE – This project is advanced to 2024, but may also be considered as an additional option to the East Loop Development Project.

Because of the lack of parking in an area of highest demand on campus, it is proposed that a new parking structure to house 450 parking spaces be built on the site of the demolished Sara Cree Hall building. It has been supported by the data collected by traffic and parking analysis that this location on the east campus will positively address the existing discrepancy between parking supply and demand. The location of the new parking structure also allows for easy access to the Ram Stadium during game days where there is a high demand for parking within close proximity to the stadium. The new parking garage will also be located within close proximity to the pedestrianized King Street where many of the academic buildings are located. Handicapped spaces and visitor parking are also anticipated to be located in the new structure. This project will require the construction of a multi-story parking garage facility. Utilities are relatively close to the site and water and sewer laterals can be extended. Grading and the tie in to Route 480 will be an important consideration. The student center proposed adjacent to the garage will require careful planning and staging in coordination with the garage structure, materials and aesthetics.

32. New Building: New Student Center (75,000 GSF) (2022)

UPDATE – This project is advanced to at least 2024 and the utilization of this project may be related to or dependent upon the East Loop Development Project. Interest in building a new Student Center, possibly integrated to either food service facilities or parking facility, has been a goal for the University since the 2004 Campus Development Master Plan, but financing this construction has remained an impediment and this continues to be the case.

The new student center is proposed to be built adjacent to the new parking garage, so that it shields the parking structure from the King Street pedestrian zone, and also positions the student center within the heart of the campus. A very important new building for the campus, the student center should embody the essential characteristics of Shepherd University's iconic buildings both in matching and choice of materials. This project will require the extension of all utilities to the building. The demolition of Sara Cree Hall should preserve, cap and mark existing utilities for future connection to the student center. This building will probably have entrances on different levels to accommodate the parking garage and the King Street pedestrian walkways.

33. New Building: Visitor Bleacher Seating and Press Box (2022)

UPDATE – This project has been advanced to at least 2024. Funding source has not been identified. Possible fundraising effort. Comments below from original Campus Master Plan are still relevant.

This project would require coordination of all utilities for the press box and the stadium's communications systems. There should be very minimal grade issues but coordination with both the parking deck and Student Center will be required.

Proposed Projects

2023 Projects:

The Projects that are proposed for the year of 2023 focus on repurposing and backfilling existing buildings to take advantage of the University's existing infrastructure recently vacated due to relocations created by new construction.

34. Renovation: Student Center for Student Services, Classrooms, etc. (2023)

UPDATE – This project is not possible until the current Student Center has been replaced or relocated. The project is advanced to 2025 due to this constraint and funding must be allocated by the capital budget.

Once the current student center program is relocated to the newly built student center, the vacant spaces can be backfilled with other programs that have outsized their current capacity. All programs, with the exception of the bowling alley, are planned to be relocated to the new student center. The reason that the bowling alley will remain in its current location is due to financial implications associated with the relocation of this program. A one-stop-shop with Financial Aid, Admissions, Registrar and Business Office services (currently located in both Gardiner Hall and Ikenberry Hall) could be located in a centralized location for ease of access to current students and prospective students. It is proposed that all of these programs be right sized and relocated into the existing student center. Alongside the one stop-shop, Student Health Services, Counseling Services and Career Services currently located on the ground floor of Gardiner Hall are proposed to be relocated to this location. Residence Life, currently located in Miller Hall, is also to be right-sized and relocated to the existing student center. There is a considerable amount of space that is left over after right sizing and relocating the above mentioned programs. These spaces can be utilized as additional instructional space, administrative offices, business school or humanities center, etc., depending on the University's needs at the time. Renovation of the existing student center includes modifying partitions, upgrading HVAC systems and other maintenance requirements to be able to accept the proposed relocated programs.

35. Renovation: Gardiner Hall to All Residences (2023)

UPDATE – As previously noted, Gardiner Hall's upper two floors are currently de-commissioned. The ground and first floors provide space for a blend of student services. The

Gardiner Hall site will be offered for optional consideration by vendors in the East Loop Development Project, but it is not clear whether development of that site, within parameters acceptable to the University, will be of interest to developers.

As Gardiner Hall was originally planned for student residences, it would be relatively easy to re-convert the current offices on the ground floor back to student bedrooms.

36. Renovation: Ikenberry Hall to Faculty and Administrative Offices (2023)

UPDATE – This project presumes as conditions predicate the construction of a new student center and the renovation of the current student center into a one-stop facility for enrollment services. Because it is no longer likely that these pre-conditions will be achieved in the life of the 10-year Plan, this project has been removed from the **2020 UPDATE** of the 2014 Campus Master Plan. This is not included in the current or long-term planning.

After moving all of the one-stop-shop related programs into the existing student center, the remaining vacant spaces within Ikenberry Hall can be re-used as faculty offices or administrative offices. The renovation required to make this possible will be relatively minimal.

Proposed Projects

2024+ Projects:

36a. - New Building: Residence Hall

37. New Building: Residence Hall # 8 (80 Beds) (2024)

UPDATE - As previously noted, with the completion of Potomac Place residence hall, which opened to students in the fall semester of 2018, providing an additional 298 beds for students, these projects are removed from the **2020 UPDATE**. In the current state of enrollment and student housing demands, Potomac Place completes the establishment of sufficient capacity; the additional planned residence halls included in the 2014 Campus Master Plan appear to be unnecessary for the near future. One new residence hall will remain in this update for the longer-term potential growth. (See Project #36a.)

Beyond the 10-year projection there are other projects that the University plans for to ensure a complete vision of the future of the campus. Other projects that may fall beyond the 10-year projection are as follows:

This residence hall will complete framing the quadrangle on west campus.

38. New Building / Demolition: Demolish Kenamond Hall and Construct Residence Hall # 9 (166 Beds) (2024)

UPDATE - As previously explained in this Update, the Kenamond Hall demolition project is integrated into the East Loop Development Project. Further construction of new residence halls is deferred indefinitely.

Residence Hall #9 will be constructed on the demolished Kenamond Hall site.

39. New Building / Demolition: Demolish Gardiner Hall and Construct Residence Hall # 10 (80 Beds) (2024)

UPDATE - As previously explained in this **UPDATE**, the future use of Gardiner Hall will be evaluated as a component of the East Loop Development Project. If not integrated into that Project, Gardiner Hall will be re-evaluated at that time for renovation/ further use or demolition. Further construction of new residence halls is deferred indefinitely.

Residence Hall #10 will be constructed on the demolished Gardiner Hall site

40. New Building: Residence Hall # 11 (80 Beds) (2024)

41. New Building: Residence Hall # 12 (80 Beds) (2024)

42. New Building: Residence Hall # 13 (80 Beds) (2024)

UPDATE- As previously noted, further construction of new residence halls is deferred indefinitely.

43. Renovation: Dining Hall on East Campus (2024)

UPDATE –Renovation is unlikely at the current location. As previously noted, disposition of the Dining Hall has been integrated into the East Loop Project.

The existing dining hall will be renovated as a premier food service space to support new residence halls on east campus.

44. Renovation: Yellow House to Learning Facility (2024)

UPDATE – This project is advanced to 2025+ and will only be renovated as grant funds become available.

The Yellow House is a historical building that needs to be preserved in a sensitive manner. The area of the space is sufficient to be able to house a small learning facility, based on the University's needs.

45. New Building: Expansion of the Frank Center

UPDATE – This project is targeted for initiation in 2022 or as soon thereafter as funding is available. Leadership and the Committee are in agreement that there is an urgent need to provide updated internal performance spaces and a demand for additional space in both Music and Theatre areas, and support for the project will be a core component of fundraising initiatives.

The University already has plans for an expansion of the Frank Center so that it can accommodate large events to seat up to 1000 people.

46. New Building: Art Center Phase III (2024)

UPDATE – This project is advanced to 2025+. At this time, no financing source is determined; CATF fundraising efforts will assist in moving this project forward.

The University already has plans for another arts center

47. New Building: Residence Hall # 14 (60 Beds) (2024)

48. New Building: Residence Hall # 15 (60 Beds) (2024)

49. New Building: Residence Hall # 16 (90 Beds) (2024)

UPDATE- As previously noted, further construction of new residence halls is deferred indefinitely.

50. Renovation: Old Tobacco Warehouse as River Access and Community River Boat House (2024)

UPDATE – This project has been removed from the **2020 UPDATE** of the 2014 Campus Master Plan. This is not included in the current or long-term planning.

The renovation of the old tobacco warehouse at the end of Princess Street will create a space that both ‘town’ and ‘gown’ can enjoy. It is envisioned to be a recreational space that is open to the public and has some sort of recreational program that links to river activities.

UPDATE: NEW PROJECTS INCLUDED ON MASTER PROJECT SPREADSHEET INCLUDED IN THIS SUBMISSION

1. Byrd/Snyder Science mechanical system renovation – In progress -- Contract awarded; Project for FY20/21:

This project will provide substantial energy savings during this first phase by replacing electric boilers with propane boilers. An additional phase that replaces the air handling systems will improve the efficiency of the entire HVAC operations in that building.

2. Student Center roof replacement – In Progress – Bid Award in process; project for FY20/21:

Completion of this project will improve the overall building efficiency and reduce/eliminate the frequent and costly repairs. This project is an example of deferring maintenance and the lack of proper care of University property well beyond the expected useful life of the roof.

3. Knutti Hall roof replacement and foundation restoration – Bids Due February 13th; project for FY20/21:

The roof replacement and foundation restoration represent two separate projects. However, to achieve the most optimal result, the projects were bid and will be completed concurrently. The need for both projects is evidenced by the number of and cost of repairs and water/flooding remediations that have occurred in Knutti Hall. As with the Student Center roof, deferred maintenance has proven costly and impacts the stability of the structure when

not addressed in a timely manner.

4. East Loop Project – sites to be included: Kenamond Hall, Turner Hall, and Dining Hall; Gardiner Hall site will be an optional inclusion in the East Campus Loop Project – RFP to be issued when Campus Master Plan Update is approved by Board of Governors/Higher Education Policy Commission (HEPC):

4a. New Building: Dining Hall on West Campus – site to be determined – Include in FY21 Capital Budget:

Options will be explored to relocate the Dining Hall or related facility, which provides “all you can eat” dining for the students resulting from the RFP process for the properties included in the “East Loop” project

5. Miller Hall – HVAC/mechanical replacement – Include in FY21 Capital Budget:

Replacing the boiler with a propane unit will provide energy efficiency and the overall HVAC system will provide a more reliable and cost effective system. This project is another example of deferred maintenance that resulted in frequent and costly repairs. This upgrade is well overdue and will provide a much improved overall atmosphere for the occupants.

6. Wellness Center renovation in various areas required due to obsolescence; pool requires substantial renovation – Include in FY21 Capital Budget:

The Wellness Center, as a revenue generating auxiliary, must be remain current in both systems and to meet the demands of its members. It must also remain competitive in the relevant market area. The age of the pool is requiring systems to be repaired and/or replaced, such as the humidity controls and the heater. The financial needs must be included in the budget to address these needs.

7. Building Automation Control System – Replacement will enable University control; cost reduction:

The current building control system is beyond its useful life with regard to the current technology available and the age of the system. Replacing this system will result in energy savings and control by the staff, rather than reliance on the contractor.

8. White Hall Roof – replacement; useful life has expired; risk of significant repairs if not replaced – Replacement will reduce ongoing high cost repairs; leaks may result in interior damage:

This project is another example of deferred maintenance that must be addressed. Upon completion, the roof will enhance the safety and security of the building integrity and provide savings from the reduced repair costs.

9. McMurran Hall Roof – specialized roof has exceeded its useful life; repairs may not be viable; replacement will reduce ongoing high cost repairs; leaks may result in interior damage:

The challenge in replacing this roof will be to maintain the historical character for this structure with materials that are the same or similar. The cost to replace will be substantially greater than many other roof surfaces on campus. This needs to be replaced to prevent further

deterioration and additional costly repairs to prevent interior damage from leaks, etc.

10. Boone Fieldhouse Renovation/Expansion – Funding source(s) to be determined; Add sports; Increase enrollment:

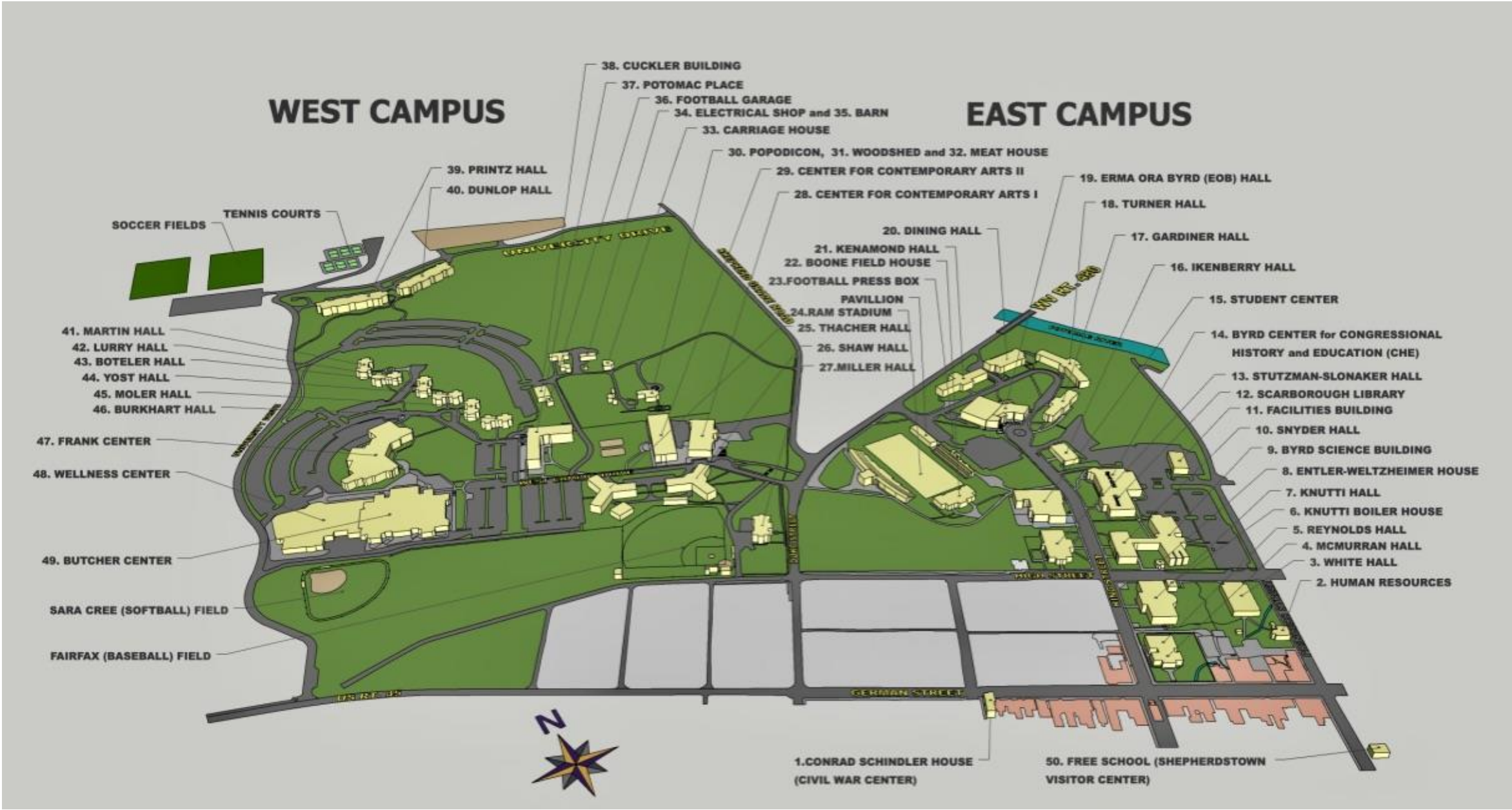
This renovation will be a good compromise to erecting an entirely new facility. This will enable the addition of new sports and provide recruitment opportunities as the fieldhouse is expanded and updated with more current equipment and space for student athletes. It will enhance the student experience for review by prospective students and their parents.

11. West Campus Open Air Performing Arts venue – location to be determined – Funding source(s) to be determined:

The specific location for this venue will be on West Campus, proximate to the recreational field. It is expected that funding will be needed from multiple sources, such as a fundraising campaign and State funds. Community arts organizations may be also be a source of funding.

This concludes Volume I Narrative of the 2020 UPDATE: Campus Master Plan - 2014. Volume II follows this section of the overall presentation.

	Building	Age	Type	Size (GSF)
	EAST CAMPUS			
1	Conrad Schindler House (Civil War)	1848	Academic	740
2	Human Resources	1901	Administration	5,200
3	White Hall	1975	Academic	29,560
4	McMurrin Hall	1859	Administration	5,340
5	Reynolds Hall	1889	Academic	4,845
6	Knutti Boiler House	1903	Historic Structure	770
7	Knutti Hall	1903	Academic	35,500
8	Entler Weltheimer House (Yellow House)	1848	Historic Structure	520
9	Byrd Science Center	1995	Academic	56,000
10	Snyder Hall	1942	Academic	20,900
11	Facilities Management	1972	Administration	9,860
12	Scarborough Library	1964	Academic	30,600
13	Stutzman-Slonaker Hall	1976	Academic	24,690
14	Byrd Center for Congressional History & Ed.	1998	Academic	43,000
15	Student Center	1961	Auxiliary	49,800
16	Ikenberry Hall	1966	Administration	22,930
17	Gardiner Hall	1965	Administration	33,300
18	Turner Hall	1959	Residence Hall	35,770
19	Erma Ora Byrd Hall	2007	Academic	34,350
20	Dining Hall	1959	Auxiliary	23,160
21	Kenamond Hall	1965	Residence Hall	30,200
22	Boone Field House	2003	Athletics	8,900
23	Football Press Box	2000	Athletics	430
24	RAM Stadium	2001	Athletics	3,300
	WEST CAMPUS			
25	Thacher Hall	1969	Residence Hall	31,780
26	Shaw Hall	1969	Residence Hall	31,780
27	Miller Hall	1914	Residence Hall	14,000
28	Center for Contemporary Arts I	2007	Academic	39,500
29	Center for Contemporary Arts II	2011	Academic	29,731
30	Popodicon	1908	Historic Structure	9,700
31	Woodshed	1910	Historic Structure	290
32	Meat House	1910	Historic Structure	420
33	Carriage House	1908	Historic Structure	2,780
34	Electrical Shop Storage	1910	Administration	1,520
35	Barn	1910	Administration	4,800
36	Foothall Storage / Garage	1910	Athletics	790
37	Potomac Place	2017	Residence Hall	120,000
38	Grounds Equipment Shed (Cuckler)	1979	Administration	4,000
39	Printz	2006	Residence Hall	50,460
40	Dunlop	2006	Residence Hall	50,460
41	Martin Hall	1989	Residence Hall	10,690
42	Lurry Hall	1989	Residence Hall	10,690
43	Boteler Hall	1989	Residence Hall	10,690
44	Moler Hall	1984	Residence Hall	10,690
45	Yost Hall	1984	Residence Hall	10,690
46	Burkhart Hall	1980	Residence Hall	10,690
47	Frank Center	1979	Academic	46,250
48	Wellness Center	2009	Auxiliary	74,000
49	Butcher Center	1987	Athletics	85,475
50	Visitors Center (Free School)	1848	Historic Structure	500
	Total			1,172,041



1. Conrad Schindler House (Civil War Center)**Existing Conditions Narrative**

The Conrad Schindler House is a historic structure located apart from the main campus within the Corporation of Shepherdstown. It houses the George Tyler Moore Center for the study of civil war.

The structure is in good condition. It is primarily used as office space and houses the University's Center for the Study of the Civil War. Interior spaces received a general renovation in 2009 establishing the current three-office configuration. It is conditioned by a split system and fuel oil hydronic heat. The metal roof and gutter system requires replacement in the near future.

2020 Campus Master Plan Recommendation

Continued improvements to complete the interior and maintain the exterior are recommended for the 10-year Campus Development Plan.

Building Use and Condition

The building is in good condition overall, and is used as a repository for volumes related to the Civil War, some limited artifacts, and offices for the director and office assistant. Standard maintenance and upkeep will be performed as needed.

Priority

The building is currently listed on the Capital Priorities Plan. In an effort to save utility costs, the current fuel oil furnace will be scheduled for replacement with a more efficient propane gas system.

Building Area	Net	Gross
First Floor		740
Second Floor		740
Total		1,480

Building Information

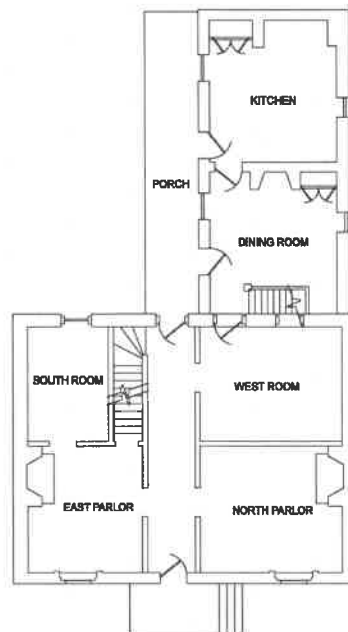
136 West German Street
 Shepherdstown, Wv 25443
 (Jefferson County) Building Type: Education & General
 Space Use Category: Office Facility
 Gross Area: 739 Sq. Ft.
 Construction Year: 1848
 Original Cost: \$1,000
 Building Replacement Cost: \$300,000
 Floors: 2
 Rooms: 5
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: No
 Sprinkler: No
 Handicap Access: No
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Stone
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Standing Seam Metal

Capital Improvements – Civil War Center

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

Physical Plant Package Needs

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



FIRST FLOOR

2. Human Resources



Building Area	Net	Gross
First Floor		2,599
Second Floor		2,599
Total		5,198

Building Information

120 North Princess Street
Shepherdstown, WV 25443
(Jefferson County)

Building Type: Education & General
Space Use Category:
Office Facility Gross Area: 5,198 Sq. Ft.
Construction Year: 1901
Original Cost: \$10,000
Building Replacement Cost: \$1,500,000
Floors: 3
Rooms: 14
Fire Class: 0
Number of Elevators: 0
Fire Alarm: Yes
Sprinkler: Yes
Burgler Alarm: No
Handicap Access: Yes
Occupied: Yes
Historical Registry: No
E&G: Yes
Foundation Type: Stone
Exterior Wall Type: Brick
Construction Type: Brick
Roof Type: Shingle

Existing Conditions Narrative

This is a residential-style two story building that has been repurposed over the years. It now houses the Human Resources offices for the University, but previously served as a dormitory and home economics lab.

The first level is ADA compliant. Internal finishes of the building have been maintained. It is an appropriate size for the current staffing in Human Resources, and should easily continue to serve that purpose for the near future.

New propane HVAC was installed in late 2019, and should decrease the overall utility usage for this building. As in any older structure, the roof and gutter systems, as well as external masonry repairs will be priorities over the next few years.

2020 Campus Master Plan Recommendation

Continued improvements to address deferred maintenance, as well as those items listed above are recommended for the 10-year Campus Development Plan.

Building Use and Condition

The building is in good condition overall, and is maintained on a regular basis. It will continue to serve the University for Human Resources, but should receive constant attention, addressing standard maintenance and upkeep to conserve the historic significance and integrity of the structure. As with other older buildings on campus, particular attention to the historic nature of the building and attention required to keep it in satisfactory working order should be a priority.

Priority

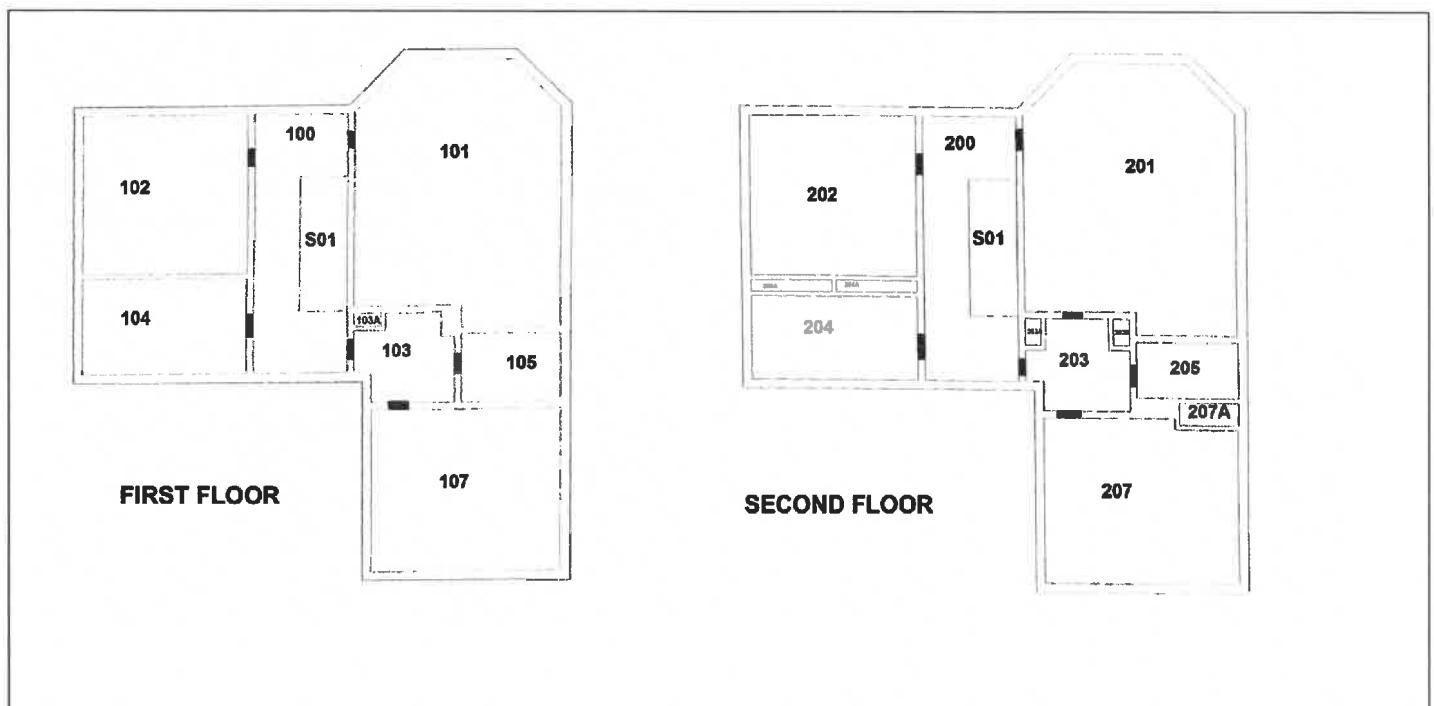
The building is currently listed as number 64 on the Capital Priorities Plan, and focuses on a new roof. The estimate is \$150,000, and could potentially go higher depending on the timing of the replacement, as it should be considered for replacement soon.

Capital Improvements - Human Resources

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

Physical Plant Package Needs

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



3. White Hall

Building Area	Net	Gross
Lower Level		610
First Floor		9,650
Second Floor		9,650
Third Floor		9,650
Total		29,560

Building Information

110 East High Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Classroom Facility
 Gross Area: 29,565 Sq. Ft.
 Construction Year: 1975
 Original Cost: \$1,114,400
 Building Replacement Cost: \$10,200,000
 Floors: 4
 Rooms: 97
 Fire Class: 7
 Number of Elevators: 1
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Built-Up

Existing Conditions Narrative

This building received a major renovation in 2011 including an electrical system upgrade, new HVAC systems, internal space reprogramming and subsequent space renovations, all new ceiling components and painting throughout. It is conditioned by an air-cooled chiller with electric heat.

Currently, it is in need of elevator upgrades, replacement of several roof exhaust fans and roof replacement. The floor covering should be considered for replacement throughout the building. It should also be considered for masonry upkeep and maintenance. More efficient lighting and mechanical systems should be considered in the capital planning to contribute to lower operational costs and maintenance.

2020 Campus Master Plan Recommendation

Continued improvements to address deferred maintenance, as well as those items listed above are recommended for the 10-year Campus Development Plan.

Building Use and Condition

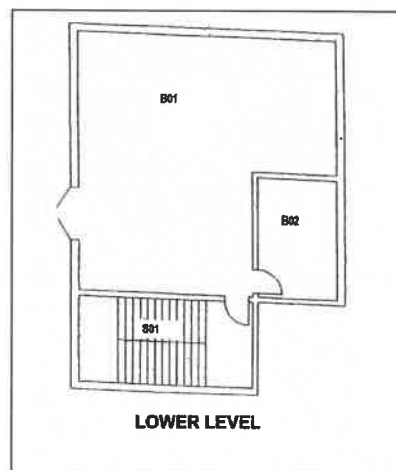
The building is in good condition overall, and is in need of continued maintenance on a regular basis. It will continue to serve the University classrooms and offices, but should receive constant attention addressing standard maintenance and upkeep to conserve the integrity of the structure. Attention should be given to the operational efficiencies and utility usage.

Priority

The building is currently listed as number 7 on the Capital Priorities Plan, and focuses on the roof replacement. The total cost estimate is \$500,000. This should remain as a priority, as it is a major contributor to the deferred maintenance required throughout the campus.

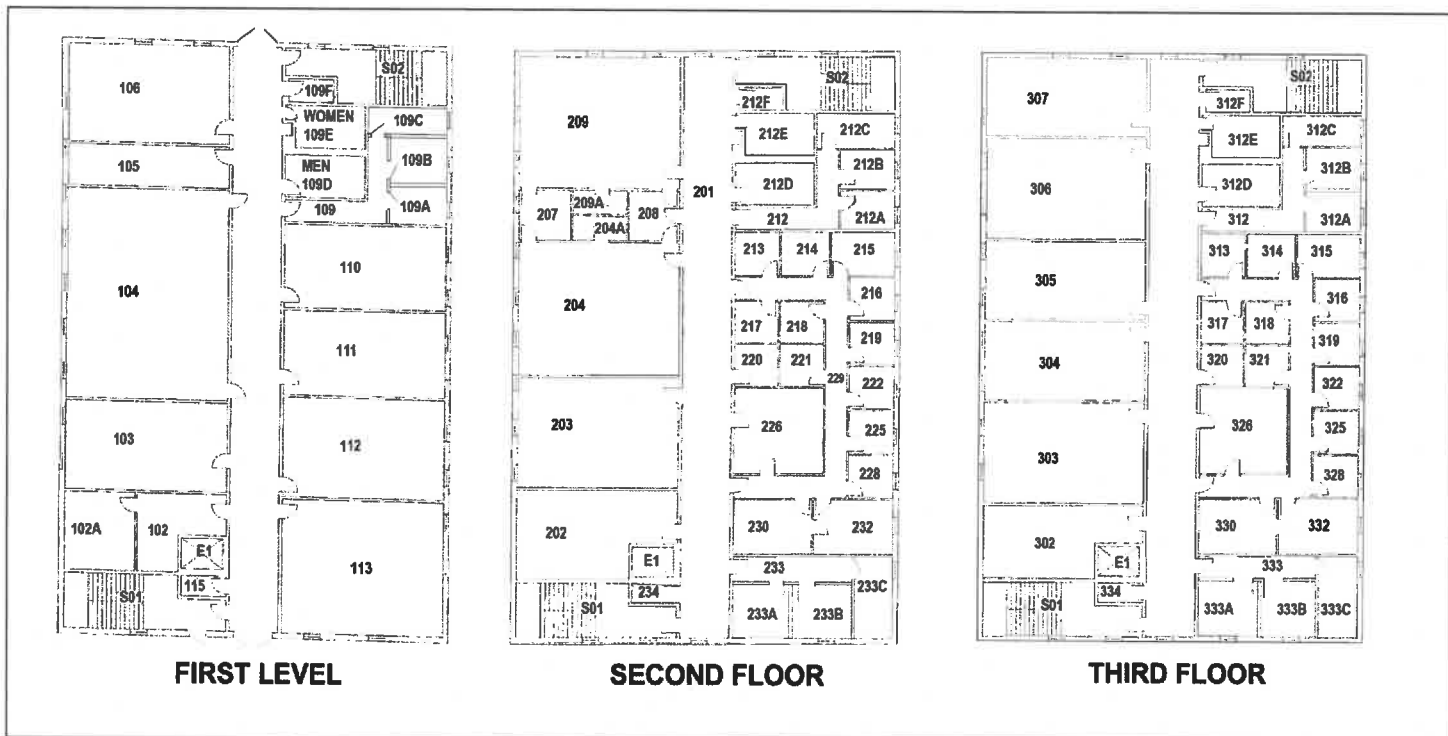
Capital Improvements – White Hall

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



Physical Plant Package Needs

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



4. McMurran Hall



Building Area	Net	Gross
First Floor		2,670
Second Floor		2,670
Total		5,340

Building Information

101 East German Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Office Facility Gross Area: 5,340 Sq Ft.
 Construction Year: 1859
 Original Cost: \$12,000
 Building Replacement Cost: \$2,835,000
 Floors: 2
 Rooms: 25
 Fire Class: 7
 Number of Elevators: 1
 Fire Alarm: Yes
 Sprinkler: Yes
 Burglar Alarm: No
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Stone
 Exterior Wall Type: Brick
 Construction Type: Brick
 Roof Type: Slate

Existing Conditions Narrative

This building is constructed of exterior masonry with wood joist and framing. It is in good condition. It is the iconic structure for the city of Shepherdstown as well as the University with its signature, hand-built, one of a kind and still working, four-sided mechanical clock and bell tower. The historic renovation to repair structural wood members of the clock tower is nearly 20 years old; however, the clock is in good working order.

This building houses the University Foundation, Office of Advancement and Alumni. It is long-term leased to the University by the McMurran Trustees and Shepherd assumes all maintenance and repairs to maintain the facility. It will require several significant maintenance and repair activities in the near future including replacement of the roof, repainting the exterior and upgrading HVAC system components being the most critical. It is conditioned by a split system with electric heat.

2020 Campus Master Plan Recommendation

Continued improvements to address deferred maintenance, as well as those items listed above are recommended for the 10-year Campus Development Plan.

Building Use and Condition

The building is in good condition overall, and is one of the more iconic buildings on the campus. With the presence on German Street, it will continue to serve the University and the community in its current capacity. Standard maintenance and upkeep will be performed, as needed, as well as particular attention to the historic nature of the building and attention required to keep it in satisfactory working order.

Priority

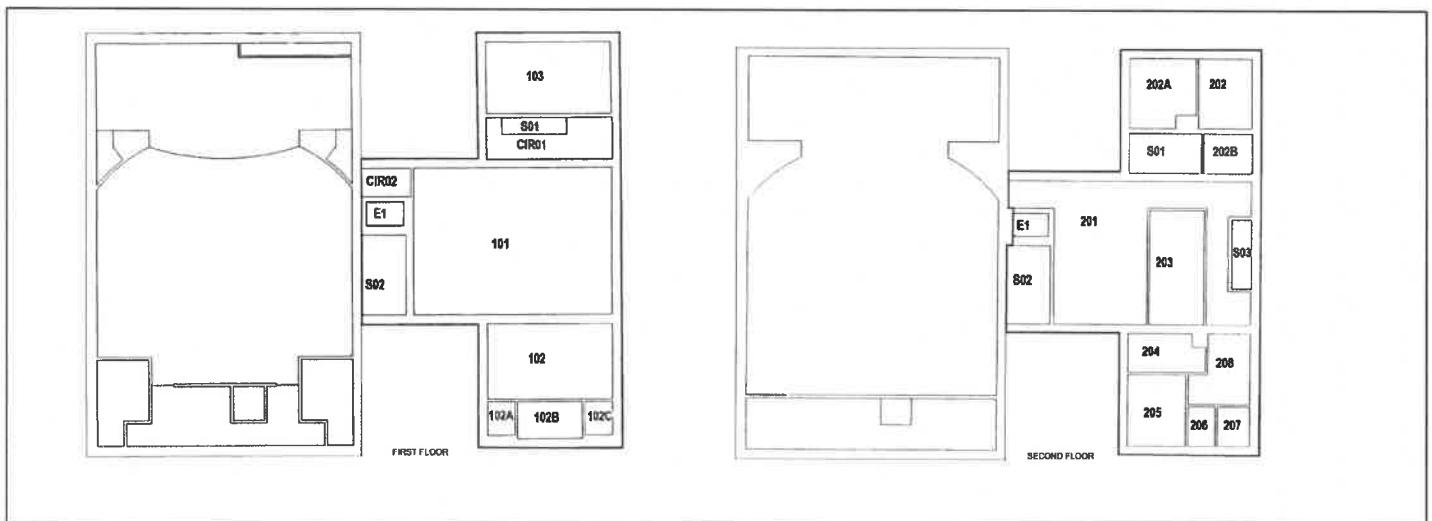
The building is currently listed as number 11 on the Capital Priorities Plan, and focuses on a new roof. The estimate is \$600,000, and could potentially go higher depending on the timing of the replacement, as it is a much needed item.

Capital Improvements – McMurran Hall

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

Physical Plant Package Needs

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



5. Reynolds Hall



Building Area	Net	Gross
First Floor		3,885
Second Floor		960
Total		4,845

Building Information

109 North King Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Classroom Facility
 Gross Area: 4,845 Sq. Ft.
 Construction Year: 1889
 Original Cost: \$8,000
 Building Replacement Cost: \$2,000,000
 Floors: 2
 Rooms: 11
 Fire Class: 7
 Number of Elevators: 1
 Fire Alarm: Yes
 Sprinkler: Yes
 Burglar Alarm No
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Stone
 Exterior Wall Type: Brick
 Construction Type: Brick
 Roof Type: Slate

Existing Conditions Narrative

This is another building of historic significance, attached to McMurrin Hall, the iconic feature building for both the city of Shepherdstown and Shepherd University. Significant renovations took place over 15 years ago that included a complete north wall demolition, reinforcement of the foundation with micro-pilings and a new foundation. The wall was then reconstructed. A complete exterior lead paint removal and repainting of the historic brick structure was completed as well. It is conditioned by a split system and electric heat. Additional maintenance needs include repainting of the exterior, a fire alarm system upgrade, renovation of the interior carpet and finishes and restroom equipment upgrades. The slate roof system will also need to be replaced soon.

2020 Campus Master Plan Recommendation

Continued improvements to address deferred maintenance, as well as those items listed above are recommended for the 10-year Campus Development Plan.

Building Use and Condition

The building is in good condition overall, and is one of the more iconic buildings on the campus. With the availability of a theater, it will continue to serve the University and the community but should receive constant attention addressing standard maintenance and upkeep to conserve the historic significance and integrity of the structure. As with McMurrin Hall, the building to which Reynolds is attached, particular attention to the historic nature of the building and attention required to keep it in satisfactory working order should be a priority.

Priority

The building is currently listed as number 32 on the Capital Priorities Plan, and focuses on a new roof. The estimate is \$290,000, and could potentially go higher, depending on the timing of the replacement. This is considered to be an essential need.

Capital Improvements – Reynolds Hall

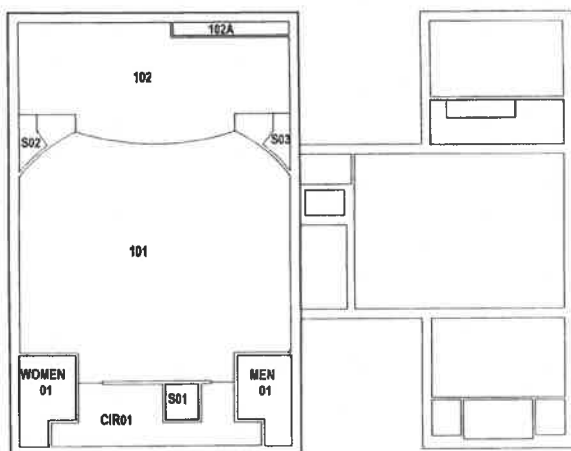
	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability		B		
Asset Preservation	A,D			
Program Improvement				
Economic Operation		E,C		
Life/Safety Code Updates				
New Construction				

Physical Plant Package Needs

A – Building Envelope D – Space Renewal

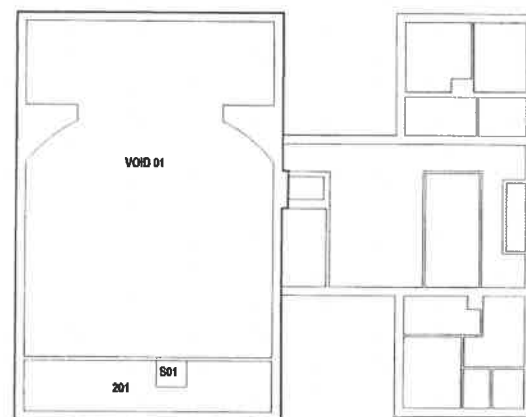
B – Building Systems E - Utility Infrastructure

C – Life Safety F – Grounds Infrastructure



FIRST FLOOR

NOTE: Numbered rooms are Reynolds Hall
Non-numbered rooms are McMullan Hall



SECOND FLOOR

NOTE: Numbered rooms are Reynolds Hall
Non-numbered rooms are McMullan Hall

6. Knutti Boiler House



Building Area	Net	Gross
First Floor		800
Total		800

Building Information

102 East High Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Support Facility
 Gross Area: 800 Sq. Ft.
 Construction Year: 1903
 Original Cost: \$2,000
 Building Replacement Cost: \$500,000
 Floors: 1
 Rooms: 1
 Fire Class: 0
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: No
 Occupied: No
 Historical Registry: No
 E&G: Yes
 Foundation Type: Stone
 Exterior Wall Type: Brick
 Construction Type: Brick
 Roof Type: Shingle

Existing Conditions Narrative

The Knutti Boiler House originally housed the boiler plant servicing both Knutti Hall and Reynolds Hall. Originally equipped to house coal-fired boilers, it last was running two boilers using #2 fuel oil. Both were taken out of service and the building stands idle. Knutti and Reynolds Hall both have had HVAC renovations using DX split systems (heating and A/C). There has been no determination for this structure to date. Normal exterior maintenance should continue.

2020 Campus Master Plan Recommendation

In the 2014, Campus Master Plan it was suggested that the Knutti Boiler House should be repurposed as a cafe, or similar student social space. While this would be an amenity welcomed by faculty and students, especially the commuters, there are many uses that this building in such a prime location could provide if renovated.

Building Use and Condition

The building is in good condition, but should receive more regular and consistent preventative maintenance soon to ensure its structural integrity.

Priority

Currently, the Boiler House is not listed in the capital projects schedule.

Capital Improvements – Knutti Boiler House

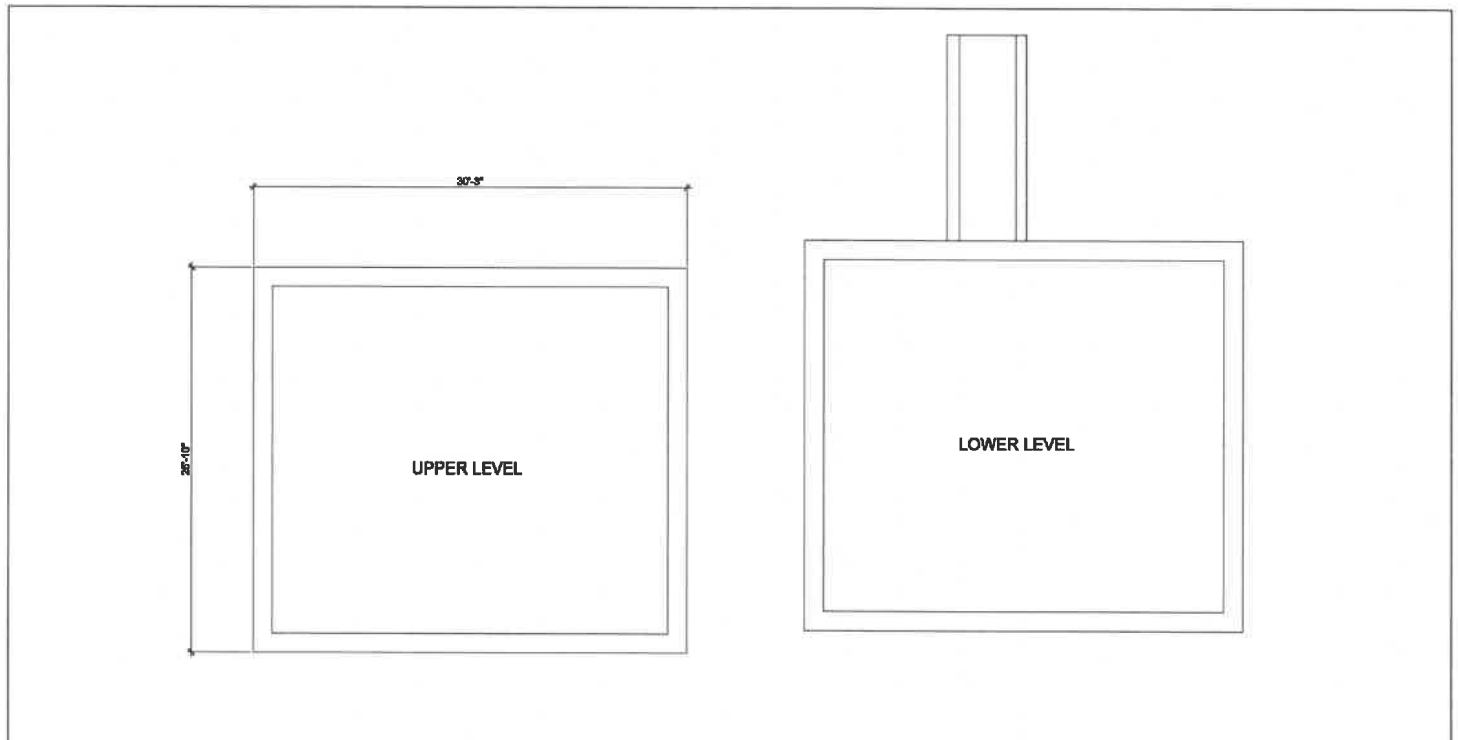
	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability				
Asset Preservation	A			
Program Improvement	C			B
Economic Operation	D	E		
Life/Safety Code Updates		F		
New Construction				

Physical Plant Package Needs

A – Building Envelope D – Space Renewal

B – Building Systems E - Utility Infrastructure

C – Life Safety F – Grounds Infrastructure



7. Knutti Hall

Building Area	Net	Gross
Lower Level		9,500
First Floor		13,000
Second Floor		13,000
Total		35,500

Building Information

102 East King Street
 Shepherdstown, WV, 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Classroom Facility
 Gross Area: 35,499 Sq. ft.
 Construction Year: 1903
 Original Cost: \$107,000
 Building Replacement Cost: \$14,300,000
 Floors: 3
 Rooms 82
 Fire Class: 7
 Number of Elevators: 1
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Stone
 Exterior Wall Type: Brick
 Construction Type: Frame
 Roof Type: Shingle

Existing Conditions Narrative

Knutti was the first building constructed specifically for Shepherd College. Due to the renovations and reprogramming over the years, all areas meet IAQ, Life Safety, ADA and related standards. The HVAC systems have received upgrades within 8-10 years. It is conditioned by a split system with electric heat. The building houses the TV Studio, computer media lab, offices and support spaces. Because of the age and method of construction, the wood frame structure creates several challenges with respect to movement caused by expansion and contraction. Floors and walls constantly show non-critical, small cracks. The roof, existing asphalt shingles, will be replaced soon as well as the gutter system, which is not properly sized to handle the volume of water runoff. The masonry portions of the building have been cleaned and repointed, however significant repairs including sealing to protect the envelope and extend the service life of the building should continue. The structure is sound, but will undergo significant foundation, roofing and drainage repairs over the remainder of FY 2020, continuing into FY 2021.

2020 Campus Master Plan Recommendation

Continued improvements to address deferred maintenance, as well as those items listed above are recommended for the 10-year Campus Development Plan.

Building Use and Condition

The building is in good condition overall, and is in need of continued maintenance on a regular basis. It will continue to serve the University classrooms and offices, but should receive constant attention addressing standard maintenance and upkeep to conserve the historic significance and integrity of the structure. As with other older buildings on campus, particular attention to the historic nature of the building and attention required to keep it in satisfactory working order should be a priority.

Priority

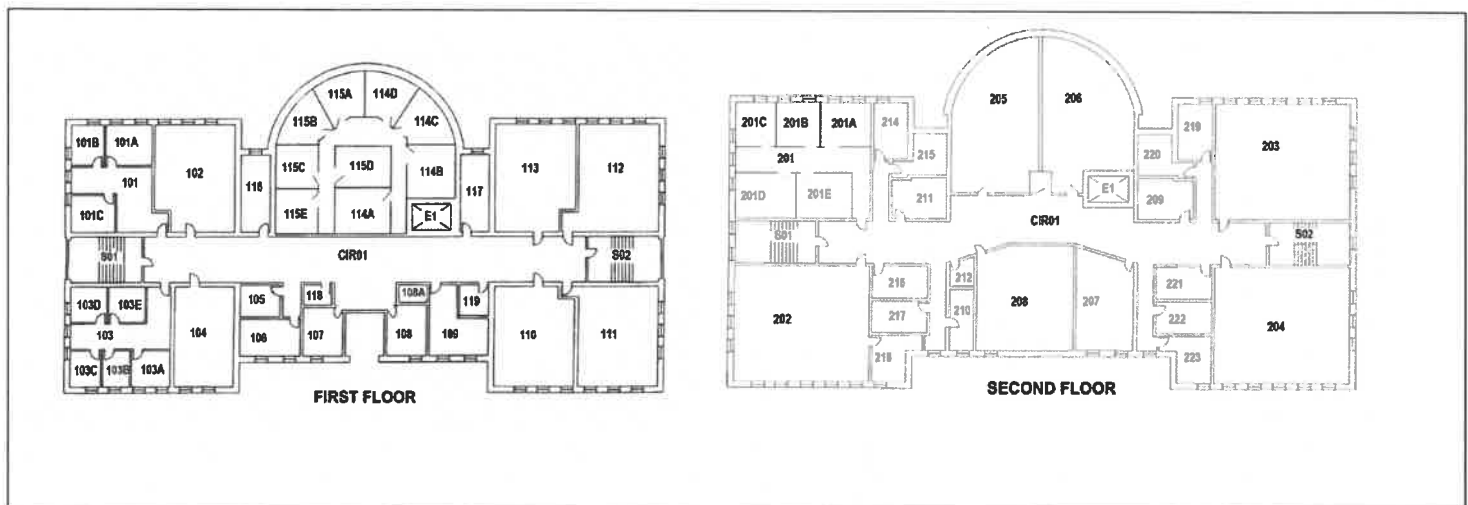
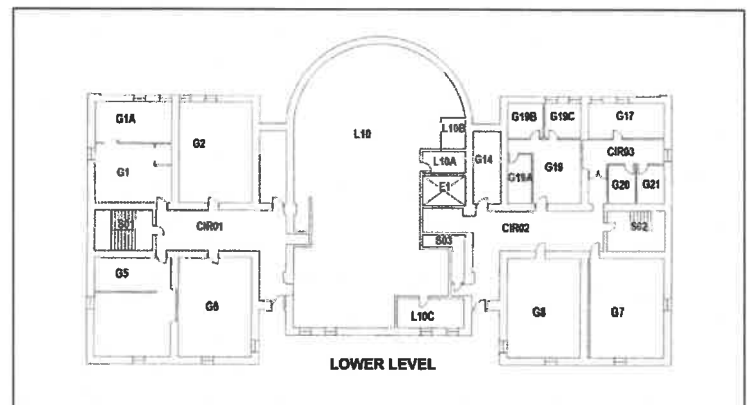
The building is currently listed as number 1 on the Capital Priorities Plan, and focuses on foundation, moisture and drainage issues. The total cost estimate is \$1,500,000, and addresses the major issues with the building envelope (roof and foundation). The project will be budgeted over two fiscal years.

Capital Improvements - Knutti Hall

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

Physical Plant Package Needs

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



8. Entler-Weltzheimer House (Yellow House)

Building Area	Net	Gross
Total		520

Building Information

North King Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Historic Structure
 Space Use Category: Academic
 Gross Area: 520 Sq. Ft.
 Construction Year: 1800 est.
 Original Cost: Unknown
 Building Replacement Cost: \$350,000 - \$500,000
 Floors: 2
 Rooms: 2
 Number of Elevators: 0
 Fire Alarm: No
 Sprinkler: No
 Burglar Alarm: No
 Handicap Access: Yes
 Occupied: No
 Historical Registry: No
 E&G: Yes
 Foundation Type: Stone
 Exterior Wall Type: Wood
 Construction Type: Log
 Roof Type: Wood Shingles

Existing Conditions Narrative

The Entler-Weltzheimer House, also known as the Yellow House, is a 20 X 26 hewn log structure generally thought to be constructed in the mid-18th century, a typical log house. It is thought to be one of the oldest structures in Shepherdstown and possibly West Virginia. The structure was last used by Shepherd University about 1970 and since has been vacant. There are no utilities (water, sewer or electric) supporting the structure. Lapboard siding has been installed over hewn logs, both of unknown vintage. The early drywall board on the interior has been removed. The building has been stabilized over the years, most currently having the existing windows renovated. Matching grants from West Virginia Culture and History have assisted with the stabilization of the structure, the last being in 2018. The stone foundation and retaining wall was repaired, exterior siding and window elements repaired to be watertight and a new cedar-shake shingle roof was installed. While the exterior is stable, the interior areas will require a significant amount of restoration to occupy the building.

2020 Campus Master Plan Recommendation

Continued improvements to complete the interior and maintain the exterior are recommended for the 10-year Campus Development Plan.

Building Use and Condition

The building is in good condition overall, and is used as a learning laboratory for the history programs.

Priority

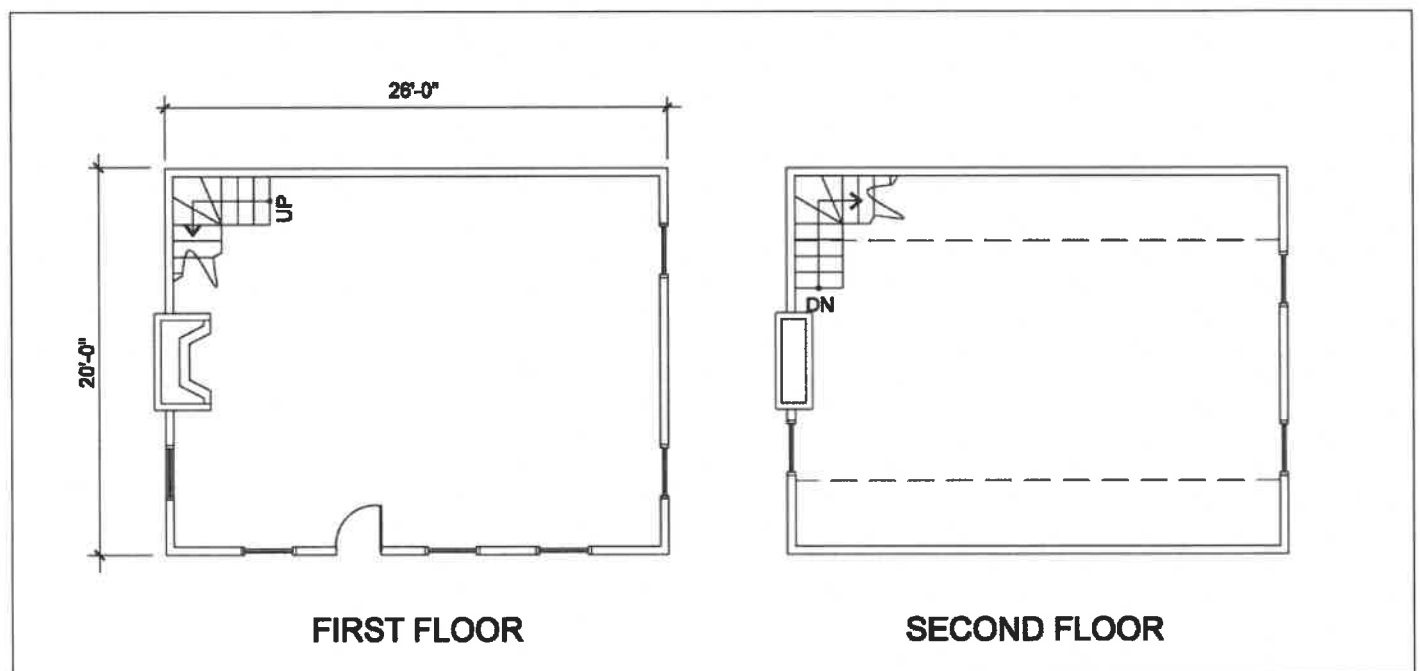
The building is number 66 on the Capital Priorities Plan. It is estimated that the approximate amount to fully complete renovations is \$500,000.00 +/-

**Capital Improvements – Entler-Weltzheimer House
(Yellow House)**

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

Physical Plant Package Needs

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



9. Byrd Science



Building Area	Net	Gross
Lower Level		11,000
First Floor		15,000
Second Floor		15,000
Third Floor		15,000
Total		56,000

Building Information

203 North King Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Laboratory Facility
 Gross Area: 56,037 Sq. Ft.
 Construction Year: 1995
 Original Cost: \$12,000,000
 Building Replacement Cost: \$25,216,650
 Floors: 4
 Rooms: 95
 Fire Class: 7
 Number of Elevators: 1
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Epdm

Existing Conditions Narrative

Byrd Science is primarily a classroom and class lab facility. It has some related office and support spaces. It was built as an extension of Snyder Hall in two phases, the first in 1995 and the second in 1998. All additions were built out and occupied by 2001. This is a well-constructed building, and will serve the University for many years. The window wall at the north-end stair tower was repaired. Further minimal repairs have been conducted. It is currently conditioned by a water cooled chiller and electric hydronic heat. This building is costly to operate, and uses the largest amount of energy on campus, primarily due to the 100% outside air requirements. For that reason, a major mechanical upgrade will occur in FY 2020 and 2021, addressing heat recovery and more efficient, propane boilers providing the heat. LED upgrades to the lighting components continue, resulting in higher efficiency and lower utility costs.

2020 Campus Master Plan Recommendation

Continued improvements to address deferred maintenance, as well as those items listed above, are recommended for the 10-year Campus Development Plan. A particular focus should be given to the mechanical and air-handling upgrades, which will result in additional significant reduction in utility and maintenance costs.

Building Use and Condition

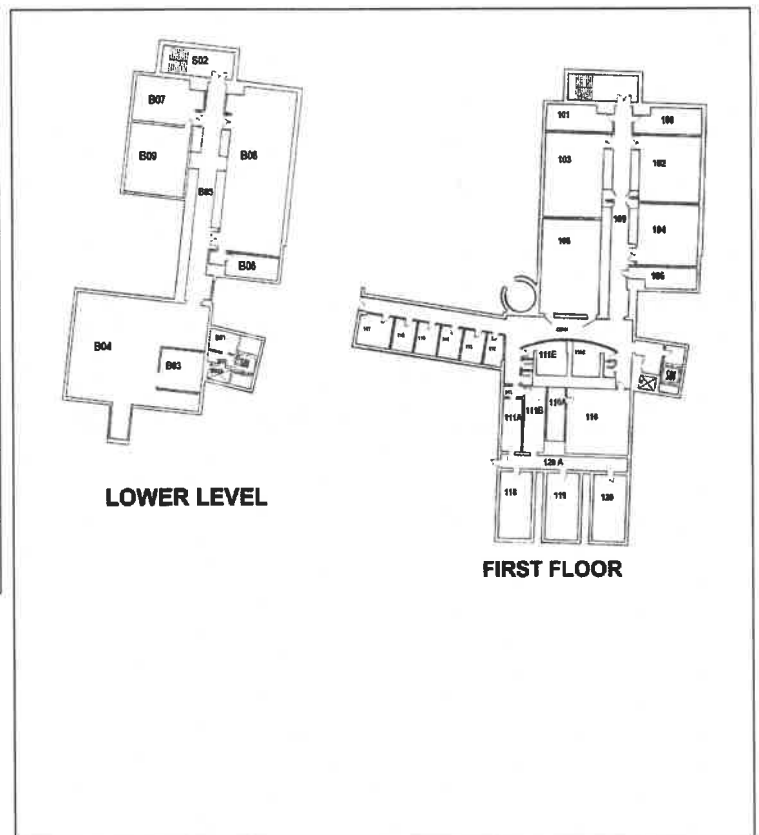
The building is in good condition overall. It should receive continued maintenance on a regular basis, especially regarding utilities and improved maintenance efficiencies. It will continue to serve the University as a primary lab space, with classrooms and offices. Continued attention should be directed to the operational efficiencies and utility usage.

Priority

The building is currently listed as number 3 on the Capital Priorities Plan, and focuses on improved HVAC efficiencies. The total cost estimate is \$800,000, and will remain as a priority, in conjunction with Snyder Hall.

Capital Improvements – Byrd Science

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

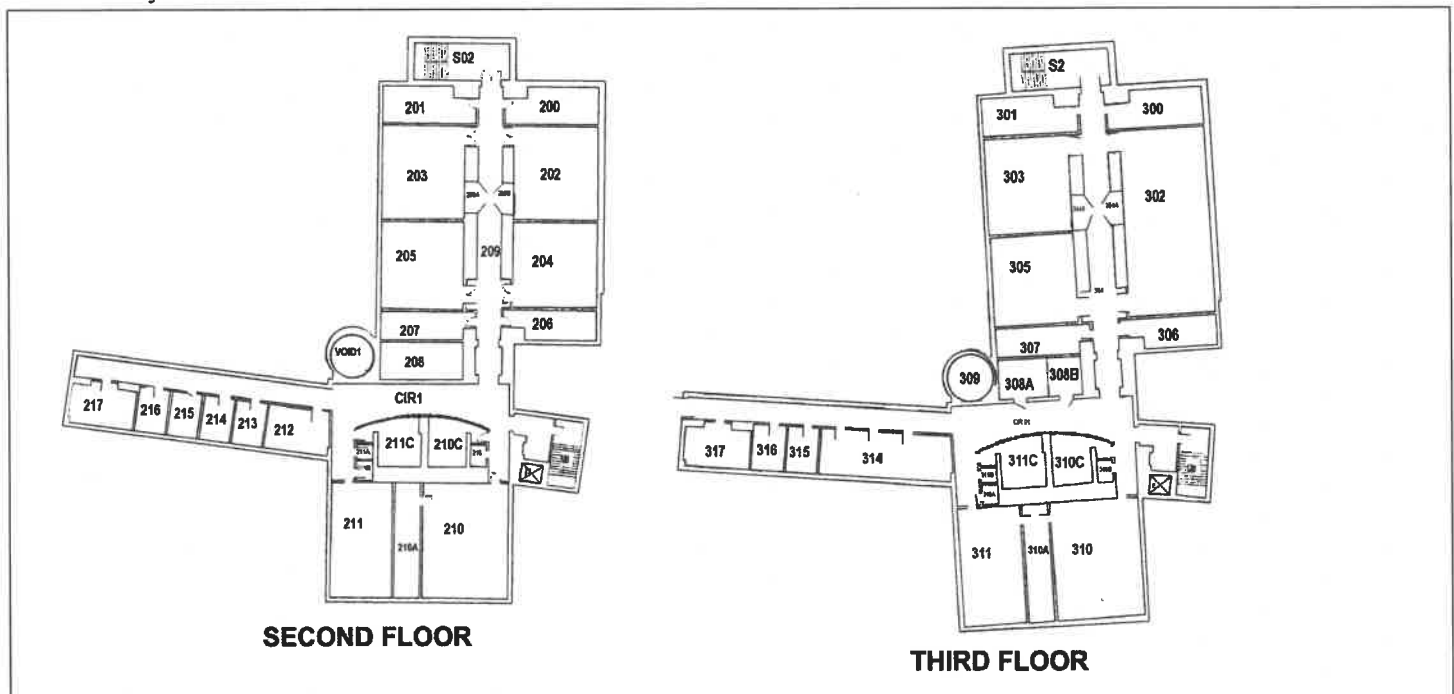


Physical Plant Package Needs

A – Building Envelope D – Space Renewal

B – Building Systems E - Utility Infrastructure

C – Life Safety **F – Grounds Infrastructure**



10. Snyder Hall

Building Area	Net	Gross
First Floor		6,966
Second Floor		6,966
Third, Floor		6,966
Total		20,900

Building Information

201 North King Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Classroom Facility
 Gross Area: 20,922 Sq. Ft.
 Construction Year: 1942
 Original Cost: \$200,000
 Building Replacement Cost: \$15,500,000
 Floors: 3
 Rooms 48
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: EPDM

Existing Conditions Narrative

This building received a total interior renovation in 2012 including HVAC systems, roof membranes on the flat roof sections, installation of a sprinkler system, fire alarm system and masonry repairs. However, it shares some mechanical systems with Byrd Science, and was discovered to be a good candidate for mechanical upgrades once again. It is currently conditioned by RTUs and electric hydronic heat. The primary utility source of heating is electrical, so the boilers will be upgraded to propane. This new equipment should provide a significant cost savings in both utilities and maintenance. The sloped slate roof will require major maintenance, if not replacement in the next two years. This building should be a priority for consistent monitoring of possibilities for improved utility usage.

2020 Campus Master Plan Recommendation

Continued improvements to address deferred maintenance, as well as those items listed above, are recommended for the 10-year Campus Development Plan. A particular focus should be given to the mechanical and air-handling upgrades.

Building Use and Condition

The building is in good condition overall. It should receive continued maintenance on a regular basis, especially regarding utilities and improved maintenance efficiencies. It will continue to serve the University as classrooms, offices, and limited lab space. Attention should be given to the operational efficiencies and utility usage.

Priority

The building is currently listed as number 7 on the Capital Priorities Plan, and focuses on improved HVAC efficiencies. The total cost estimate is \$300,000, and will remain as a priority, in conjunction with Byrd Science.

Capital Improvements – Snyder Hall

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

Physical Plant Package Needs

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



11. Facilities Management



Building Area	Net	Gross
Lower Level		2,465
First Floor		2,465
Total		4,930

Building Information

308 North Princess Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Support Facility
 Gross Area: 9,866 Sq. Ft.
 Construction Year: 1972
 Original Cost: \$206,170
 Building Replacement Cost: \$2,950,000
 Floors: 2
 Rooms: 23
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: No
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Epdm

Existing Conditions Narrative

The Facilities Management building contains the HVAC shop area, Locksmith, Fleet Vehicle service and repair center, the Central Shipping and Receiving dock for the entire campus, the Plumbing Shop, Carpenters Shop and the Administrative Management Offices for the work order Operations Center, Fleet Vehicles Reservations, Custodial Operations and the Director of Facilities. The structure is in good condition. The roof is in good condition, but along with the windows throughout the structure, should be monitored for integrity over the next 1-5 years. It is conditioned by a propane split system. The Facilities located could be better situated to serve the greater campus needs both physically and logistically. Currently, delivery trucks have difficulty getting to the dock with the space allocated, and there is insufficient space to support the tradesmen's responsibilities. Consideration of relocation of this building has been an issue for the last several years. If relocated, the existing building could be repurposed to serve in another capacity.

2020 Campus Master Plan Recommendation

Continued improvements to address deferred maintenance, as well as those items listed above are recommended for the 10-year Campus Development Plan. Consistent monitoring of the building should be continued for overall stabilization of the envelope.

Building Use and Condition

The building is in good condition overall. It should receive continued maintenance on a regular basis, especially regarding utilities and improved maintenance efficiencies. It will continue to serve the University as the Facilities Management building until such time that another location is identified. Attention should be given to the operational efficiencies and utility usage.

Priority

Facilities management is not listed currently in Capital Priorities Plan. There are no other renovation plans or capital expenditures forecast with the exception of continued maintenance and implementation of energy efficient measures.

Capital Improvements – Facilities Management

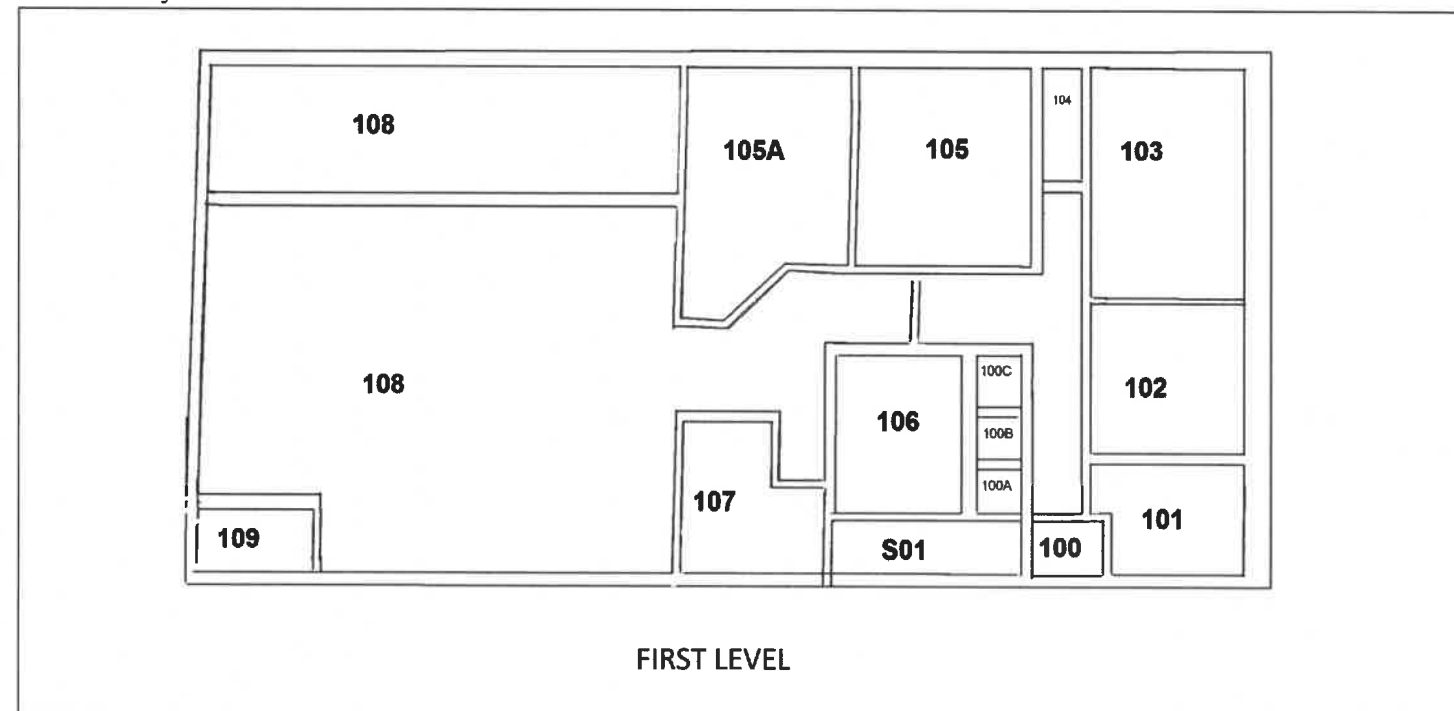
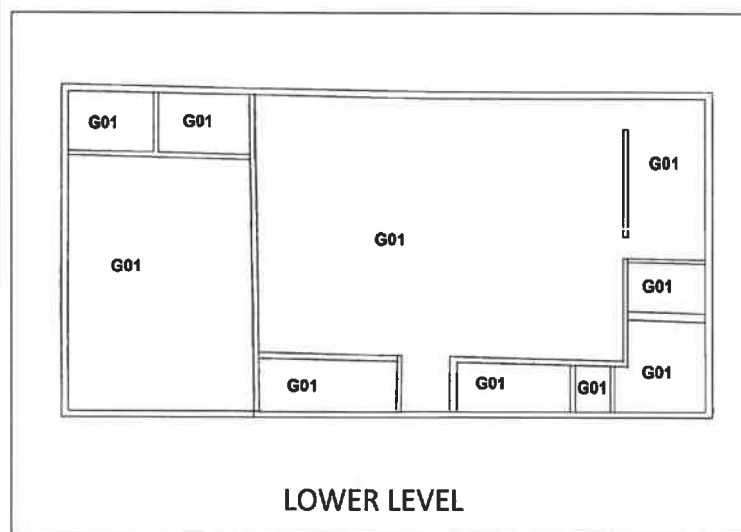
	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability		B		
Asset Preservation	A			
Program Improvement	C			
Economic Operation	D	E		
Life/Safety Code Updates		F		
New Construction				

Physical Plant Package Needs

A – Building Envelope D – Space Renewal

B – Building Systems E - Utility Infrastructure

C – Life Safety F – Grounds Infrastructure



12. Scarborough Library

Building Area	Net	Gross
Lower Level		11,000
First Floor		15,000
Second Floor		15,000
Third Floor		15,000

Total		49,806
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Building Information

209 North King Street

Shepherdstown, WV 25443

(Jefferson County)

Building Type: Education & General

Space Use Category: Study Facility

Gross Area: 73,601 Sq. Ft.

Construction Year: 1964

Original Cost: \$978,450

Building Replacement Cost: \$38,000,000

Floor: 4

Rooms: 161

Fire Class: 7

Number of Elevators: 2

Fire Alarm: Yes

Sprinkler: Yes

Handicap Access: Yes

Occupied: Yes

Historical Registry: No

E&G: Yes

Foundation Type: Cast In Place

Exterior Wall Type: Brick

Construction Type: Masonry

Roof Type: Epdm

Existing Conditions Narrative

This building last received a total renovation in 2003 including a new roof, HVAC systems and finishes throughout. It is conditioned by an air cooled chiller and electric heat. During the summer of 2019, a \$100,000 EBSCO grant enabled the rooftop installation of 189 solar panels that will generate at least 60 kilowatts of power. Prior to the installation, a structural assessment of the roof was performed. Additionally, the roof warranty was amended to include the panels. Some exterior masonry repair should be included in the immediate repair and maintenance plans, and selected floor coverings are in need of replacement on the first floor as soon as possible.

2020 Campus Master Plan Recommendation

Continued improvements to address deferred maintenance, as well as those items listed above are recommended for the 10-year Campus Development Plan. A particular focus should be given to continued mechanical improvements, which will result in a significant reduction in utility and maintenance costs. The roof-mounted solar panels should be closely monitored to avoid any unnecessary damage or repairs. Consistent monitoring of the building should be continued for overall stabilization of the envelope.

Building Use and Condition

The building is in good condition overall. It should receive continued maintenance on a regular basis, especially regarding utilities and improved maintenance efficiencies. It will continue to serve the University as the library for years to come. Continued attention should be given to the operational efficiencies and utility usage.

Priority

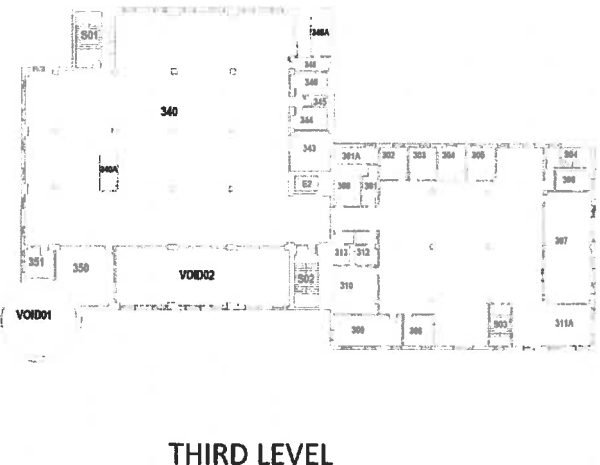
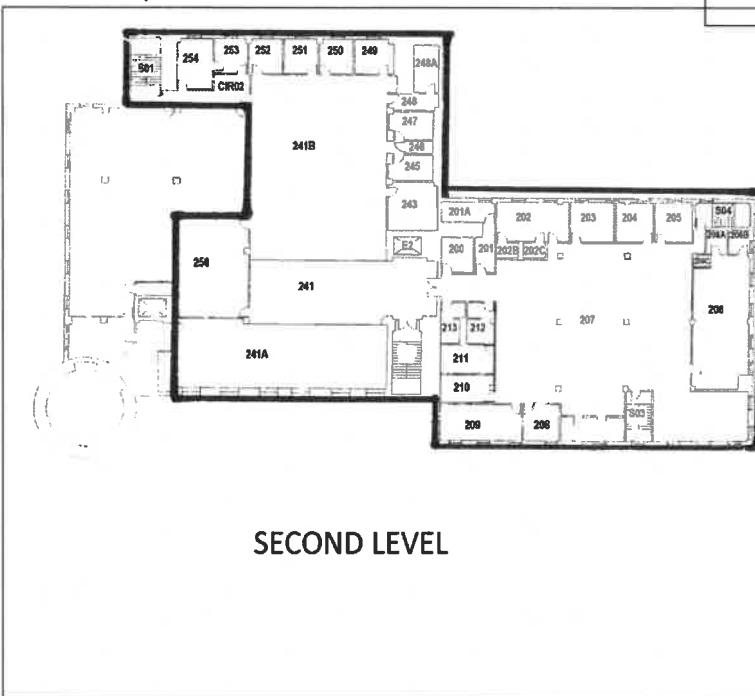
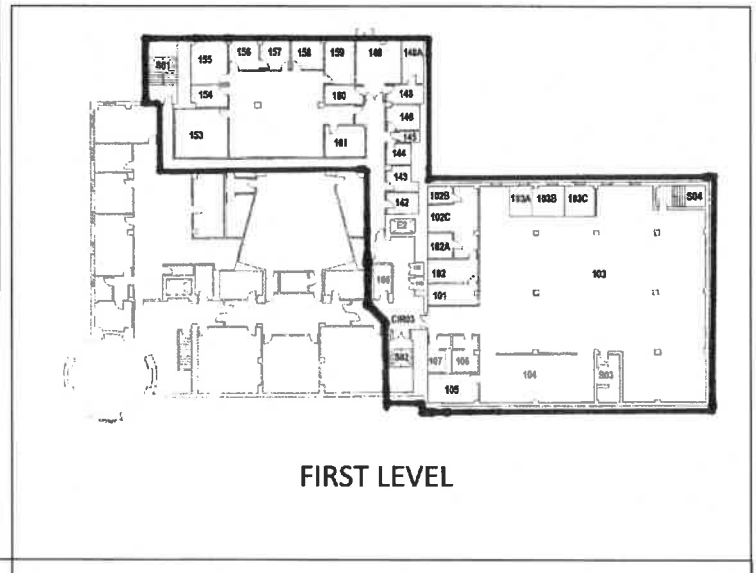
The library is not listed currently in Capital Priorities Plan. There are no other renovation plans or capital expenditures forecast with the exception of continued maintenance and implementation of energy efficient measures.

Capital Improvements - Scarborough Library

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

Physical Plant Package Needs

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



13. Stutzman-Slonaker Hall

Building Area	Net	Gross
Lower Level		8,230
First Floor		8,230
Second Floor		8,230
Total		24,690

Building Information

202 North King Street
Shepherdstown, WV 25443
(Jefferson County)

Building Type: Education & General
Space Use Category: Classroom
Gross Area: 24,690 Sq. Ft.
Construction Year: 1976
Original Cost: \$1,221,120
Building Replacement Cost: \$4,888,675
Floors: 3
Rooms: 70
Fire Class: 7
Number of Elevators: 1
Fire Alarm: Yes
Sprinkler: Yes
Handicap Access: Yes
Occupied: Yes
Historical Registry: No
E&G: Yes
Foundation Type: Cast In Place
Exterior Wall Type: Brick
Construction Type: Masonry
Roof Type: Built-Up

Existing Conditions Narrative

This building houses offices, class labs and mechanical rooms on the first floor, general classrooms and offices on the second floor and general classrooms, class labs and offices on the third floor. It is conditioned by a variable refrigerant volume (VRV) system. Structurally it is a sound building but has required exterior masonry repointing and sealing over the last 1 to 3 years, and should receive general masonry maintenance in the near future. The roof membrane is in serviceable condition but is in need of replacement. Floor coverings and a general door hardware upgrade are needed soon. The building continues to meet current IAQ standards due to a building wide HVAC upgrade that was completed in 2012. This building should be a priority for interior upgrades, and consistent monitoring of possibilities for improved utility usage.

2020 Campus Master Plan Recommendation

Continued improvements to address deferred maintenance, as well as those items listed above are recommended for the 10-year Campus Development Plan.

Building Use and Condition

The building is in good condition overall, and is in need of continued maintenance on a regular basis. It will continue to serve the University as classrooms and offices, but should receive constant attention addressing standard maintenance and upkeep to conserve the integrity of the structure. Consideration should be given to maximize the operational efficiencies and utility usage.

Priority

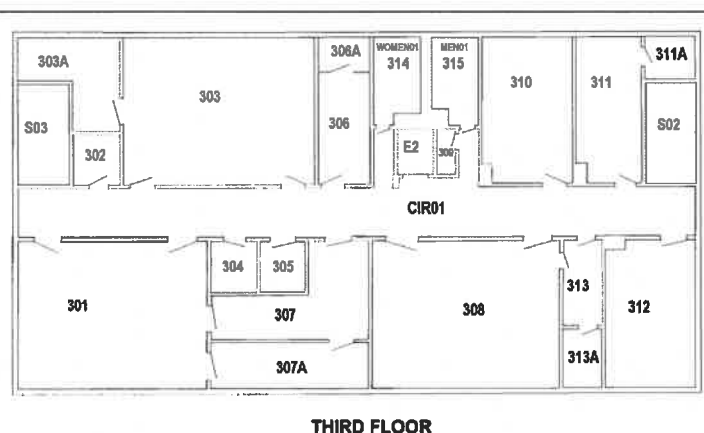
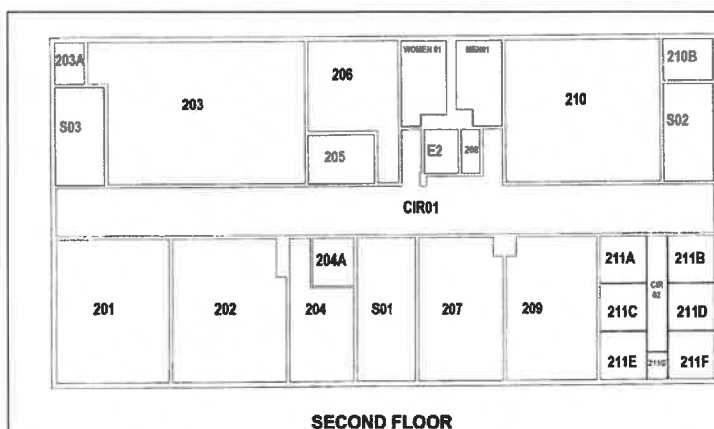
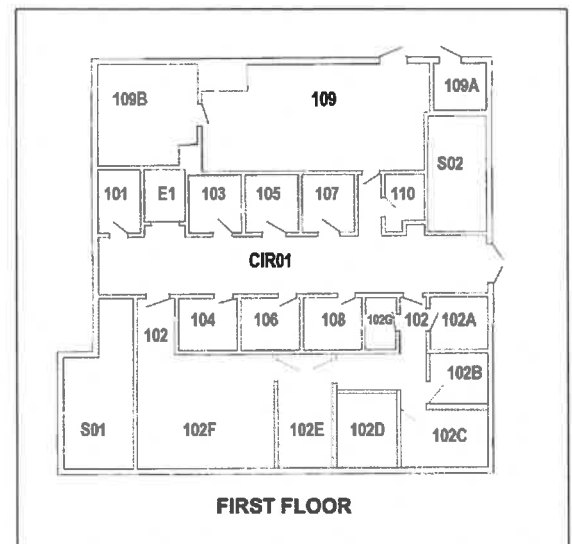
The building is currently listed as number 18 on the Capital Priorities Plan, and focuses on parapet maintenance. The total cost estimate is \$500,000. This should remain as a priority, as it could potentially contribute to the degradation of the existing roof.

Capital Improvements – Stutzman-Slonaker Hall

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

Physical Plant Package Needs

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



14. Byrd Center for Congressional History & Education



Building Area	Net	Gross
Lower Level		3,750
First Floor		19,625
Second Floor		19,625
Total		43,000

Building Information

209 North King Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Study Facility
 Gross Area: 43,000 Sq. Ft.
 Construction Year: 1998
 Original Cost: \$18,500,000
 Building Replacement Cost: \$25,000,000
 Floor: 3
 Rooms: 40
 Fire Class: 7
 Number of Elevators: 1
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Epdm

Existing Conditions Narrative

This building, along with the Scarborough Library, last received a total renovation in 2003 including a new roof, HVAC systems and finishes throughout. It is conditioned by an air cooled chiller and electric heat. Some exterior masonry repair should be included in the immediate repair and maintenance plans, and selected floor coverings will be in need of replacement throughout in the next 1-5 years.

2020 Campus Master Plan Recommendation

Continued improvements to address deferred maintenance, as well as those items listed above are recommended for the 10-year Campus Development Plan. A particular focus should be given to continued mechanical improvements which will result in a significant reduction in utility and maintenance costs. Consistent monitoring of the building should be continued for overall stabilization of the envelope.

Building Use and Condition

The building is in good condition overall. It should receive continued maintenance on a regular basis, especially regarding utilities and improved maintenance efficiencies. It will continue to serve the University as the Center for Legislative Studies, as well for years to come. Continued attention should be given to the operational efficiencies and utility usage.

Priority

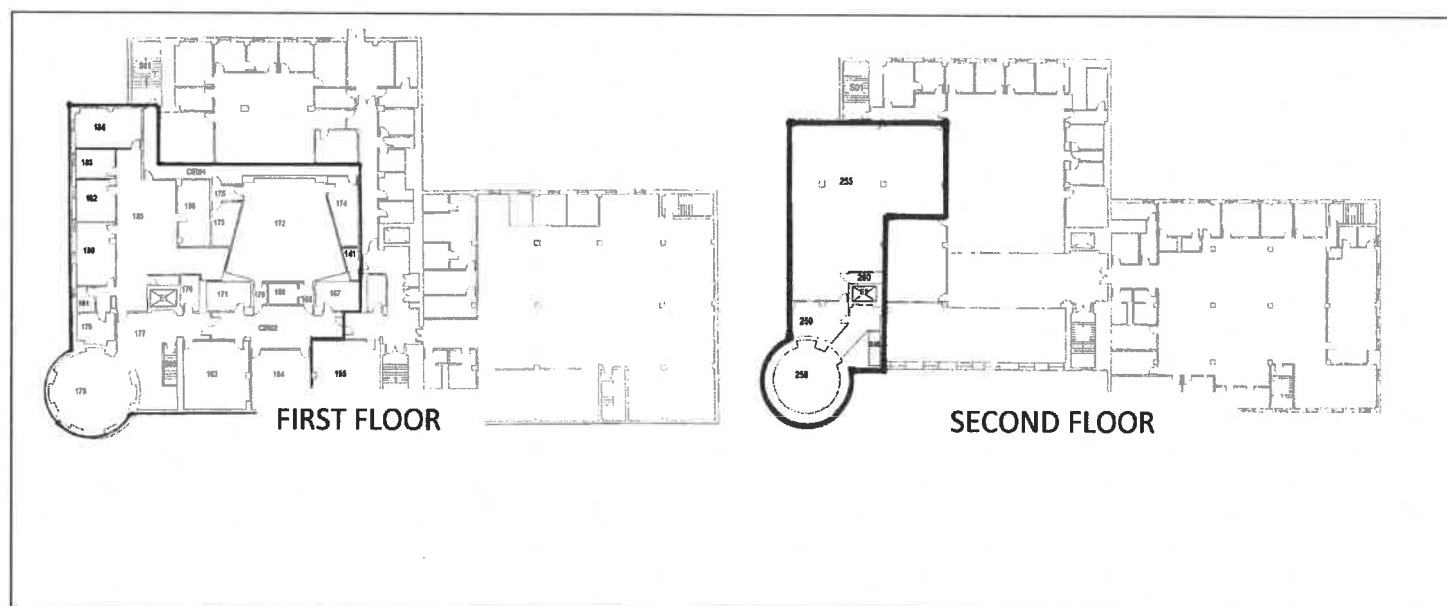
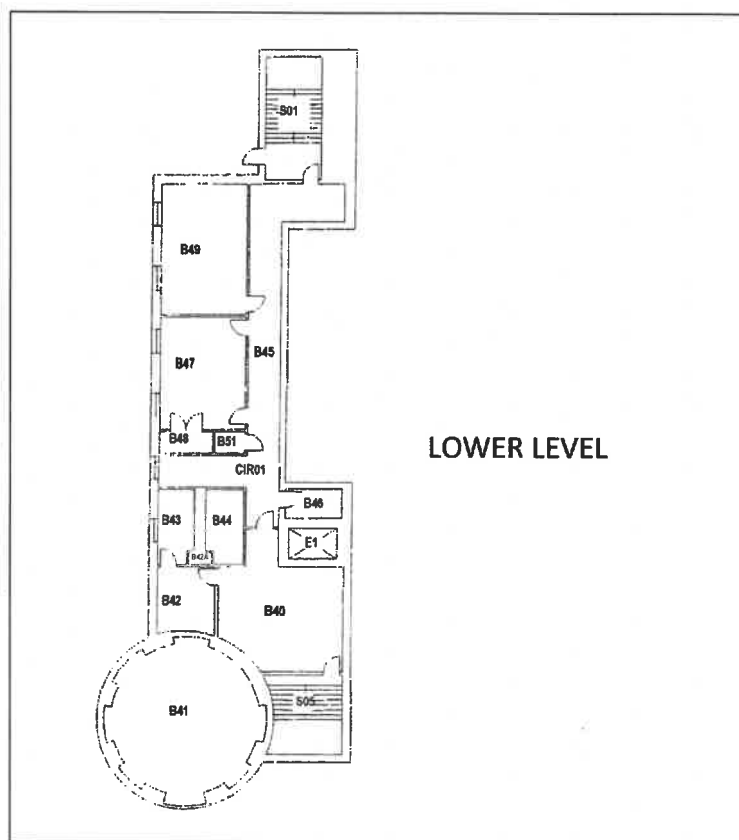
The Scarborough Library is not listed currently in Capital Priorities Plan. There are no other renovation plans or capital expenditures forecast with the exception of continued maintenance and implementation of energy efficient measures.

Capital Improvements – Byrd CHE

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

Physical Plant Package Needs

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



15. Student Center

Building Area	Net	Gross
Lower Level		11,000
First Floor		15,000
Second Floor		15,000
Third Floor		15,000
Total		49,806

Building Information

210 North King Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Special Use Facility
 Gross Area: 49,806 Sq. Ft.
 Construction Year: 1961
 Original Cost: \$156,953
 Building Replacement Cost: \$15,600,000
 Floors: 4
 Rooms: 94
 Fire Class: 7
 Number of Elevators: 1
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Epdm

Existing Conditions Narrative

This building houses Student Affairs, the University Bookstore, several meeting rooms, a ballroom, the Ram's Den, the Bistro, a bowling alley, game rooms and general office space. It operates as an auxiliary for both operational, maintenance and capital needs. The structure is well-built and in good condition. The boilers have been renovated, replacing old, fuel oil with propane. It also uses split systems for conditioning. Plumbing and waste lines are in need of replacement, and substantial exterior masonry repair is needed. The roof will undergo replacement in FY 2020. Interior finishes are in need of updates and improvement. A building-wide asbestos abatement was conducted in FY 2019. The building is currently adequate for the various offices and entities it houses, however a building with approximately twice the square footage should be considered at some point. At that point the existing building could be a candidate for repurposing with a major renovation throughout.

2020 Campus Master Plan Recommendation

Continued improvements to address deferred maintenance, as well as those items listed above are recommended for the 10-year Campus Development Plan. A particular focus should be given to continued mechanical improvements which will result in a significant reduction in utility and maintenance costs. The new roof to be installed in FY 2020 is much needed and will contribute to the overall stabilization of the envelope.

Building Use and Condition

Aside from the roof, the building is in good condition overall. It should receive continued maintenance on a regular basis, especially regarding utilities and improved maintenance efficiencies. It will continue to serve the University as the bookstore and student gathering space until such time that a newer center is considered. Continued attention should be given to the operational efficiencies and utility usage.

Priority

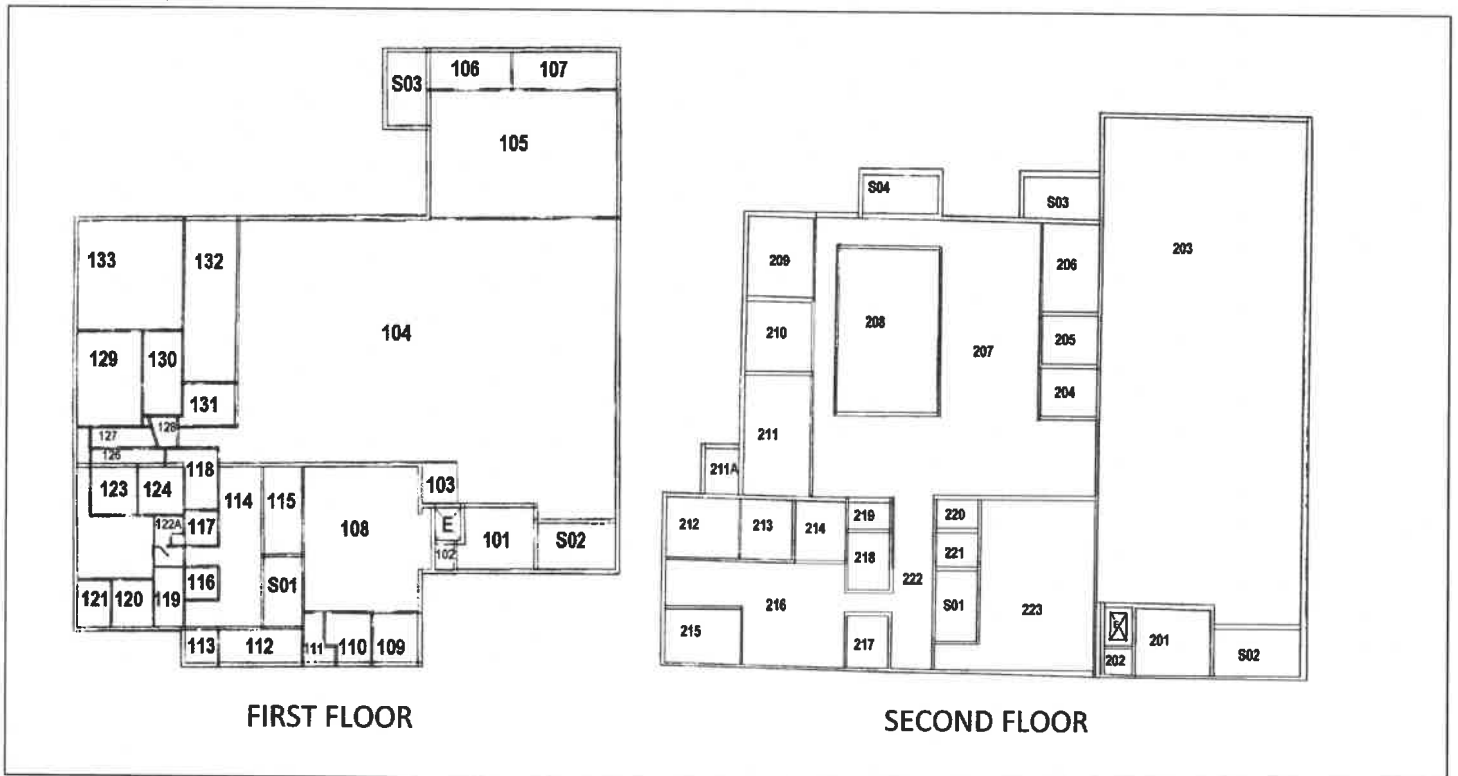
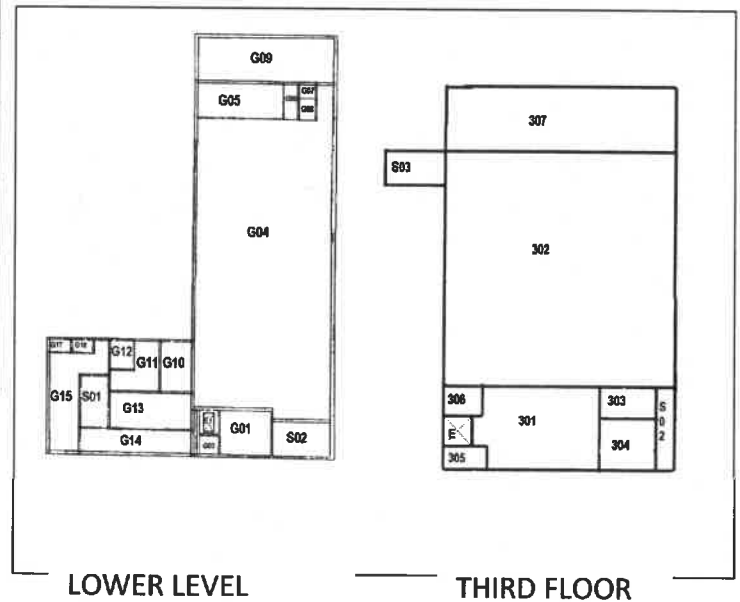
The roof is currently listed as number 3 on the Capital Priorities Plan. The total cost estimate is \$550,000. With that exception, there are no other plans with the exception of continued maintenance and implementation of energy efficient measures.

Capital Improvements - Student Center

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

Physical Plant Package Needs

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



16. Ikenberry Hall

Building Area	Net	Gross
Lower Level		7,600
First Floor		7,665
Second Floor		7,665
Total		22,930

Building Information

301 N. King Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Office Facility
 Gross Area: 22,930 Sq. Ft.
 Construction Year: 1966
 Original Cost: \$376,000
 Building Replacement Cost: \$6,660,000
 Floors: 3
 Rooms: 89
 Fire Class: 7
 Number of Elevators: 1
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Caisson
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Epdm

Existing Conditions Narrative

This building houses the Administrative departments of Admissions, Institutional Research, Registrar, Business Offices, Finance Office, President's Office, Legal Counsel, IT Data Room and support services. The structure is solid but will need some repair work to masonry components and a roof replacement in the near future. The lower two floors have undergone a total HVAC renovation to replace the original mechanical systems. It is currently conditioned by a variable refrigerant volume (VRV) system. All administrative services have been combined here to allow both existing and potential students a location to service all financial and academic record-keeping needs.

2020 Campus Master Plan Recommendation

Continued improvements to address deferred maintenance, as well as those items listed above, are recommended for the 10-year Campus Development Plan. Consistent monitoring of the building should be ongoing for overall stabilization of the envelope.

Building Use and Condition

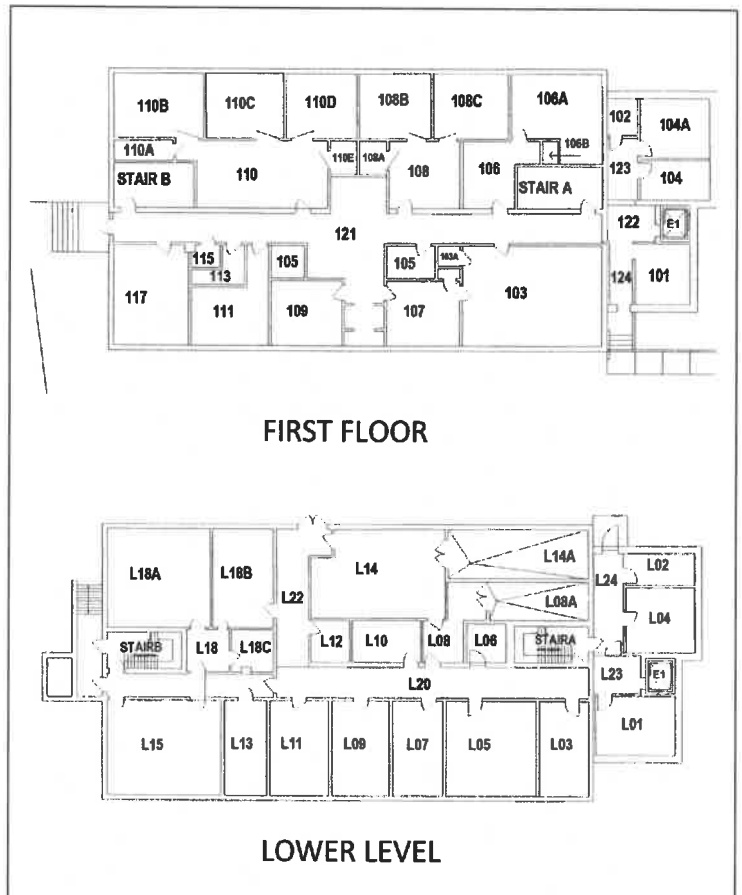
The building is in good condition overall. It should receive continued maintenance on a regular basis, especially regarding utilities and improved maintenance efficiencies. It will continue to serve the University as the administration building. Attention to the operational efficiencies and utility usage should be given.

Priority

Ikenberry Hall is not listed currently in Capital Priorities Plan. There are no other renovation plans or capital expenditures forecast with the exception of continued maintenance and implementation of energy efficient measures.

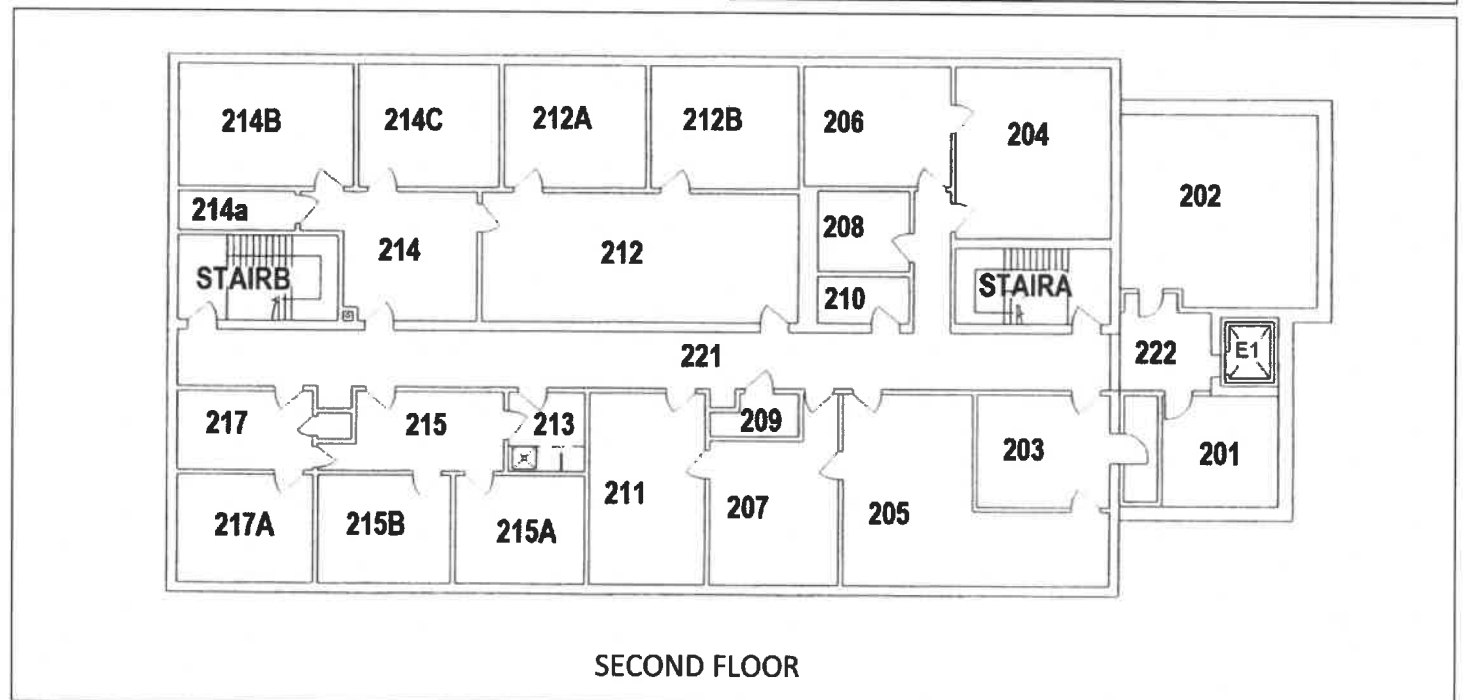
Capital Improvements - Ikenberry Hall

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



Physical Plant Package Needs

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



17. Gardiner Hall

Building Area	Net	Gross
Lower Level		8,325
First Floor		8,325
Second Floor		8,325
Third Floor		8,325
Total		33,300

Building Information

405 North King Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education and General
 Space Use Category: Office Facility
 Gross Area: 33,295 Sq. Ft.
 Construction Year: 1965
 Original Cost: \$667,500
 Building Replacement Cost: \$7,500,000
 Floors: 4
 Rooms: 161
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Epdm

Existing Conditions Narrative

Gardiner Hall is one of three east side dormitory buildings. It served as a residence hall until 2016. The lower level of the building houses the University's Financial Aid, Student Affairs, Counseling and Career Development offices. The south end of the lower level houses the Health Clinic serving students needing medical attention. The first floor houses the veteran's Center, Cooperative Education, and International Studies. While structurally satisfactory, many of the building components are in need of renovation of the electrical system, plumbing and heating, roofing, and interior finishes. Electrical panels and distribution systems are 50 years old, and components fail regularly. Window units provide air conditioning to those working in the building, and the heat is provided by hydronic steam heat. Plumbing and heating piping systems are rusting due to age and lack of use. The immediate needs include roof replacement and cleaning and repair of the exterior masonry components. Financial Aid would better serve students if located closer to other essential services such as the Business Office and Admissions. Access to the Lower Level, and the Health Center is awkward and not ADA friendly.

2020 Campus Master Plan Recommendation

Gardiner is one of four buildings included in the 'East Loop', and will be included in proposals received from developers to better serve the University by either significant renovation or demolition. Any decision made will be included in the 10-year Campus Development Plan. Normal maintenance required of the structure and consistent monitoring as with other campus buildings should be continued until a definite decision is made upon review of East Loop proposals received.

Building Use and Condition

The building is in fair condition and requires ongoing maintenance on a regular basis. Upon receipt of the East Loop proposals, this building should be considered for improvements and upgrades if not demolished. The operational efficiencies and utility usage are of concern.

Priority

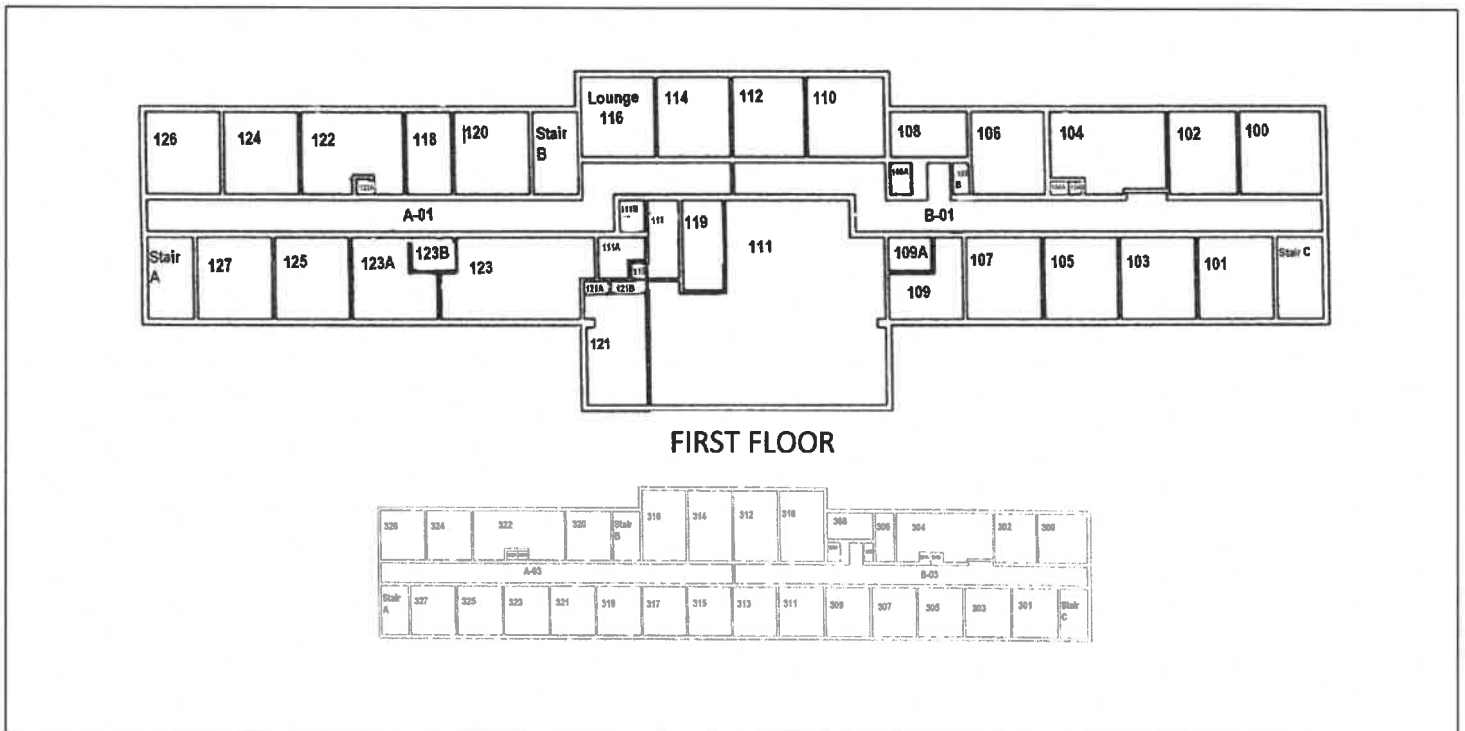
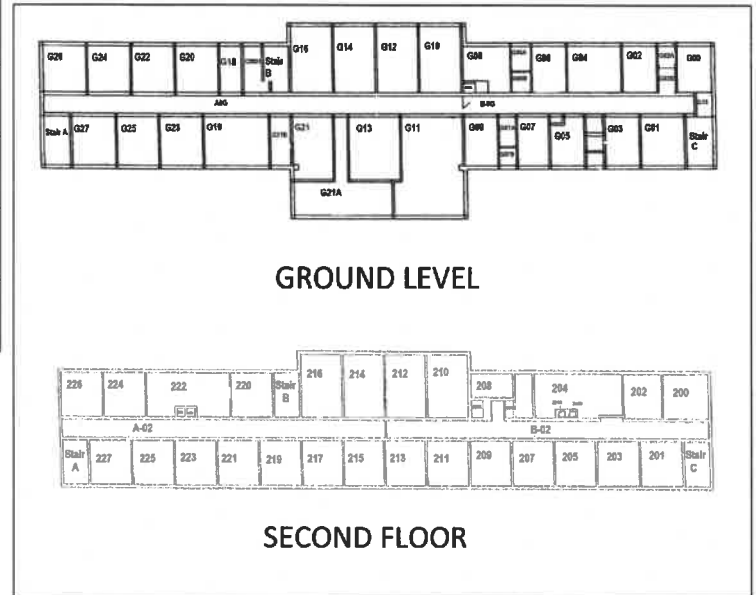
This building will be included in the East Loop Proposal. Any current capital plans are on hold until the successful proposal is determined.

Capital Improvements – Gardiner Hall

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

Physical Plant Package Needs

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



18. Turner Hall

Building Area	Net	Gross
Lower Level		8,940
First Floor		8,942
Second Floor		8,942
Third Floor		8,942
Total		35,770

Building Information

413 North King Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Residential Facility
 Gross Area: 35,770 Sq. Ft.
 Construction Year: 1959
 Original Cost: \$400,000
 Building Replacement Cost: \$9,500,000
 Floors: 3
 Rooms: 126
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: Yes
 Occupied: No
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Epdm

Existing Conditions Narrative

Turner Hall is another one of three east side dormitory buildings. It served as a residence hall until 2016. It is now vacant. This structure is marginally serviceable and requires significant repair and renovation to be operational. This building has settled at the northern end approximately 3 to 4 inches. This settlement was thought to be corrected some 25 or more years ago. Repairs were made to the external masonry to square and plumb windows. Recent additional settlement has been noted. The structure was tested for foundation and structural integrity. Additional movement in the center of the building was noted and externally repaired in 2012 along with parapet wall repointing and resetting of some capstones. It has no air conditioning and is heated by fuel oil steam hydronic heat. Additionally, heating and plumbing system piping throughout the building is failing and requires total replacement in the near future.

2020 Campus Master Plan Recommendation

Turner is one of four buildings included in the 'East Loop', and will be considered for proposals received from developers to better serve the University by either significant renovation or demolition. Any decision made will be included in the 10-year Campus Development Plan Update. Minimal maintenance required of the structure will be performed until a definite decision is made upon review of East Loop proposals received.

Building Use and Condition

The building is in poor condition, and has been vacant for four years. It should receive minimal maintenance until receipt of the East Loop proposals. This building should be highly considered for improvements and upgrades if not demolished. Attention should be given to the operational efficiencies and utility usage.

Priority

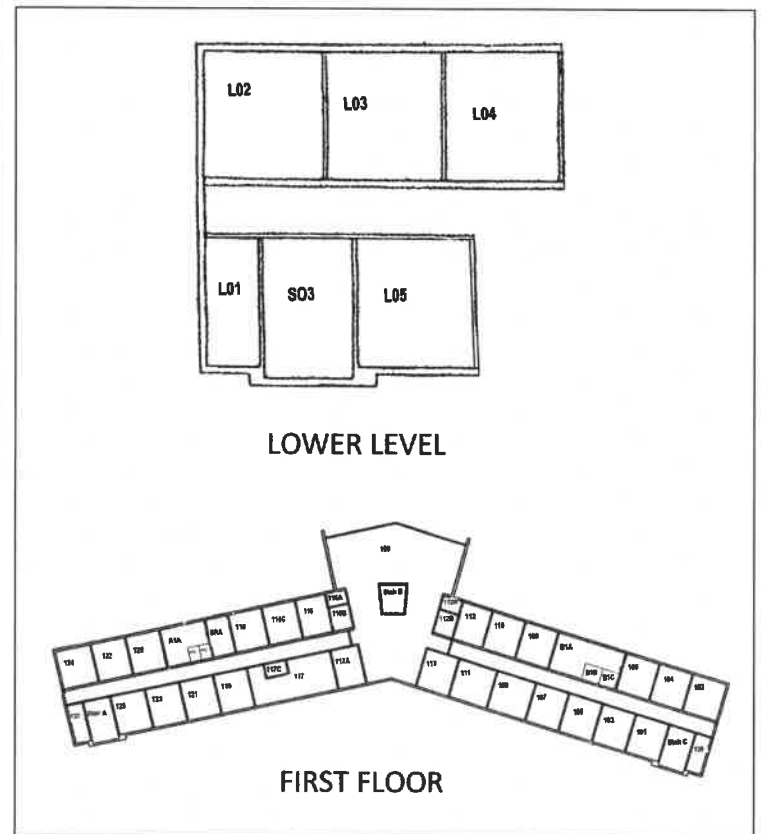
This building will be included in the East Loop Proposal. Any current capital plans will be a result of the successful proposal chosen, and will not be determined until that time.

Capital Improvements – Turner Hall

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

Physical Plant Package Needs

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



19. Erma Ora Byrd (EOB) Hall

Building Area	Net	Gross
First Floor		8,216
Second Floor		700
Total		8,916

Building Information

314 North King Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Classroom Facility
 Gross Area: 34,345 Sq. ft.
 Construction Year: 2007
 Original Cost: \$10,000,000
 Building Replacement Cost: \$13,500,000
 Floors: 4
 Rooms: 76
 Fire Class: 1
 Number of Elevators: 1
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access : Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Semi Fire Resistive
 Roof Type: Epdm

Existing Conditions Narrative

This building was constructed to meet the Silver LEED standard in 2006 (but was not certified), and meets all current codes and standards. It is relatively energy efficient. It is conditioned by a water-cooled chiller and electric hydronic heat. The physical condition is good and mechanical systems are functioning normally. Routine maintenance activity and maintenance should be continued. This structure serves the nursing programs and associated classes. It also is used by other groups on campus and some limited community use, associated with the lobby gathering area and theater.

2020 Campus Master Plan Recommendation

Since it is a newer building in the Shepherd physical plant, there are no projects included in the 10-year Campus Development Plan. Normal maintenance required of the structure and consistent monitoring similar to other campus buildings should continue.

Building Use and Condition

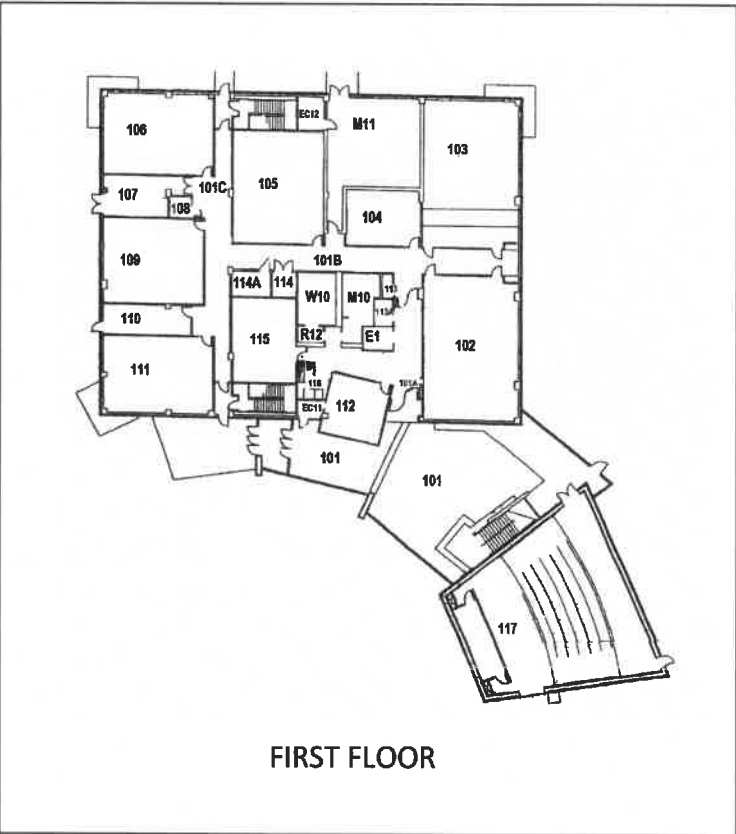
The building is in good condition. It should receive continued maintenance on a regular basis, especially regarding utilities and improved maintenance efficiencies. It will continue to serve the University as the nursing building for many years and with proper upkeep, can continue to attract current and potential students. Attention to the operational efficiencies and utility usage should be given.

Priority

This building is not included in any current capital plans, and it is not included on the project list for any potential projects.

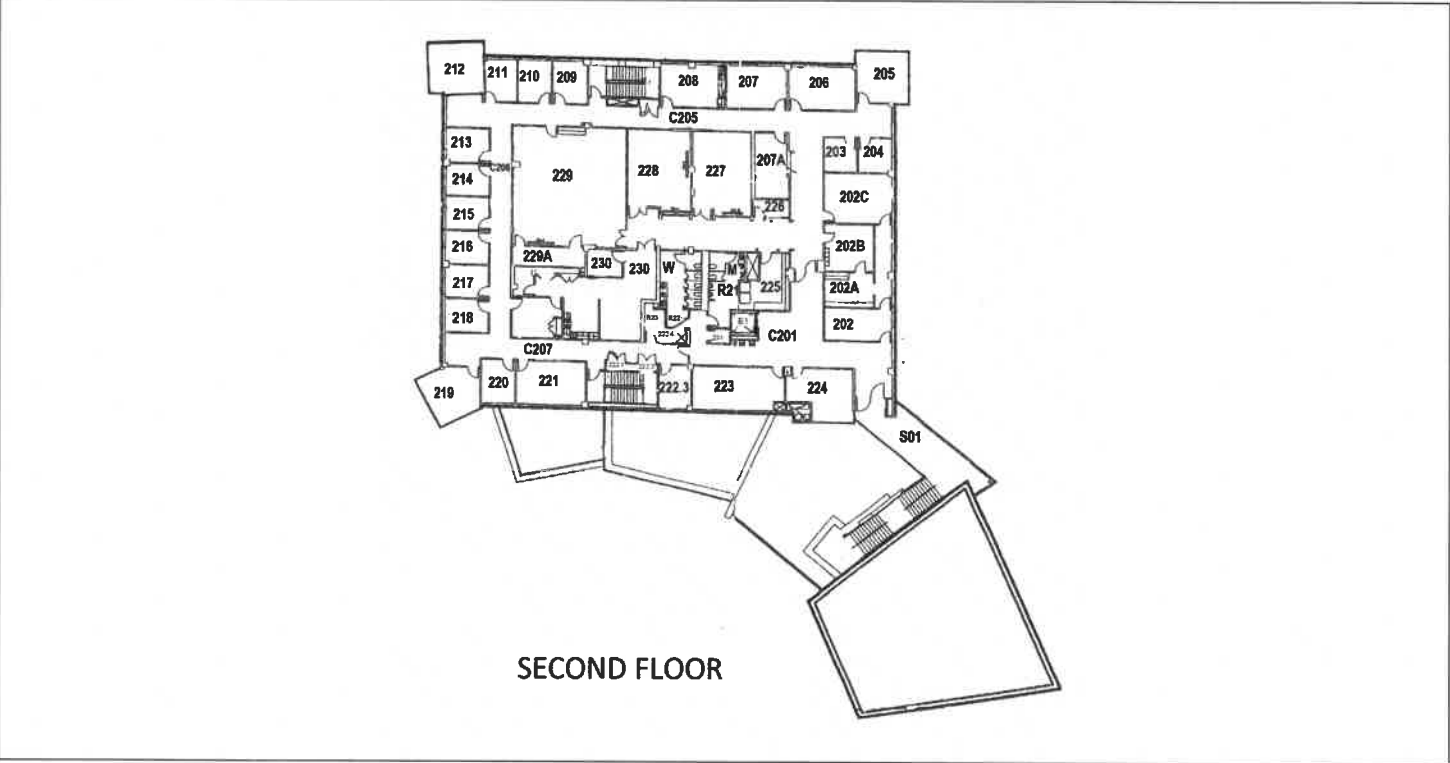
Capital Improvements - Erma Ora Byrd Hall

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



Physical Plant Package Needs

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



20. Dining Hall

Building Area	Net	Gross
Lower Level		11,580
First Floor		11,580
Total		23,160

Building Information

419 North King Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Support Facility
 Gross Area: 23,160 Sq. Ft.
 Construction Year: 1959
 Original Cost: \$262,000
 Building Replacement Cost: \$9,950,000
 Floors: 2
 Rooms: 45
 Fire Class: 7
 Number of Elevators: 1
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Epdm

Existing Conditions Narrative

The Dining Hall is structurally sound, but should receive significant reinvestment. It is 54 years old and is in need of renovations to improve the look and functionality of the internal spaces. A building-wide electrical upgrade was completed in 2009, and the Center for Innovation was located in the lower level in 2018. It is conditioned by a RTU, with hydronic heat produced by a fuel oil boiler. Current building needs include modernization of restroom facilities including ADA compliance, replacing the HVAC systems, new roof, fire alarm system and masonry repairs. The structure was designed and built when the student enrollment was less than 1,000. With current enrollment today approximately 3,000, the current space is constrained and crowded. Additionally, all residence halls are located on the west campus. This building is under consideration for significant addition/renovation or replacement with a new facility, which may result from the proposals received in the East Loop development responses.

2020 Campus Master Plan Recommendation

The Dining Hall is one of four buildings included in the 'East Loop', and will be considered in proposals received from developers to better serve the University by either significant renovation or demolition. Any decision made to this end will be included in the 10-year Campus Development Plan. Normal maintenance required of the structure should continue until a definite decision is made upon review of East Loop proposals received.

Building Use and Condition

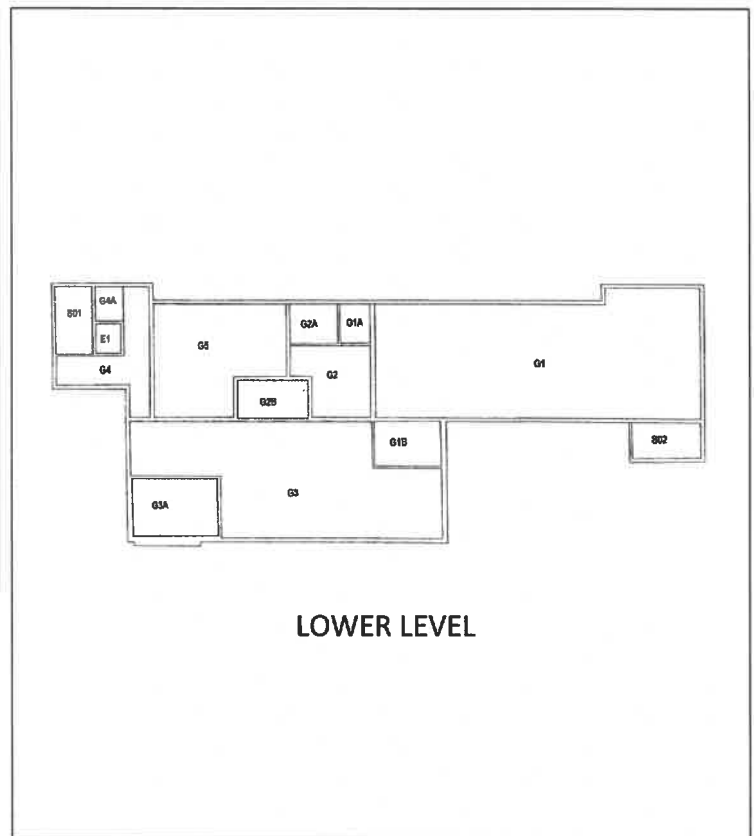
The building is in fair condition, and has been in need of upgrades and improvements for some time. It should receive normal maintenance until results of the East Loop proposals can be considered. This building should be highly considered for improvements and upgrades unless demolition is a viable alternative. The operational efficiencies and utility usage should be given attention.

Priority

This building will be included in the East Loop Proposal. Any current capital plans will be a result of the successful proposal chosen, and will not be determined until that time.

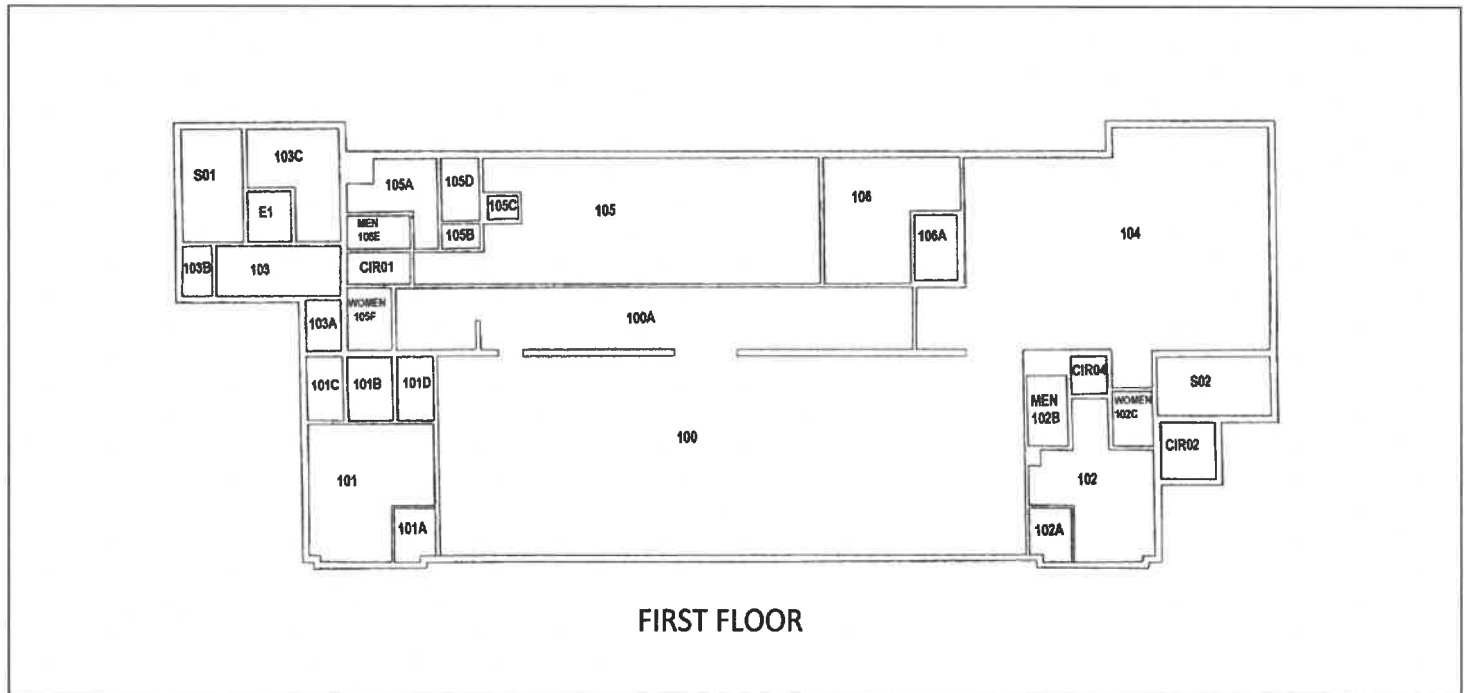
Capital Improvements – Dining Hall

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



Physical Plant Package Needs

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



21. Kenamond Hall

Building Area	Net	Gross
Lower Level		7,550
First Floor		7,550
Second Floor		7,550
Third Floor		7,550

Total		30,200
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Building Information

501 North King Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Residential Facility
 Gross Area: 30,198 Sq. Ft.
 Construction Year: 1965
 Original Cost: \$667,500
 Building Replacement Cost: \$9,500,000
 Floors: 3
 Rooms: 131
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Epdm

Existing Conditions Narrative

Kenamond Hall is another of three east-side dormitory buildings. It served as a residence hall until 2016. The Hall had a capacity of approximately 150. It is a solid structure in spite of being over 50 years old. The mechanical infrastructure items are in failure. There is no air conditioning in the building and the heating system (steam) is supplied from the Dining Hall boiler located next door. There are no individual room controls and the piping and radiator systems have deteriorated throughout. The electrical systems are original and have only one circuit serving a single room. It has no air conditioning, and is heated by a shared fuel oil boiler producing steam hydronic heat. A significant amount of maintenance will be required to extend the service life of this structure including, electrical upgrade, HVAC systems, masonry repair, roofing and window replacements, a significant ACM abatement and floor covering replacement project. The future viability of this structure including building replacement will be evaluated in the near future.

2020 Campus Master Plan Recommendation

Kenamond is one of four buildings included in the 'East Loop', and will be included in the request for proposals received from developers to improve and revitalize the University by removing obsolescence. Any decision made to this end will be included in the Campus Development Plan Update. At this time, only minimal maintenance required of the structure will be performed until a definite decision is made upon review of East Loop proposals.

Building Use and Condition

The building is in poor condition. It should receive minimal maintenance until receipt of the East Loop proposals. This building should be highly considered for improvements and upgrades if not demolished. Attention should be given to the operational efficiencies and utility usage.

Priority

This building will be included in the East Loop Proposal. Any current capital plans will be a result of the successful proposal chosen, and will not be determined until that time.

Capital Improvements – Kenamond Hall

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



22. Boone Field House

Building Area	Net	Gross
First Floor		8,216
Second Floor		700

Total		8,916
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Building Information

161 East Campus Drive

Shepherdstown, WV 25443

(Jefferson County)

Building Type: Auxiliary Enterprise

Space Use Category: Special Use/Athletic Facility

Gross Area: 8,916 Sq. ft.

Construction Year: 2003

Original Cost: \$2,500,000

Building Replacement Cost: \$3,600,000

Floors: 2

Rooms: 21

Fire Class: 0

Number of Elevators: 0

Fire Alarm: Yes

Sprinkler: No

Handicap Access: Yes

Occupied: Yes

Historical Registry: No

E&G: No

Foundation Type: Cast in Place

Exterior Wall Type: Brick

Construction Type: Masonry

Roof Type: EPDM

Existing Conditions Narrative

The Boone Field House is the support facility for Ram Stadium. It houses locker rooms for both football and women's lacrosse, rest rooms, the trainer's area and shower facilities for athletes using the field. There are also separate facilities for game day use by referees. It is conditioned by a split system with electric heat. A new synthetic field turf was installed in 2019, replacing the previous turf installed in 2008. It is lined for both football and lacrosse. The field is also used by the band and others on occasion. This is a day-use facility, as there are no lights on the field now. The University has made the decision to add approximately 10,000 square feet to this building. It will house classrooms, football and lacrosse offices, meeting spaces, an elevator, hall of fame and storage. The current locker rooms and toilets will be reconfigured, and a new, expanded weight room will be included. Upon completion, the current spaces designated for athletics will be reconfigured in the Butcher Center.

2020 Campus Master Plan Recommendation

Limited improvements to address deferred maintenance are recommended for the short term. For the 10-year Campus Development Plan, the University will take the appropriate steps to move ahead with the fundraising to support the expansion of this facility. Beyond the normal short-term maintenance required, consistent monitoring of the building should be continued for overall stabilization of the envelope until such time that the expansion project is completed.

Building Use and Condition

The building is in good condition overall. It should receive continued maintenance on a regular basis, especially regarding utilities and improved maintenance efficiencies. Attention should be given to the operational efficiencies and utility usage.

Priority

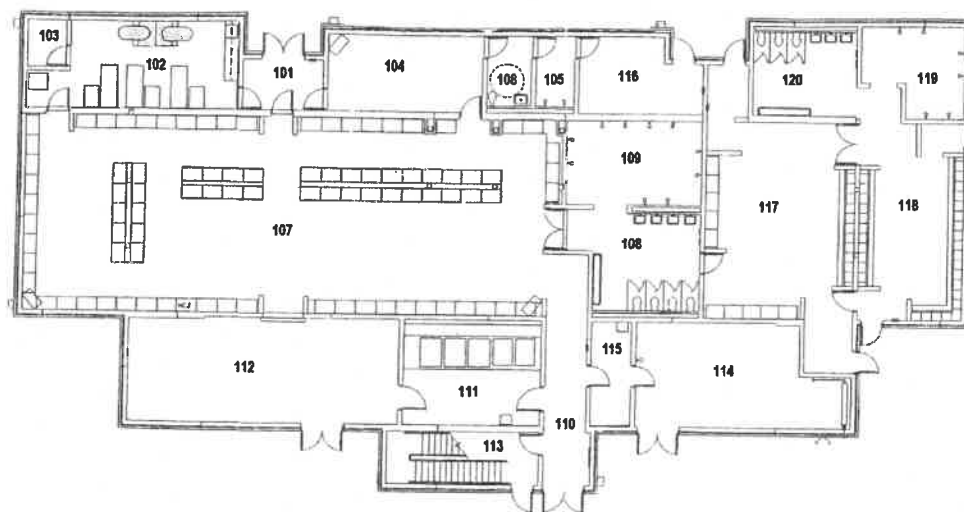
Boone Field House is listed currently as number 10 in the Capital Priorities Plan. Regular maintenance and implementation of energy efficient measures should continue until renovation commences.

Capital Improvements – Boone Field House

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

Physical Plant Package Needs

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



MAIN LEVEL

23. Football Press Box



Building Area	Net	Gross
First Floor		8,216
Second Floor		700
Total		8,916

Building Information

123 East Campus Drive
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Special Use Facility/Athletics
 Gross Area: 434 Sq. Ft.
 Construction Year: 1980
 Original Cost: \$125,000
 Building Replacement Cost: \$750,000
 Floors: 2
 Rooms: 2
 Fire Class: 6
 Number of Elevators: 0
 Fire Alarm: No
 Sprinkler: No
 Handicap Access : No
 Occupied: No
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Built-Up

Existing Conditions Narrative

This facility is used on football game day for the visiting team, press, and coaches. The structure is tied-in with a concrete bleacher system for spectators and contains some lower level storage for equipment. There is also a small concession stand component. The press box and bleachers on the west (home field side) were renovated in 2000, and shifted the center of the field about 20 yards to the north. This placed the east side press box out of center with the relocated field. The east (visitor's side) press box has fallen into a state that is in need of significant upgrades. The steel framed windows should be replaced, the roof is in need of repair, and upgrades to the electrical and IT services should be considered. It is conditioned by a water source heat pump. This entire area should be scheduled for replacement/remodel upon completion of the Boone Field House renovation.

2020 Campus Master Plan Recommendation

Improvements to address deferred maintenance are recommended for the short term for both the east and west sides. For the 10-year Campus Development Plan, the University will take the appropriate steps to move ahead with the fundraising to expand the Boone Field House, and include both boxes in any improvements as funding permits. Beyond the normal short-term maintenance required of both, consistent monitoring of both buildings should be continued for overall stabilization of the envelope, especially the roofs.

Building Use and Condition

The west-side press box needs significant improvements. Both east side and west side press boxes should receive continued maintenance on a regular basis, especially regarding utilities and improved maintenance efficiencies. They will continue to serve the University as the press boxes for Ram stadium. Attention to the operational efficiencies and utility usage should be given.

Priority

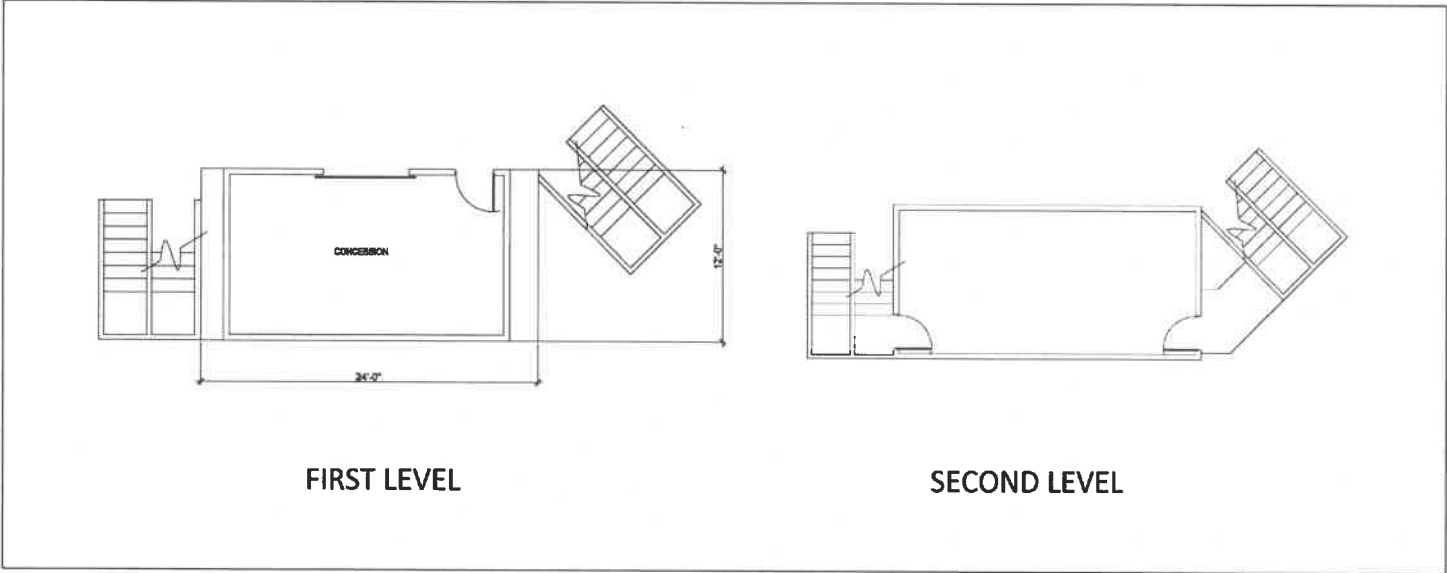
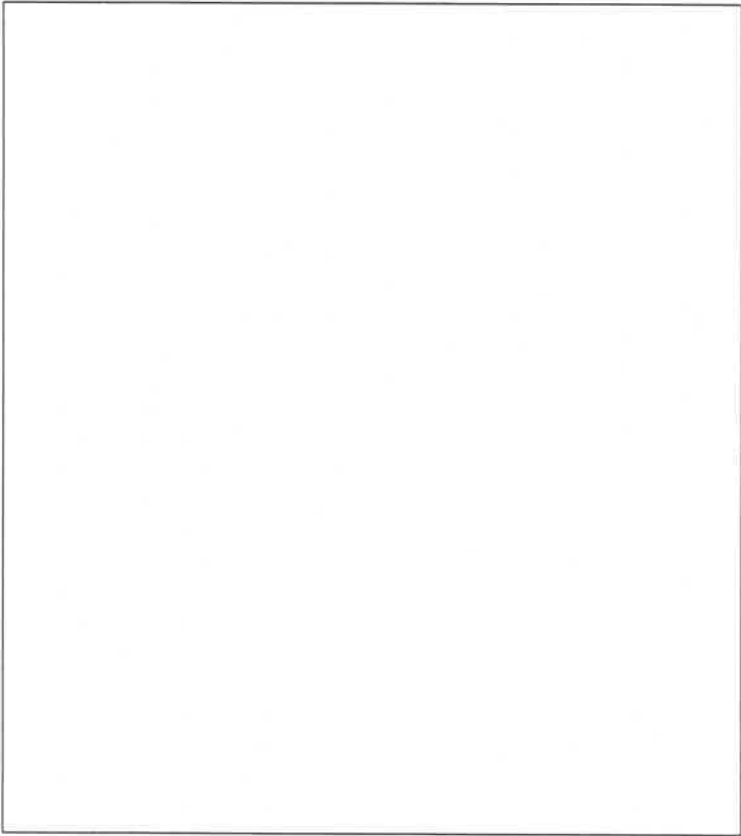
The press box is listed currently as number 12 in the Capital Priorities Plan. Regular maintenance and implementation of energy efficient measures should continue until funding is available for replacement.

Capital Improvements – Football Press Box

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

Physical Plant Package Needs

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



24. Ram Stadium

Building Area	Net	Gross
First Floor		8,216
Second Floor		700

Total		8,916
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Building Information

123 East Campus Drive

Shepherdstown, WV 25443

(Jefferson County)

Building Type: Auxiliary Enterprise

Space Use Category: Special Use Facility

Gross Area: 3,304 Sq. Ft.

Construction Year: 2001

Original Cost: \$2,500,000

Building Replacement Cost: \$3,500,000

Floors: 2

Rooms: 10

Fire Class: 6

Number of Elevators: 0

Fire Alarm: Yes

Sprinkler: No

Handicap Access: Yes

Occupied: No

Historical Registry: No

E&G: No

Foundation Type: Cast In Place

Exterior Wall Type: Cmu

Construction Type: Masonry

Roof Type: Standing Seam Metal

Existing Conditions Narrative

This multi-function facility serves the game day needs of the football and lacrosse sports programs. It houses a press-box, concession service areas, restrooms and broadcast booth. It was built in 2000 and is in good condition. With proper maintenance and upkeep, it should serve the program for many years.

2020 Campus Master Plan Recommendation

For the remaining term of this 10-year Campus Development Plan, the University will take the appropriate steps to renovate the Boone Field House, and consider other improvements beyond that, as funding becomes available. In addition to the normal short-term maintenance required of the structures and turf, consistent monitoring of all buildings should be continued.

Building Use and Condition

The east building is in good condition; the west needs significant improvements. The turf is new, installed in 2019, and the goal posts were re-painted. This facility should receive continued maintenance on a regular basis, especially regarding utilities and improved maintenance efficiencies. Ram Stadium will continue to serve the University for many years. Attention should be given to the operational efficiencies and utility usage.

Priority

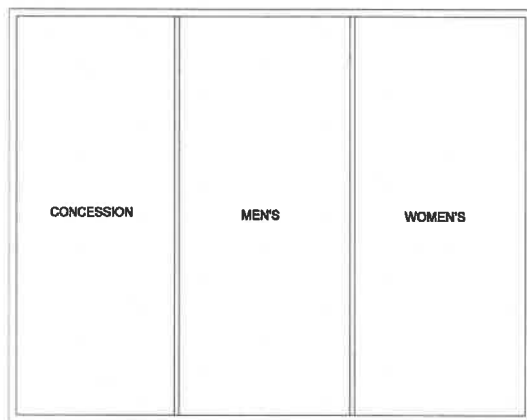
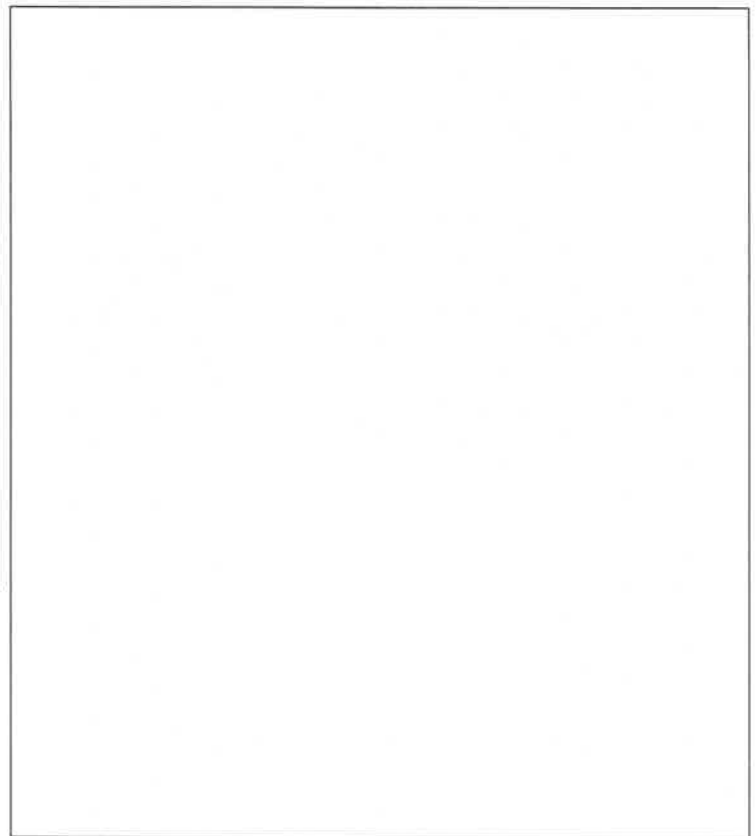
Any upgrades to Ram Stadium will be incorporated with the Boone Field House renovation, which is listed currently as number 12 in the Capital Priorities Plan. As with all projects, funding source(s) will be determined. Regular maintenance and implementation of energy efficient measures should continue.

Capital Improvements – Ram Stadium

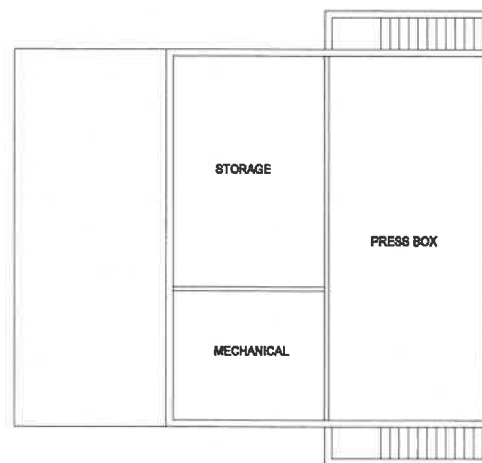
	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability		B		
Asset Preservation	A			
Program Improvement	C			
Economic Operation	D	E		
Life/Safety Code Updates		F		
New Construction				

Physical Plant Package Needs

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



FIRST LEVEL



SECOND LEVEL

25. Thacher Hall

Building Area	Net	Gross
Lower Level		15,890
First Floor		15,890
Total		31,780

Building Information

127 West Campus Drive
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Residential Facility
 Gross Area: 31,779 Sq. ft.
 Construction Year: 1969
 Original Cost: \$837,000
 Building Replacement Cost: \$7,944,750
 Floors: 3
 Rooms: 129
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Epdm

Existing Conditions Narrative

This residence hall is used for incoming freshman students, and with the exception of new flooring in 2018 last received a total interior renovation in 2004, which included hazardous material abatement, new doors and hardware. Room conditioning (HVAC) is provided by individual room thru-the-wall packaged terminal air conditioning (PTAC) units providing both heating and air conditioning. These units are maintained regularly and filters cleaned between each semester. Maintenance needs include restroom and shower room renovations, which should be addressed in the near future.

2020 Campus Master Plan Recommendation

Thacher Hall should continue to be properly maintained, and attention given to the maintenance items mentioned above.

Building Use and Condition

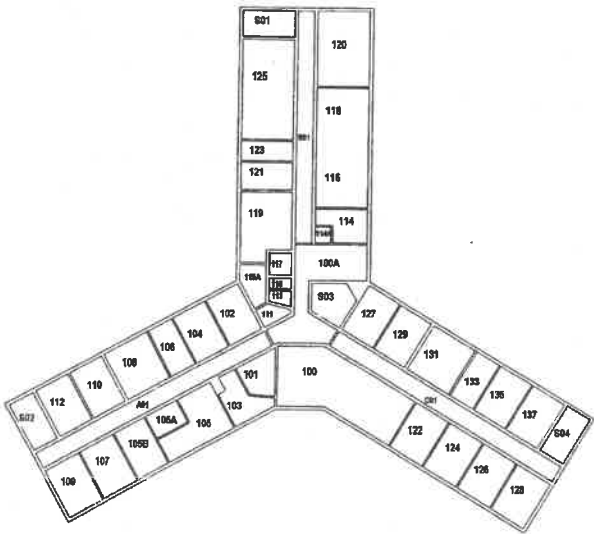
The building is in good condition, but should receive more regular and consistent preventative maintenance. It will continue to serve as a residence hall, and is located in an area populated by additional residence halls. Continued attention should be given to the operational efficiencies and utility usage.

Priority

There are no plans for major capital projects. Normal upkeep and maintenance will continue to be performed.

Capital Improvements – Thacher Hall

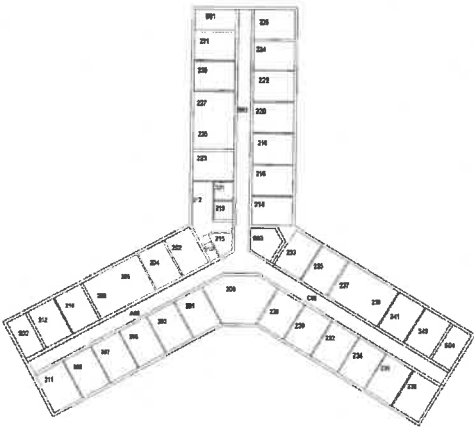
	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability		B		
Asset Preservation	A			
Program Improvement	C			
Economic Operation	D	E		
Life/Safety Code Updates		F		
New Construction				



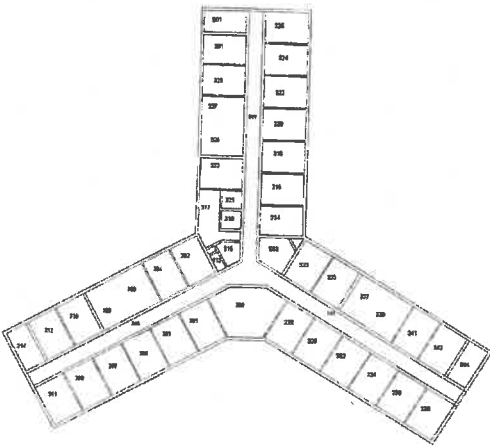
FIRST FLOOR

Physical Plant Package Needs

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



SECOND FLOOR



THIRD FLOOR

26. Shaw Hall

Building Area	Net	Gross
Lower Level		15,890
First Floor		15,890
Total		31,780

Building Information

77 West Campus Drive
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Residential Facility
 Gross Area: 31,780 Sq. Ft.
 Construction Year: 1969
 Original Cost: \$837,000
 Building Replacement Cost: \$8,944,750
 Floors: 3
 Rooms: 133
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Epdm

Existing Conditions Narrative

This residence hall is used for incoming freshman students, and with the exception of new flooring in 2019 and a new roof in 2018, last received a total interior renovation in 2004. The renovation included hazardous material abatement, new doors and hardware. Room conditioning (HVAC) is provided by individual room thru-the-wall packaged terminal air conditioning (PTAC) units providing both heating and air conditioning. These units are maintained regularly and filters cleaned between each semester. Maintenance needs include rest room and shower room renovations, which should be addressed in the near future.

2020 Campus Master Plan Recommendation

Shaw Hall should continue to be properly maintained, and attention given to the maintenance items mentioned above.

Building Use and Condition

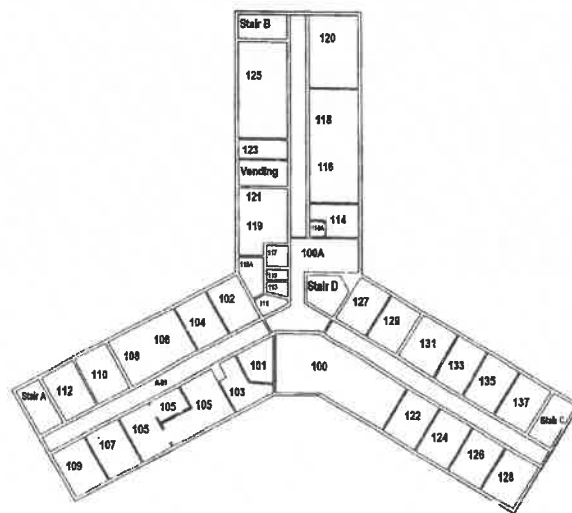
The building is in good condition, but should receive more regular and consistent preventative maintenance. It will continue to serve as a residence hall, and is located in an area populated by additional residence halls. Continued attention should be given to the operational efficiencies and utility usage.

Priority

There are no plans for major capital projects. Normal upkeep and maintenance will continue to be performed.

Capital Improvements – Shaw Hall

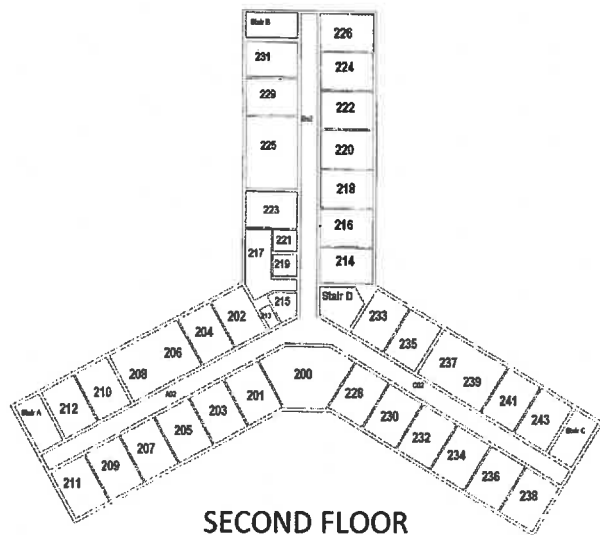
	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability		B		
Asset Preservation	A			
Program Improvement	C			
Economic Operation	D	E		
Life/Safety Code Updates		F		
New Construction				



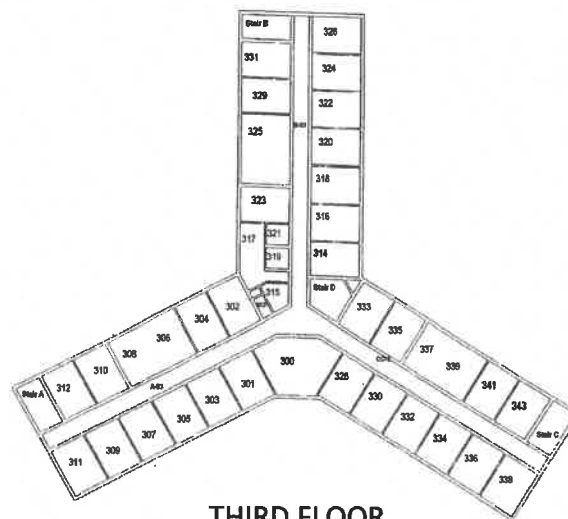
FIRST FLOOR

Physical Plant Package Needs

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



SECOND FLOOR



THIRD FLOOR

27. Miller Hall



Building Area	Net	Gross
Lower Level		4,645
First Floor		4,700
Second Floor		4,700
Total		14,045

Building Information

202 North Duke Street
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Residential Facility
 Gross Area: 14,045 Sq. Ft.
 Construction Year: 1914
 Original Cost: \$35,000
 Building Replacement Cost: \$4,750,000
 Floors: 3
 Rooms: 78
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Stone
 Exterior Wall Type: Brick
 Construction Type: Brick
 Roof Type: Shingle

Existing Conditions Narrative

This building houses the Residence Life administrative offices on the lower level, the top two floors are occupied by students as a residence hall. It is yet another older and a somewhat iconic structure on the west side of campus. Structurally, it is in fair condition. Particular attention should be given to the lower level, specifically the floor slab/foundation. Due to the age of the building, this demands constant repair and maintenance. Besides a hazard for those working there, it is indicative of a more pressing focus required on the foundation and utility infrastructure. It is conditioned by split systems and fuel oil hydronic heat. Other renovations needed include a total HVAC replacement, boiler upgrade, rest room renovations and roof issues. It was mentioned in the 2014 Campus Master Plan that this structure and its location should be considered for repurposing. The assumption was that the Residence Life Office currently located there would be relocated elsewhere, returning the entire building to its original function as a dedicated residence hall. However, there is no plan in the next 1-5 years for any relocation of this office to occur.

2020 Campus Master Plan Recommendation

Miller Hall should continue to be properly maintained, and attention given to the maintenance items mentioned above. The existing HVAC system is obsolete, so priority should be given to upgrades to a combination of a new, efficient propane boiler for heat and split systems for cooling. Other maintenance needs include rest room/shower room renovations, and other typical maintenance and upgrades required by a building this age.

Building Use and Condition

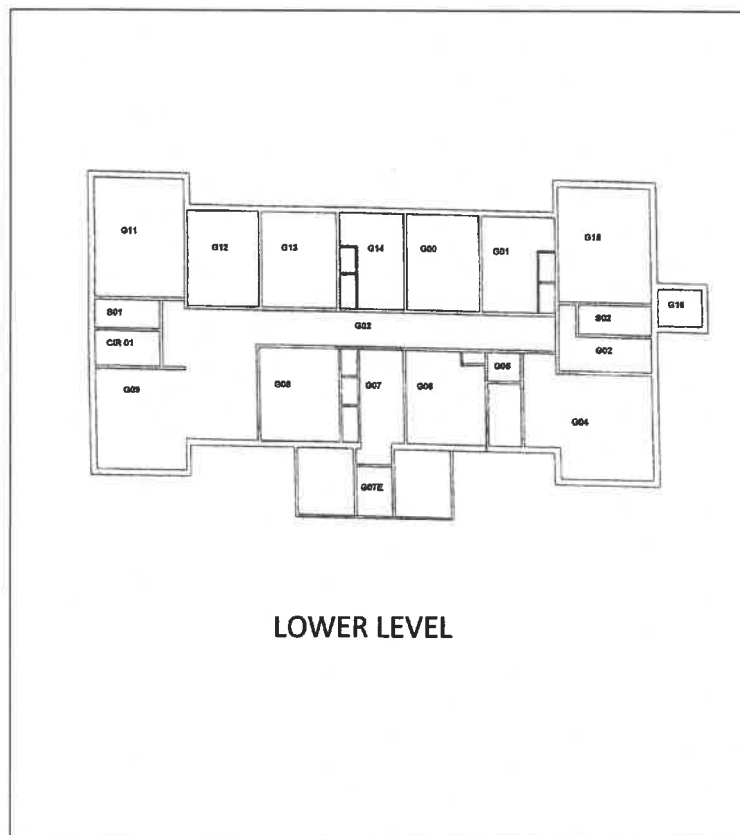
The building is in good condition, but should receive more regular and consistent preventative maintenance. It will continue to be used as a residence hall, and is located in an area populated similar buildings. Continued attention should be given to the operational efficiencies and utility usage.

Priority

Miller Hall is listed as #2 on the capital projects schedule, and will address the boiler upgrade. Normal upkeep and maintenance will continue to be performed.

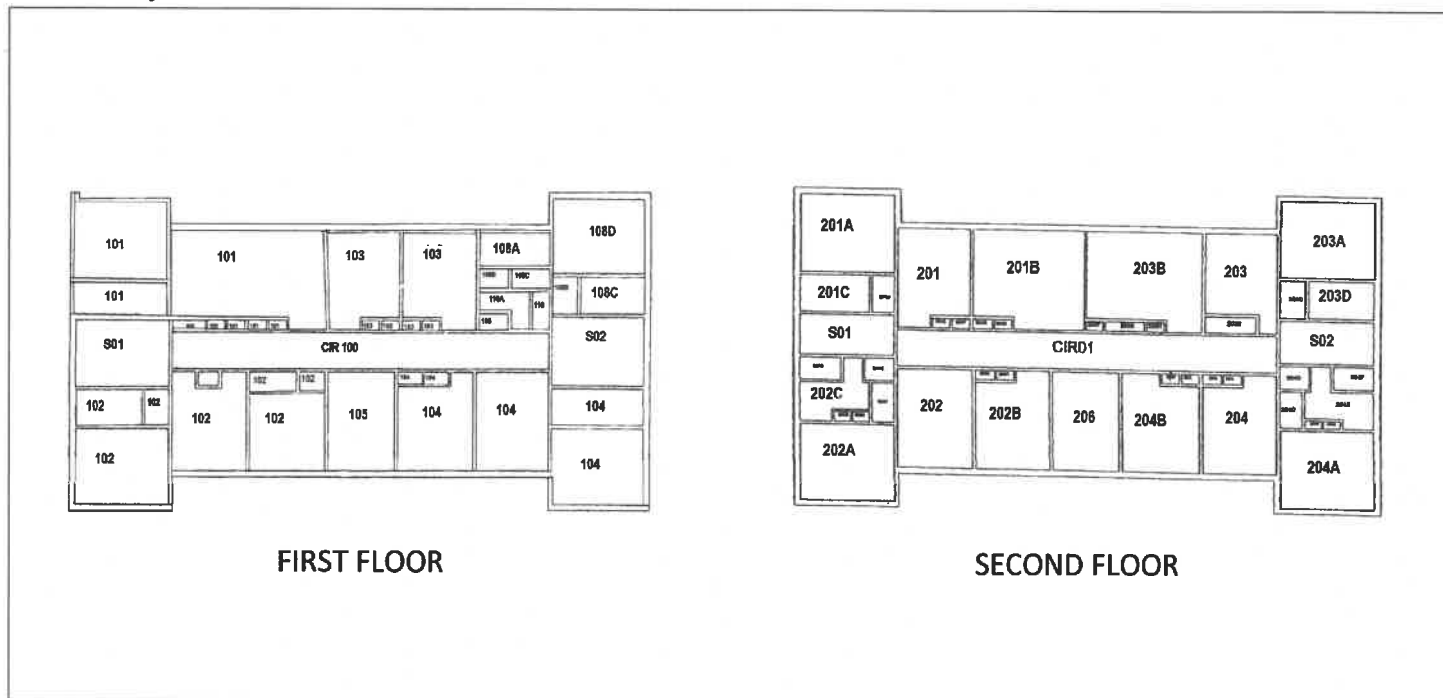
Capital Improvements – Miller Hall

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



Physical Plant Package Needs

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



28. Center for Contemporary Arts I

Building Area	Net	Gross
Lower Level		25,000
First Floor		14,500
Total		39,500

Building Information

92 West Campus Drive
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Classroom Facility
 Gross Area: 39,500 Sq. Ft.
 Construction Year: 2007
 Original Cost: \$12,500,000
 Building Replacement Cost: \$16,500,000
 Floors: 3
 Rooms: 42
 Fire Class: 7
 Number of Elevators: 1
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Cast In Place
 Exterior Wall Type: Metal
 Construction Type: Masonry
 Roof Type: Standing Seam Metal

Existing Conditions Narrative

Center for Contemporary Arts I, also referred to as CCA I, is the first building of a three building complex that houses the theater and arts programs. This building contains the program elements and classroom spaces supporting the Painting, Photography and Design Studios, as well as Dark Rooms and the offices for the theater and arts programs including the Center for Contemporary Arts and Theater program. It is one of several facilities used for the Contemporary American Theater Festival each year, and is a showpiece on the University campus. It is conditioned by a water-cooled chiller and electric hydronic heat.

The building is in very good condition with typical deferred maintenance issues for a building this age.

2020 Campus Master Plan Recommendation

It is anticipated that there will be no renovations in the next five years to this building. Since it is also one of the primary theater buildings used for the Contemporary American Theater Festival (CATF), any improvements to the theater portion would benefit all users.

Building Use and Condition

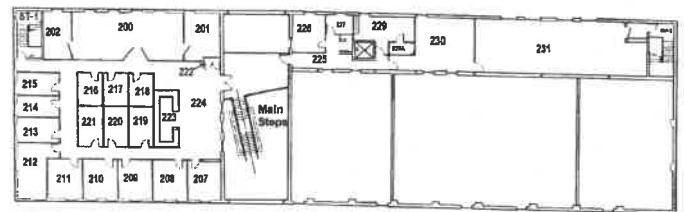
The building is in good condition, but should receive regularly scheduled and consistent preventative maintenance. It will continue to be used for music and theater, and is an integral facility used for performances. Continued attention should be given to the operational efficiencies and utility usage.

Priority

Currently, the CCA I is not listed on the Capital Improvement schedule. It is not anticipated that any major capital improvement projects will occur here in the next 1-5 years.

Capital Improvements – CCA I

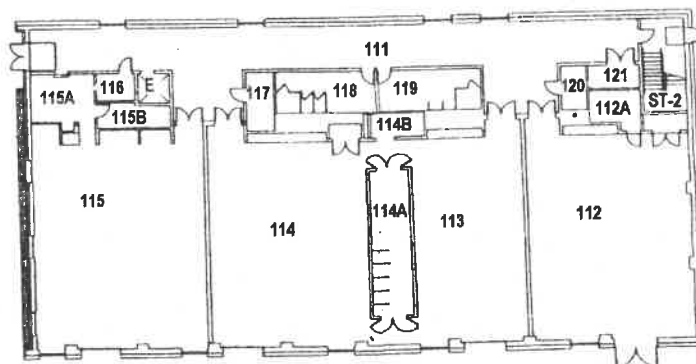
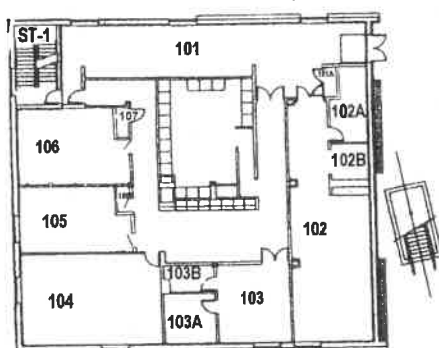
	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability		B		
Asset Preservation	A			
Program Improvement	C			
Economic Operation	D	E		
Life/Safety Code Updates		F		
New Construction				



SECOND FLOOR

Physical Plant Package Needs

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



FIRST FLOOR

29. Center for Contemporary Arts II**Existing Conditions Narrative**

Center for Contemporary Arts II, also referred to as CCA II, is the second building of a three building complex that houses the theater and arts programs, and is the companion structure to CCA I. This building contains the program elements and classroom spaces supporting Art and Theater programs and support areas for the same. It is one of several facilities used for the Contemporary American Theater Festival each year, and is a showpiece on the University campus.

The building is in very good condition with typical deferred maintenance issues for a building this age. It is conditioned by a water cooled chiller and electric hydronic heat.

2020 Campus Master Plan Recommendation

It is anticipated that there will be no renovations in the next five years to this building. Since it is also one of the primary theater buildings used for the Contemporary American Theater Festival (CATF), any improvements to the theater portion would be of benefit to all users.

Building Use and Condition

The building is in good condition, but should receive regularly scheduled and consistent preventative maintenance. It will continue to be used for music and theater, and is an integral facility used for performances. Continued attention should be given to the operational efficiencies and utility usage.

Priority

Currently, the CCA II is not listed on the Capital Improvement schedule. It is not anticipated that any major capital improvement projects will occur here in the next 1-5 years.

Building Area	Net	Gross
Lower Level		15,000
First Floor		14,731
Total		29,731

Building Information

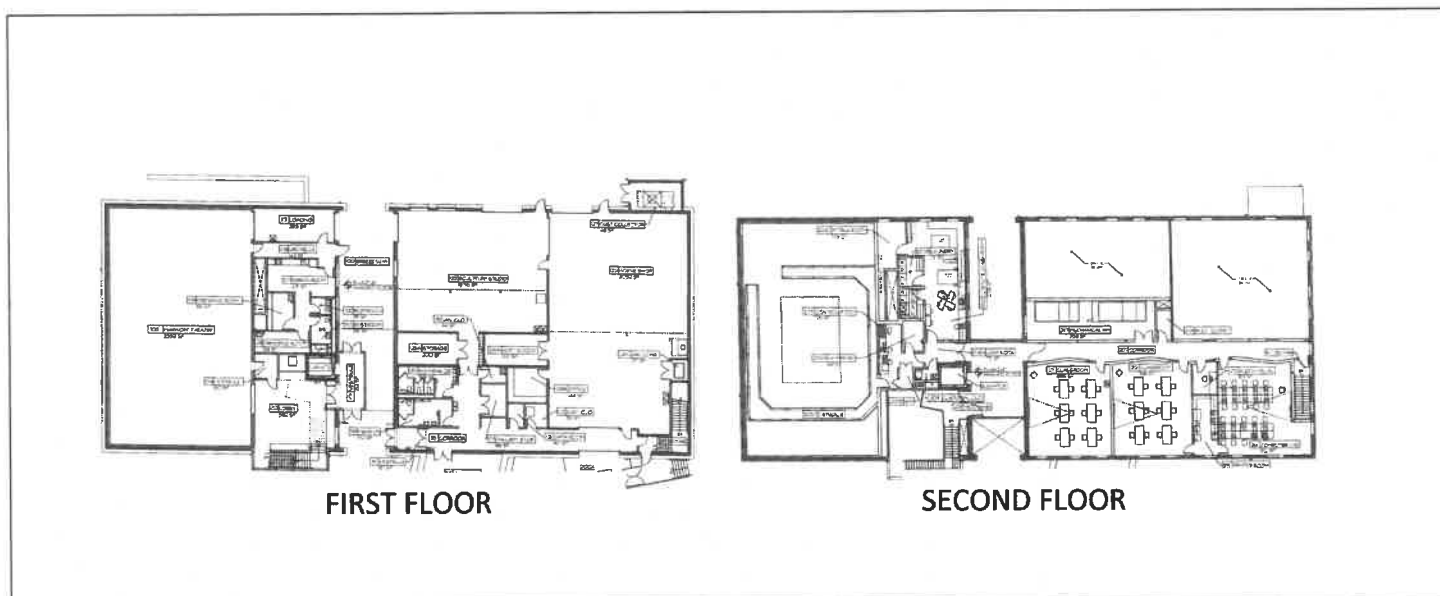
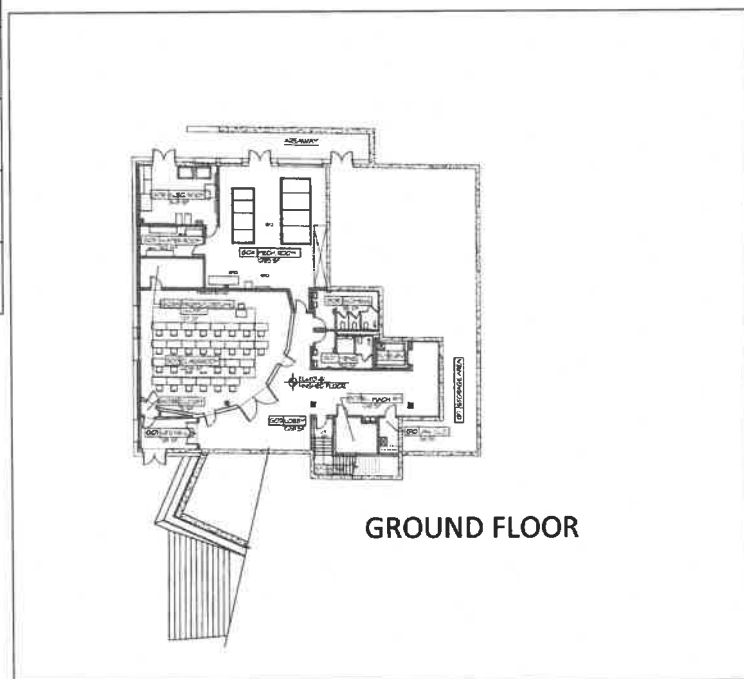
62 West Campus Drive
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Classroom Facility
 Gross Area: 29,731 Sq. Ft.
 Construction Year: 2011
 Original Cost: \$8,500,000
 Building Replacement Cost: \$10,750,000
 Floors: 3
 Rooms: 48
 Fire Class: 7
 Number of Elevators: 1
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Cast In Place
 Exterior Wall Type: Metal
 Construction Type: Masonry
 Roof Type: Standing Seam Metal

Capital Improvements – CCA II

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

Physical Plant Package Needs

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



30. Popodicon**Existing Conditions Narrative**

This building is a residential style structure. It was previously used as the President's residence, but it currently supports the University's entertaining, fund raising and campus retreat needs. The building is structurally sound and in good condition. It is ADA accessible. Popodicon is conditioned by propane hydronic heat and split systems. Maintenance needs include re-roofing, and repointing of the masonry. The stone foundation is somewhat porous and leaks in times of heavy rain. The railing on the roof is in need of replacement.

2020 Campus Master Plan Recommendation

No change in use is envisioned in the next five (5) years.

Building Use and Condition

The building is in good condition overall. It should receive continued maintenance on a regular basis, especially regarding utilities and improved maintenance efficiencies. It will continue to serve the University for entertaining and events. Attention should be given to the operational efficiencies and utility usage.

Priority

Popodicon is not listed currently in Capital Priorities Plan. There are no other renovation plans or capital expenditures forecast with the exception of continued maintenance and implementation of energy efficient measures.

Building Area	Net	Gross
Lower Level		2,000
First Floor		2,572
Second Floor		2,572
Third Floor		2,572
Total		9,717

Building Information

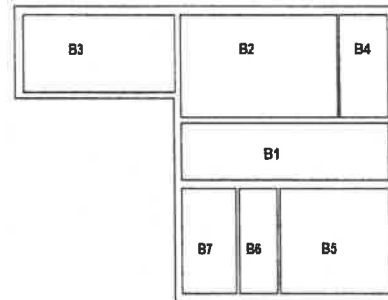
109 Shepherd Grade Rd.
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Residential Facility
 Gross Area: 9,717 Sq. Ft.
 Construction Year: 1908
 Original Cost: \$20,000
 Building Replacement Cost: \$3,300,000
 Floors: 4
 Rooms: 48
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Stone
 Exterior Wall Type: Brick
 Construction Type: Brick
 Roof Type: Slate

Capital Improvements - Popodicon

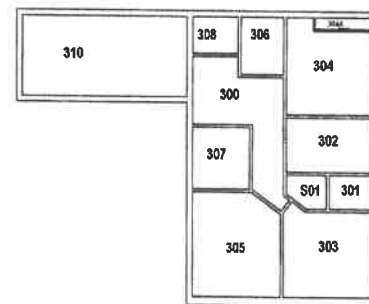
	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability		B		
Asset Preservation	A			
Program Improvement	C			
Economic Operation	D	E		
Life/Safety Code Updates		F		
New Construction				

Physical Plant Package Needs

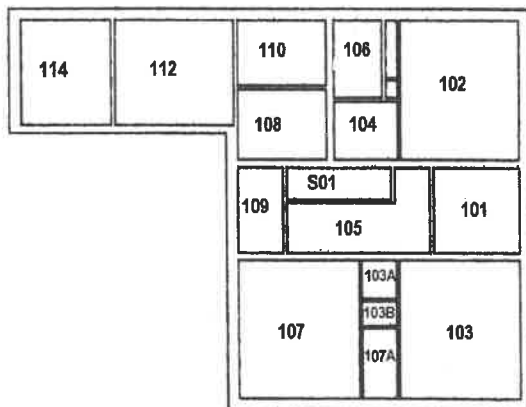
A – Building Envelope D – Space Renewal
B – Building Systems E - Utility Infrastructure
C – Life Safety F – Grounds Infrastructure



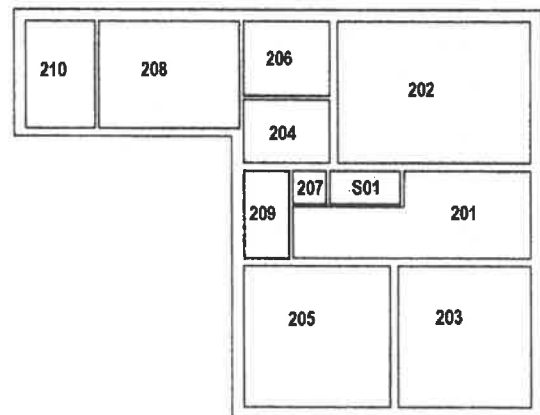
BASEMENT



THIRD FLOOR



FIRST FLOOR



SECOND FLOOR

31. Woodshed



Building Area	Net	Gross
First Floor		289
Total		289

Building Information

109 Shepherd Grade Road Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Support Facility
 Gross Area: 289 Sq. Ft.
 Construction Year: 1910
 Original Cost: \$0
 Building Replacement Cost: \$16,000
 Floors: 1
 Rooms: 3
 Fire Class: 0
 Number of Elevators: 0
 Fire Alarm: No
 Sprinkler: No
 Handicap Access: No
 Occupied: No
 Historical Registry: No
 E&G: Yes
 Foundation Type: Stone
 Exterior Wall Type: Wood
 Construction Type: Frame
 Roof Type: Shingle

Existing Conditions Narrative

This building is part of the Popodicon Estate and continues to be serviceable as a woodshed.

2020 Campus Master Plan Recommendation

No change is envisioned in the next five (5) years.

Building Use and Condition

The building is in fair condition overall. It should receive continued maintenance on a regular basis. It can continue to serve the University as a support building.

Priority

The Woodshed building is not listed currently in Capital Priorities Plan. There are no other renovation plans or capital expenditures forecast.

Capital Improvements - Woodshed

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

Physical Plant Package Needs

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

32. Meat House



Building Area	Net	Gross
First Floor		424
Total		424

Building Information

109 Shepherd Grade Road Shepherdstown, WV 25443
(Jefferson County)
Building Type: Auxiliary Enterprise
Space Use Category: Support Facility
Gross Area: 424 Sq. Ft.
Construction Year: 1910
Original Cost: \$0
Building Replacement Cost: \$12,075
Floors: 1
Rooms: 1
Fire Class: 0
Number of Elevators: 0
Fire Alarm: No
Sprinkler: No
Handicap Access: No
Occupied: No
Historical Registry: No
E&G: No
Foundation Type: Stone
Exterior Wall Type: Brick
Construction Type: Brick
Roof Type: Slate

Existing Conditions Narrative

This structure once supported the Popodicon estate as a meat house. Now it is a storage shed maintained as part of the Popodicon Estate.

2020 Campus Master Plan Recommendation

No change is envisioned in the next five (5) years.

Building Use and Condition

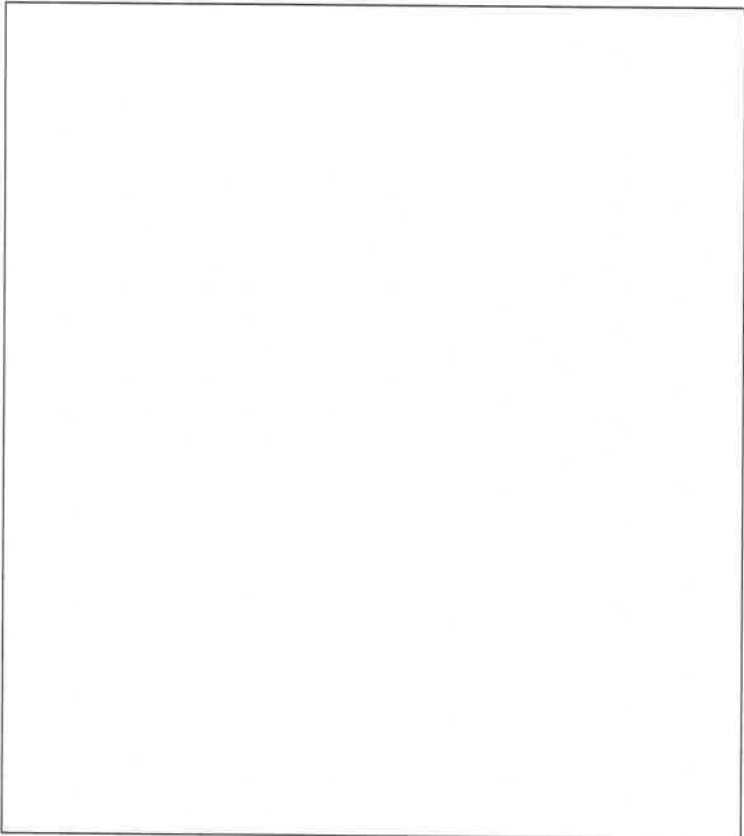
The building is in fair condition overall. It should receive continued maintenance on a regular basis. It can continue to serve the University as a support building.

Priority

The Meat House building is not listed currently in Capital Priorities Plan. There are no other renovation plans or capital expenditures forecast.

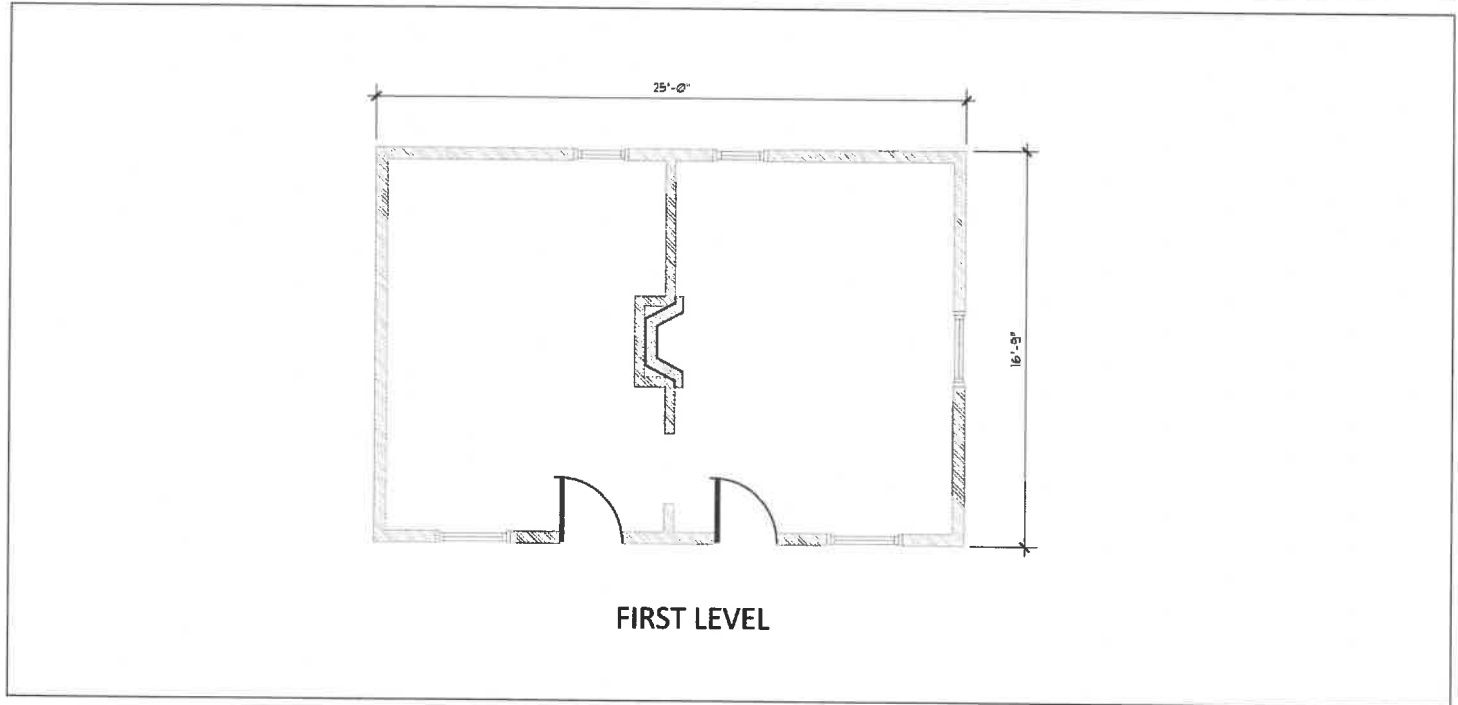
Capital Improvements – Meat House

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



Physical Plant Package Needs

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



33. Carriage House



Building Area	Net	Gross
First Floor		2,780
Total		2,780

Building Information

109 Shepherd Grade Rd.
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Support Facility
 Gross Area: 2,780 Sq. Ft.
 Construction Year: 1908
 Original Cost: \$6,000
 Building Replacement Cost: \$352,469
 Floors: 1
 Rooms: 1
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: No
 Sprinkler: No
 Handicap Access: No
 Occupied: No
 Historical Registry: No
 E&G: No
 Foundation Type: Stone
 Exterior Wall Type: Brick
 Construction Type: Brick
 Roof Type: Shingle

Existing Conditions Narrative

This structure is part of the original Popodicon estate and was constructed to house the stables and carriages. It stands empty at present and was most recently used for storage. This is a two-story structure with a concrete floor in the lower level and wood floor in the upper floor originally used to store hay. Some consideration has been given to various uses. It is mostly a solid structure but will require significant masonry repointing. Some structural stabilization work has been done to the interior wood framing shows over the years. Additional work will be needed prior to being occupied for any use.

2020 Campus Master Plan Recommendation

No change in use is envisioned in the next five (5) years. However, repurposing this structure for potential use in collaboration with the proposed Open-Air Pavilion that may be located on west campus should be considered.

Building Use and Condition

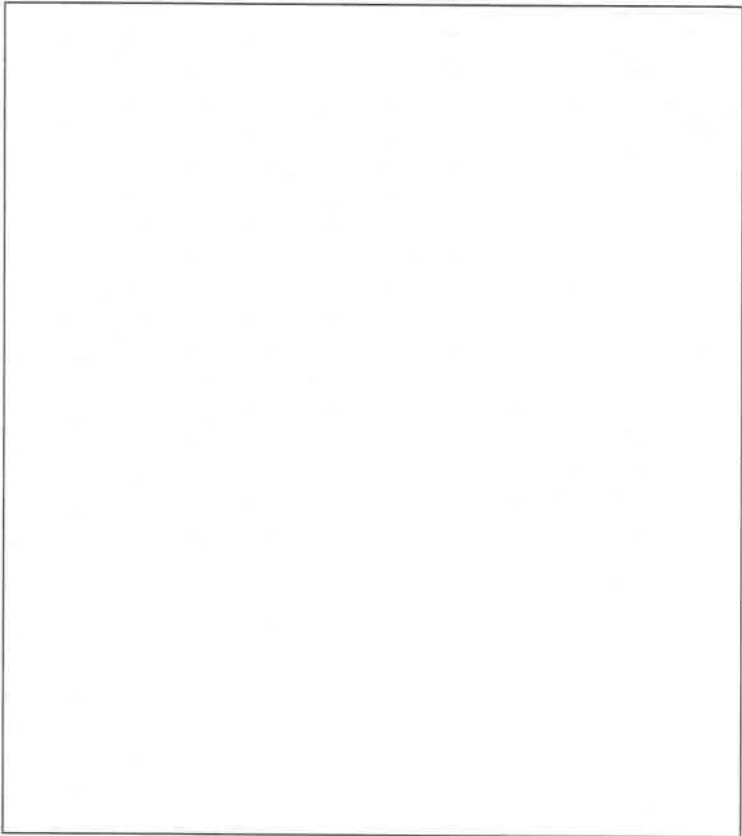
The building is in fair condition overall. It should receive continued maintenance on a regular basis. It will continue to serve the University in some capacity with proper maintenance and upkeep.

Priority

The Carriage House is not listed currently in Capital Priorities Plan. There are no other renovation plans or capital expenditures forecast with the exception of continued maintenance.

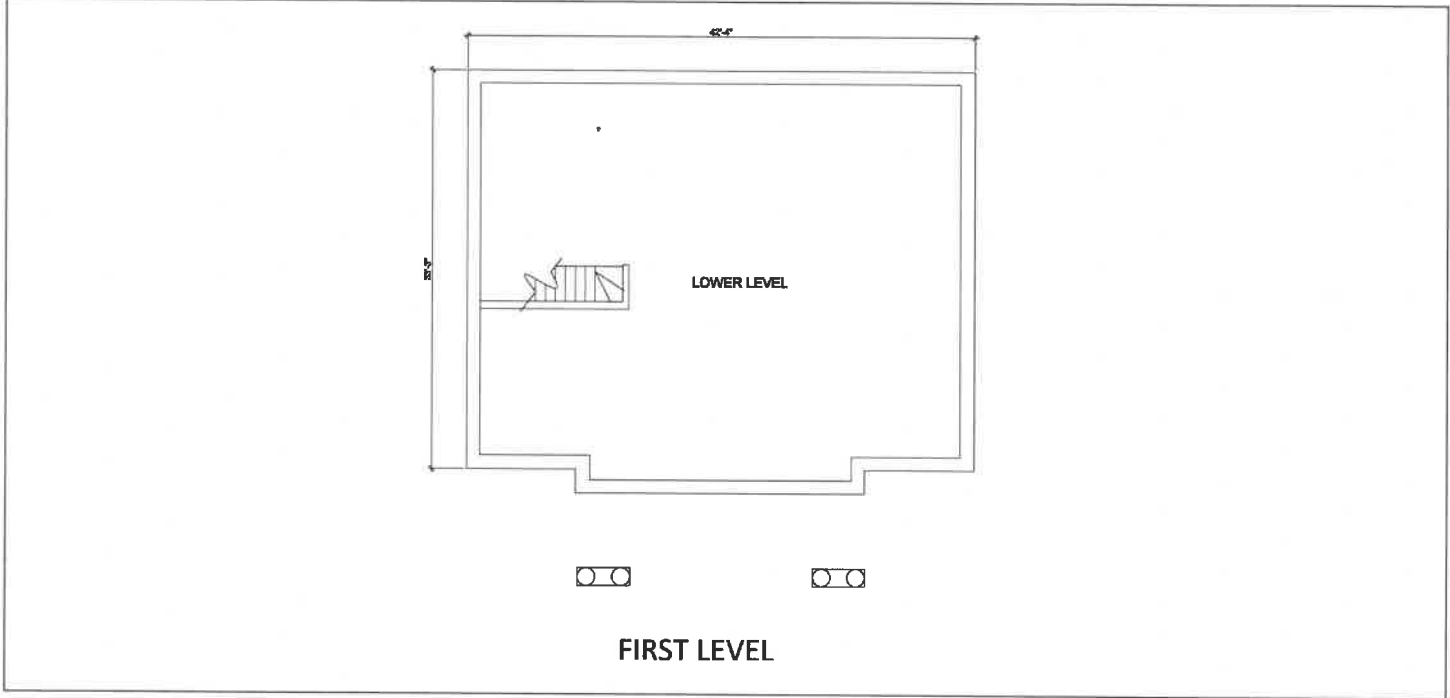
Capital Improvements – Carriage House

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



Physical Plant Package Needs

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



34. Electrical Shop



Building Area	Net	Gross
First Floor		1,519
Total		1,519

Building Information

117 Shepherd Grade Road
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Support Facility
 Gross Area: 1,519 Sq. Ft.
 Construction Year: 1910
 Original Cost: \$0
 Building Replacement Cost: \$60,000
 Floors: 1
 Rooms: 2
 Fire Class: 0
 Number of Elevators: 0
 Fire Alarm: No
 Sprinkler: No
 Handicap Access: No
 Occupied: No
 Historical Registry: No
 E&G: Yes
 Foundation Type: Cast In Place
 Exterior Wall Type: Wood
 Construction Type: Frame
 Roof Type: Standing Seam Metal

Existing Conditions Narrative

This structure is a converted chicken coop housing the electrical shop and storage of electrical supplies and components used by the electricians. This building is one of three original farm structures of the Popodicon Estate and was repurposed into a storage facility when the estate ownership was transferred to Shepherd College. The building is in fair condition, and is adequate for use as an electrical shop space.

2020 Campus Master Plan Recommendation

No change in use is envisioned in the next five (5) years, with the exception of normal maintenance.

Building Use and Condition

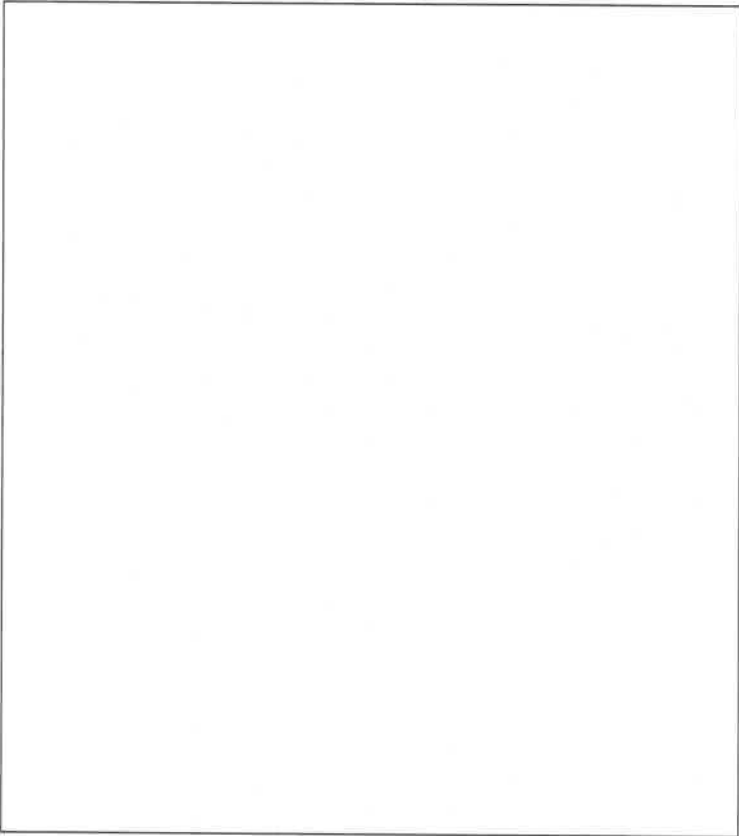
The building is in fair condition overall. It should receive continued maintenance on a regular basis. It will continue to serve the University in some capacity with proper maintenance and upkeep.

Priority

The Electrical Shop is not currently listed in Capital Priorities Plan. There are no other renovation plans or capital expenditures forecast with the exception of continued maintenance.

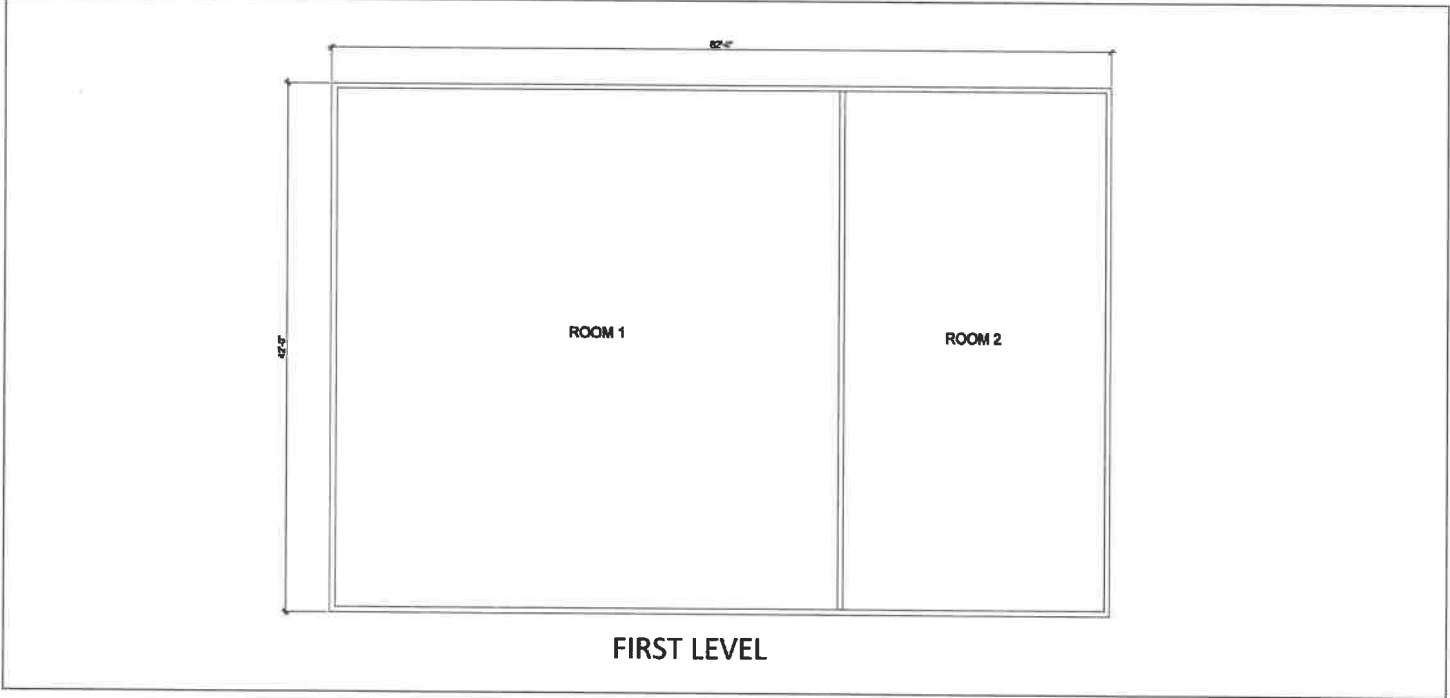
Capital Improvements – Electrical Shop

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



Physical Plant Package Needs

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



35. Barn

Building Area	Net	Gross
First Floor		4,800
Total		4,800

Building Information

117 Shepherd Grade Road Shepherdstown, WV 25443
(Jefferson County)

Building Type: Education & General

Space Use Category: Support Facility

Gross Area: 4,800 Sq. Ft.

Construction Year: 1910

Original Cost: \$0

Building Replacement Cost: \$750,000

Floors: 2

Rooms: 4

Fire Class: 0

Number of Elevators: 0

Fire Alarm: No

Sprinkler: No

Handicap Access: No

Occupied: No

Historical Registry: No

E&G: Yes

Foundation Type: Stone

Exterior Wall Type: Wood

Construction Type: Heavy Timber Support

Roof Type: Standing Seam Metal

Existing Conditions Narrative

This structure was part of the Popodicon estate serving the farming operations of that era. The structure is a solid two-story building and is used for the storage needs of the Facilities Management department. This structure could be repurposed if the storage component was removed. The concrete silo could also be repurposed as well, should a roof be installed.

2020 Campus Master Plan Recommendation

The 2014 Master Plan suggested that the Barn be converted to the Barn Café, a student social space with casual food services. However, the 2020 Campus Development Plan suggests that this structure would better serve the grounds personnel, replacing the trailer currently housing those workers. The trailer is obsolete and costly to maintain, and inadequate shop and storage space could be remedied by relocating to the Barn. This is a cost effective solution to meet these needs. Any use for student services or amenities would be inconvenient if located here.

Building Use and Condition

The building is in fair condition overall. It should receive continued maintenance on a regular basis. It will continue to serve the University in some capacity with proper maintenance and upkeep.

Priority

The Barn is not currently listed in the Capital Priorities Plan. There are no other renovation plans or capital expenditures forecast with the exception of continued maintenance unless funds are identified for renovation.

Capital Improvements - Barn

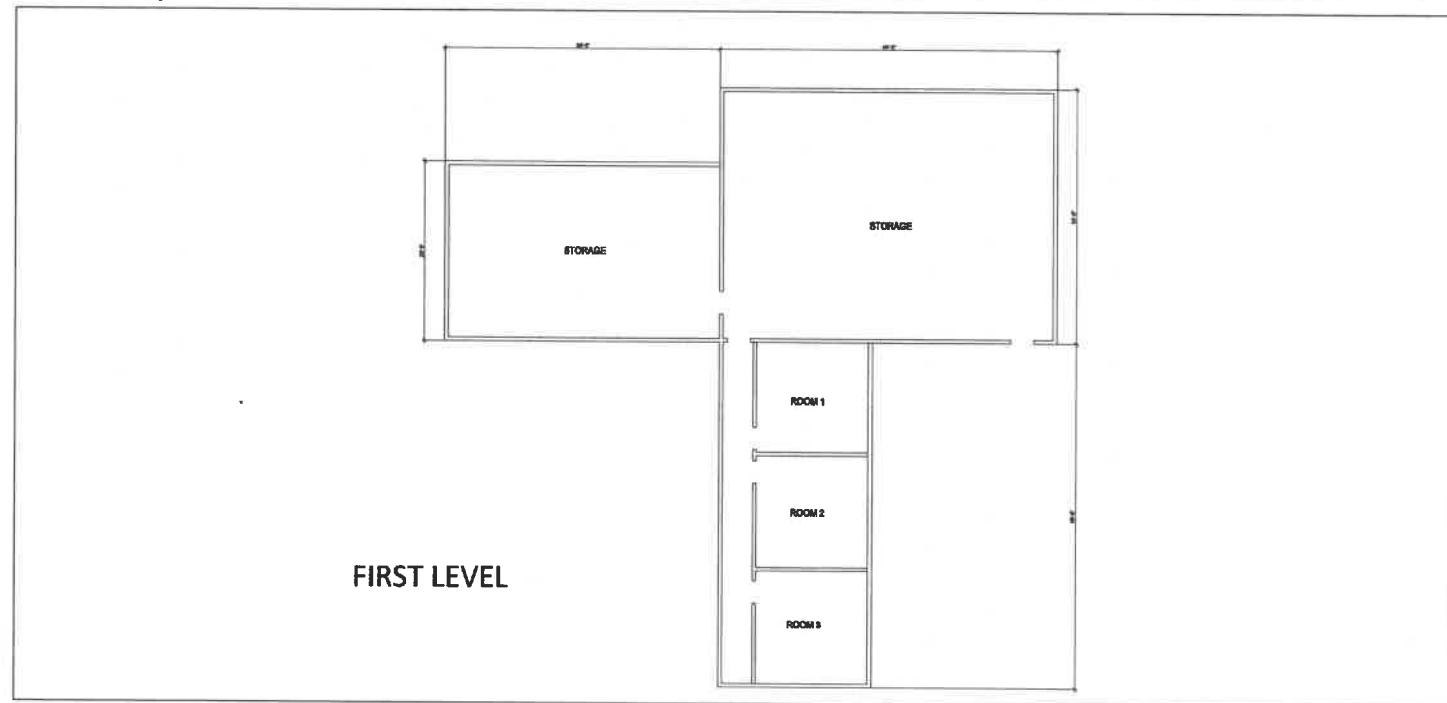
	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability		-		
Asset Preservation	A			
Program Improvement	C			
Economic Operation	D	E		
Life/Safety Code Updates		F		
New Construction				

Physical Plant Package Needs

A – Building Envelope D – Space Renewal

B – Building Systems E - Utility Infrastructure

C – Life Safety F – Grounds Infrastructure



E36. Football Storage (Garage)



Building Area	Net	Gross
First Floor		793
Total		793

Building Information

Popodicon Drive
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Support Facility
 Gross Area: 793 Sq. Ft.
 Construction Year: 1980
 Original Cost: \$1,000
 Building Replacement Cost: \$4,200
 Floors: 1
 Rooms: 1
 Fire Class: 0
 Number of Elevators: 0
 Fire Alarm: No
 Sprinkler: No
 Handicap Access: Yes
 Occupied: No
 Historical Registry: No
 E&G: Yes
 Foundation Type: Cast In Place
 Exterior Wall Type: Metal
 Construction Type: Fire Resistive
 Roof Type: Preformed Metal

Existing Conditions Narrative

This is a typical metal storage shed/garage used to store miscellaneous equipment in support of the football program. Because of the location it may better serve the grounds staff for additional storage of seasonal equipment. The current location is not convenient to the football program.

2020 Campus Master Plan Recommendation

This building should continue to be considered for use for the grounds maintenance staff. Previous master plans have called for its demolition and relocating grounds to another location. However, until higher priority deferred maintenance is completed, this building and area will suffice.

Building Use and Condition

The building is in good condition overall. It should receive continued maintenance on a regular basis. It can continue to serve the University as a ground support building.

Priority

The Football Storage building is not listed currently in the Capital Priorities Plan. There are no other renovation plans or capital expenditures forecast with the exception of continued maintenance and implementation of energy efficient measures.

Capital Improvements – Football Storage

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

Physical Plant Package Needs

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

37. Potomac Place



Building Area	Net	Gross
First Floor		30,000
Second Floor		30,000
Third Floor		30,000
Fourth Floor		30,000
Total		120,000

Building Information

170 West Campus Drive
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Residential Facility
 Gross Area: 31,780 Sq. Ft.
 Construction Year: 2017
 Original Cost: \$22,000,000
 Building Replacement Cost: \$24,500,000
 Floors: 4
 Rooms: 140
 Fire Class: 7
 Number of Elevators: 2
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Wood Frame
 Roof Type: Epdm

Existing Conditions Narrative

This is the newest residence hall, and replaced the loss of beds when Kenamond, Turner and Gardiner closed. It is in relatively good condition, but is still continues to have maintenance issues related to oversights in the construction process, especially the elevators. Room conditioning (HVAC) is provided by individual room thru-the-wall packaged terminal air conditioning (PTAC) units providing both heating and air conditioning. These units are maintained regularly and filters cleaned between each semester. Maintenance needs are slightly above normal.

2020 Campus Master Plan Recommendation

Potomac Place should continue to be properly maintained, and attention given to proactive maintenance and upkeep. Particular attention should be given to the elevators, as they cause excessive maintenance issues. Attention should also be given to evaluating the equipment served by the emergency generators.

Building Use and Condition

The building is in good condition since it is newly constructed, but since it is a residence hall, it should receive more regular and consistent preventative maintenance. It will continue to be used for housing students, and is located in an area populated by additional residence halls. Continued attention should be given to the operational efficiencies and utility usage.

Priority

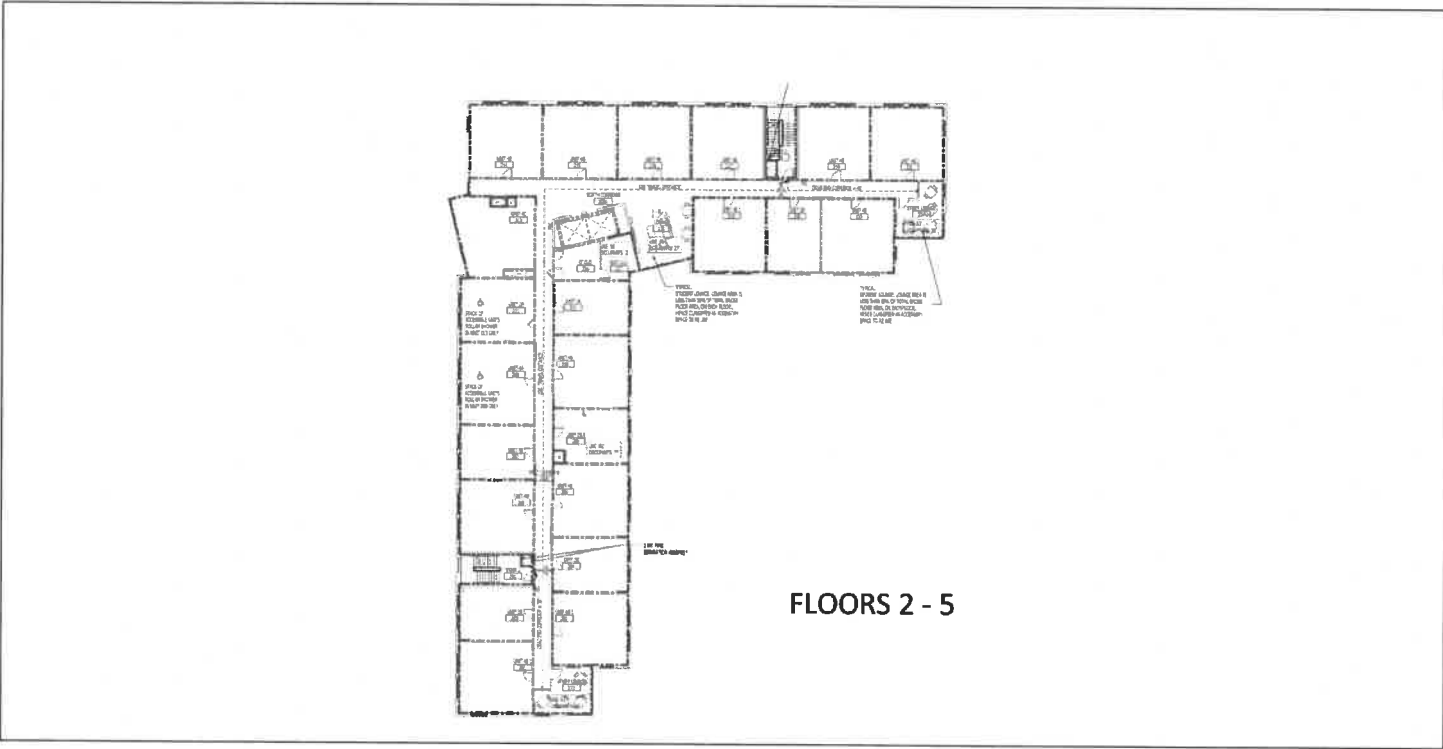
There are no plans for major capital projects. Normal upkeep and maintenance will continue to be performed.

Capital Improvements - Potomac Place

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

Physical Plant Package Needs

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



38. Grounds Equipment Shed (Cuckler Building)

Building Area	Net	Gross
First Floor		4,000
Total		4,000

Building Information

111 Shepherd Grade Road
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Support Facility
 Gross Area: 4,000 Sq. Ft.
 Construction Year: 1979
 Original Cost: \$30,000
 Building Replacement Cost: \$1,500,000
 Floors: 1
 Rooms: 1
 Fire Class: 6
 Number of Elevators: 0
 Fire Alarm: No
 Sprinkler: No
 Handicap Access: Yes
 Occupied: No
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Metal
 Construction Type: Fire Resistant
 Roof Type: Standing Seam Metal

Existing Conditions Narrative

This is a clear span steel structure being used to house grounds maintenance equipment and supplies. It is also a repair facility. It is in serviceable condition with minor cosmetic repair needs. The building is heated with a propane split system.

2020 Campus Master Plan Recommendation

This building, along with others surrounding it, should continue to be used for their existing purpose. Previous master plans have called for its demolition and relocating grounds to another location, however until a higher priority is given to deferred maintenance and completed, this building and area will suffice.

Building Use and Condition

The building is in good condition overall. It should receive continued maintenance on a regular basis, especially regarding utilities and improved maintenance efficiencies. It will continue to serve the University as a ground support building. Attention should be given to the operational efficiencies and utility usage.

Priority

The Cuckler building is not listed currently in Capital Priorities Plan. There are no other renovation plans or capital expenditures forecast with the exception of continued maintenance and implementation of energy efficient measures.

Capital Improvements - Cuckler Building

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

Physical Plant Package Needs

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

39. Printz Hall



Building Area	Net	Gross
First Floor		12,615
Second Floor		12,615
Third Floor		12,615
Third Floor		12,615
Total		50,460

Building Information

554 University Drive
 Shepherdstown, WV, 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Residential Facility
 Gross Area: 50,460 Sq.ft.
 Construction Year: 2006
 Original Cost: \$7,000,000
 Building Replacement Cost: \$8,500,000
 Floors: 4
 Rooms: 98
 Fire Class: 0
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Standing Seam Metal

Existing Conditions Narrative

This residence hall, constructed in 2006, is in good condition. This building relies on the mechanical systems in the adjacent Dunlop Hall for HVAC systems. It is currently conditioned by a water cooled chiller and electric hydronic heat. Current maintenance needs will center on finishes, such as paint and floor coverings, over the course of the next 2 to 3 years. Kitchen cabinetry continues to experience premature failure, generally due to use conditions and initial construction quality of less than a commercial nature. The utility infrastructure is in constant need of repair and maintenance. Major maintenance projects are performed annually.

2020 Campus Master Plan Recommendation

Printz Hall should continue to be properly maintained, and attention given to the maintenance items mentioned above.

Building Use and Condition

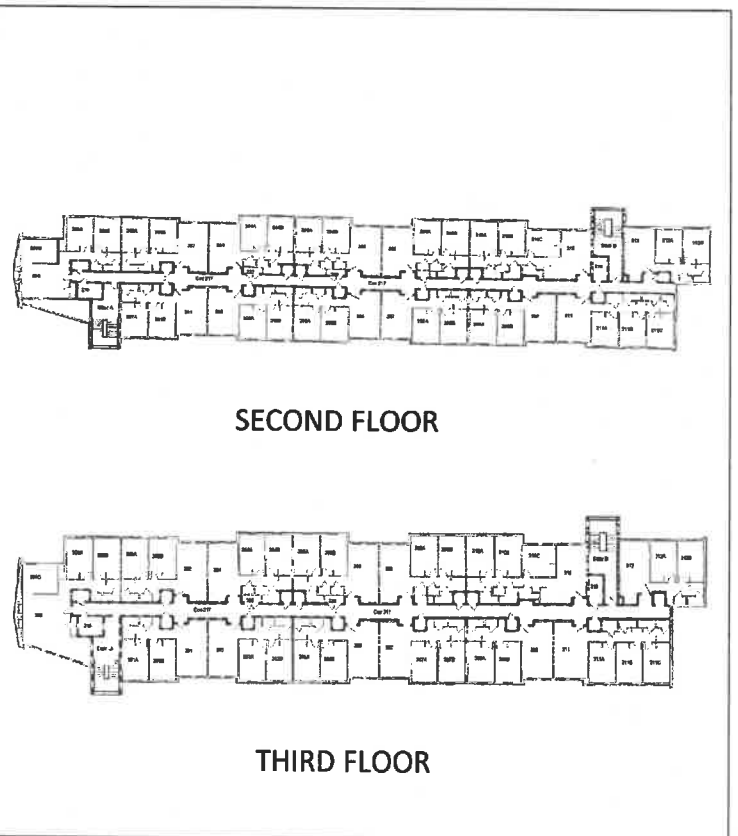
The building is in good condition, but should receive more regular and consistent preventative maintenance. It will continue to be used as a residence hall, and is located in an area that has been designated for the same. Continued attention should be given to the operational efficiencies and utility usage.

Priority

There are no plans for major capital projects. Normal upkeep and maintenance will continue to be performed.

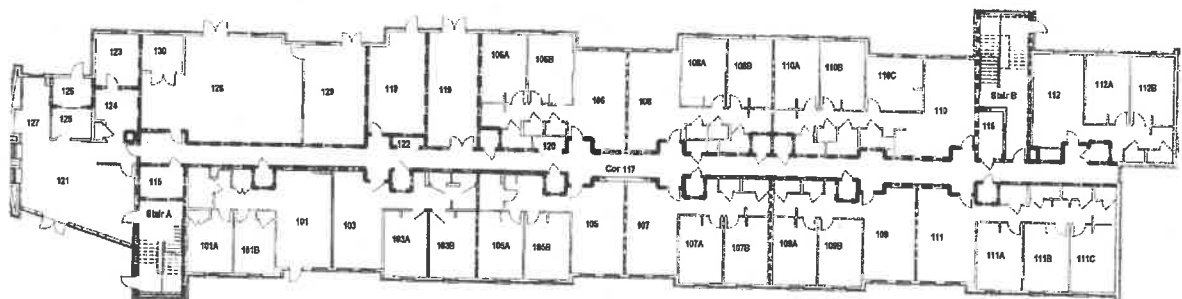
Capital Improvements – Printz Hall

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



Physical Plant Package Needs

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



40. Dunlop Hall

Building Area	Net	Gross
First Floor		12,615
Second Floor		12,615
Third Floor		12,615
Third Floor		12,615
Total		50,460

Building Information

604 University Drive
 Shepherdstown, WV, 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Residential Facility
 Gross Area: 50,460 Sq.ft.
 Construction Year: 2006
 Original Cost: \$12,000,000
 Building Replacement Cost: \$16,500,000
 Floors: 4
 Rooms: 98
 Fire Class: 0
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Standing Seam Metal

Existing Conditions Narrative

Dunlop Hall, constructed in 2006, is in good condition. This building provides the mechanical systems for both itself and the adjacent Printz Hall for the building's HVAC systems. It is currently conditioned by a water cooled chiller and electric hydronic heat. Current maintenance needs will center on finishes, such as paint and floor coverings, over the course of the next 2 to 3 years. Kitchen cabinetry continues to experience premature failure, generally due to use conditions and initial construction quality of less than a commercial nature. The utility infrastructure is in constant need of repairs and maintenance. Major maintenance projects are performed annually.

2020 Campus Master Plan Recommendation

Dunlop Hall should continue to be properly maintained, and attention given to the maintenance items mentioned above.

Building Use and Condition

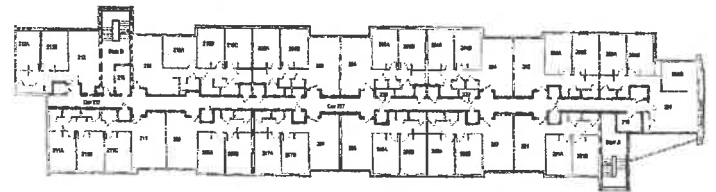
The building is in good condition, but should receive more regular and consistent preventative maintenance. It will continue to be used as a residence hall, and is located in an area that has been designated for the same. Continued attention should be given to the operational efficiencies and utility usage.

Priority

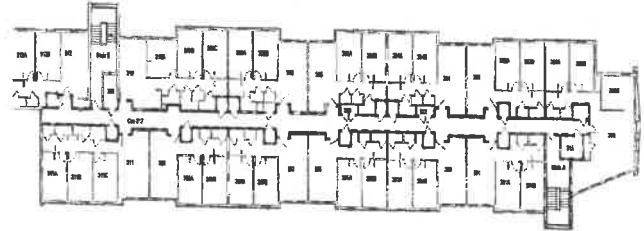
There are no plans for major capital projects. Normal upkeep and maintenance will continue to be performed.

Capital Improvements – Dunlop Hall

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



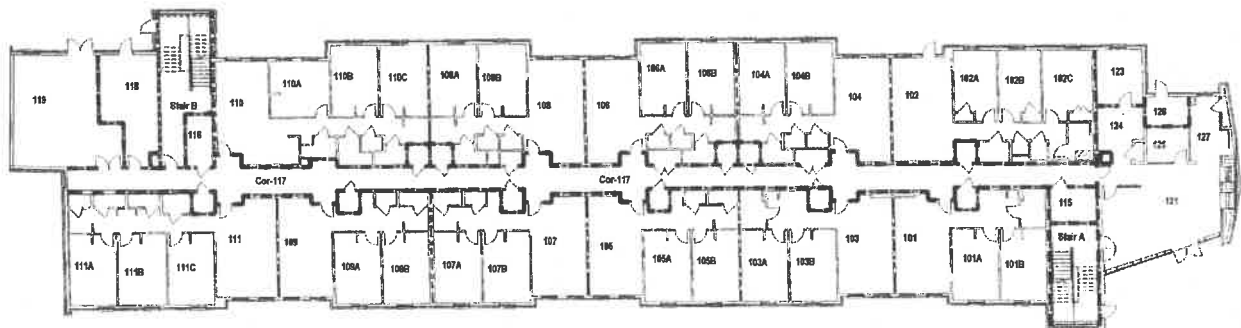
SECOND FLOOR



THIRD FLOOR

Physical Plant Package Needs

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



FIRST FLOOR

41. Martin Hall



(Typical Westwood Building Shown)

Building Area	Net	Gross
First Floor		3,565
Second Floor		3,565
Third Floor		3,565
Total		10,695

Building Information

25 Campus Hill Drive
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Residential Facility
 Gross Area: 10,695 Sq. Ft.
 Construction Year: 1989
 Original Cost: \$916,200
 Building Replacement Cost: \$3,500,000
 Floors: 3
 Rooms: 72
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: No
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Shingle

Existing Conditions Narrative

Martin Hall is one of six suite style residential buildings, which collectively is referred to as Westwoods, and is located on west campus. This building is in relatively good condition; however, it is in need of mechanical and electrical upgrades. It is currently conditioned by Packaged Terminal Air Conditioner (PTAC) units. Minor upgrades were performed in 2012. The design for HVAC and electrical upgrades for Burkhart Hall would apply here, and are needed. Ongoing maintenance includes HVAC replacement, floor covering, envelope repair including masonry, roof and windows, and electrical upgrades.

2020 Campus Master Plan Recommendation

Martin Hall should continue to be properly maintained, and attention given to the maintenance items mentioned above. Because of insufficient air movement attributed to the original design of this building, the recent central HVAC system upgrades, if implemented, will significantly reduce the predominance of mold and mildew found here in the late summer and early fall each year. This design would be applicable to the rest of Westwoods as well. Before a new residence hall is constructed, the viability of the continued use of this and other Westwoods residence halls should be considered.

Building Use and Condition

The building is in fair condition, but should receive more regular and consistent preventative maintenance. It will continue to be used as a residence hall, and is located in an area designated as such. Continued attention should be given to the operational efficiencies and utility usage.

Priority

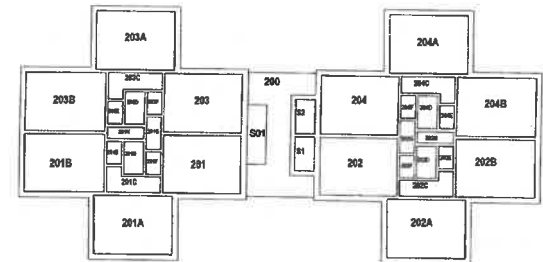
This building has not been submitted for a major capital project. Normal upkeep and maintenance will continue to be performed.

Capital Improvements – Martin Hall

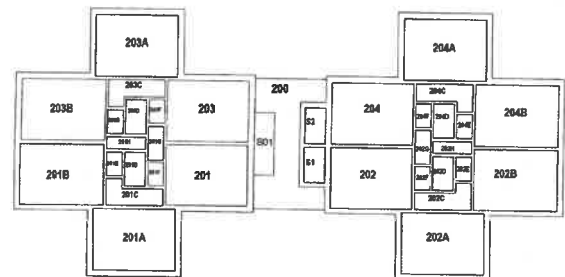
	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability		B		
Asset Preservation	A			
Program Improvement	C			
Economic Operation	D	E		
Life/Safety Code Updates		F		
New Construction				

Physical Plant Package Needs

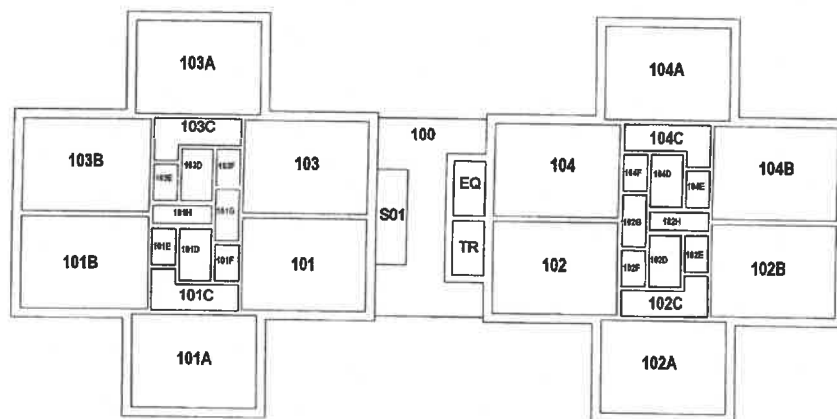
- A – Building Envelope D – Space Renewal
 B – Building Systems E - Utility Infrastructure
 C – Life Safety F – Grounds Infrastructure



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

42. Lurry Hall



(Typical Westwood Building Shown)

Building Area	Net	Gross
First Floor		3,565
Second Floor		3,565
Third Floor		3,565
Total		10,695

Building Information

29 Campus Hill Drive
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Residential Facility
 Gross Area: 10,695 Sq. Ft.
 Construction Year: 1989
 Original Cost: \$916,200
 Building Replacement Cost: \$3,500,000
 Floors: 3
 Rooms: 72
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: No
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Shingle

Existing Conditions Narrative

Lurry Hall is one of six suite style residential buildings which collectively is referred to as Westwoods, and is located on west campus. This building is in relatively good condition; however, it is in need of mechanical and electrical upgrades. It is currently conditioned by Packaged Terminal Air Conditioner (PTAC) units. Minor upgrades were performed in 2012. The design for HVAC and electrical upgrades for Burkhart Hall would apply here, and are needed. Ongoing maintenance includes HVAC replacement, floor covering, envelope repair including masonry, roof and windows, and electrical upgrades.

2020 Campus Master Plan Recommendation

Lurry Hall should continue to be properly maintained, and attention given to the maintenance items mentioned above. Because of insufficient air movement attributed to the original design of this building, the recent central HVAC system upgrades, if implemented, will significantly reduce the predominance of mold and mildew found here in the late summer and early fall each year. This design would be applicable to the rest of Westwoods as well. Before a new residence hall is constructed, the viability of the continued use of this and other Westwoods residence halls should be considered.

Building Use and Condition

The building is in fair condition, but should receive more regular and consistent preventative maintenance. It will continue to be used as a residence hall, and is located in an area designated as such. Continued attention should be given to the operational efficiencies and utility usage.

Priority

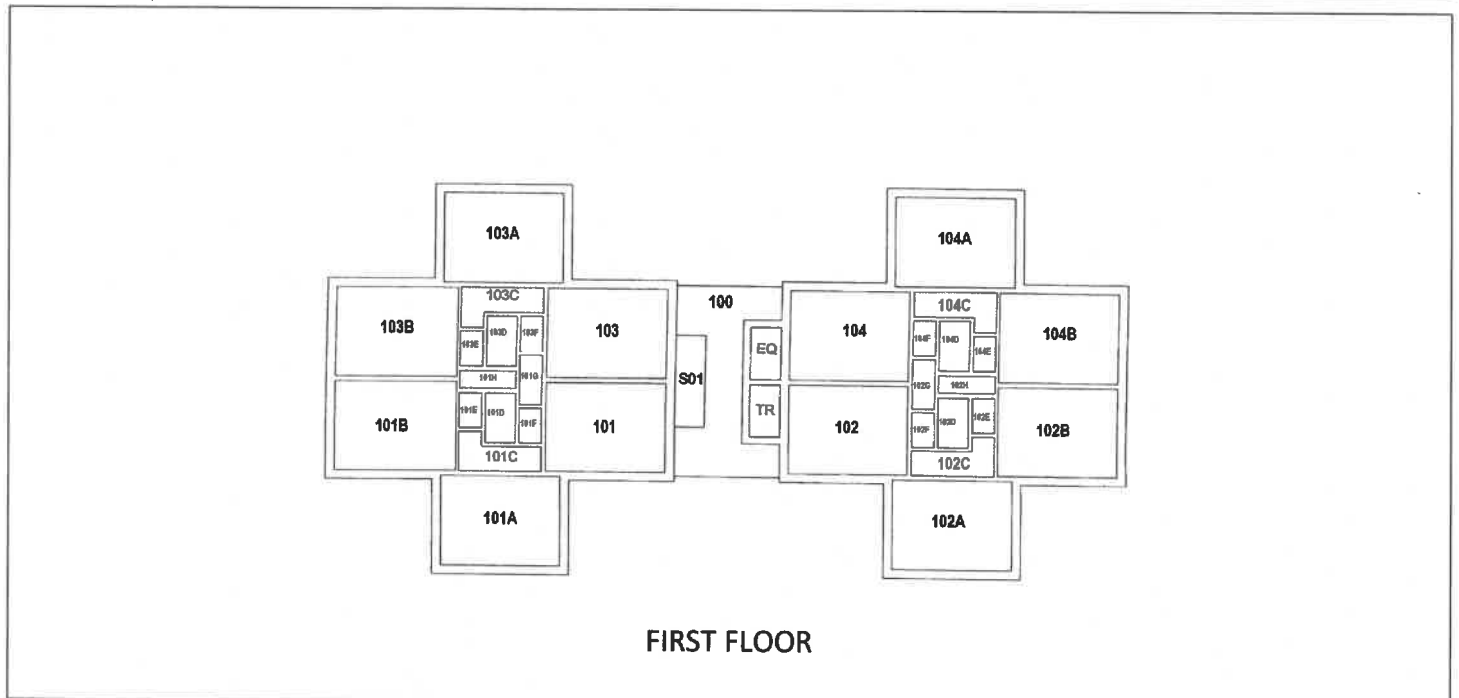
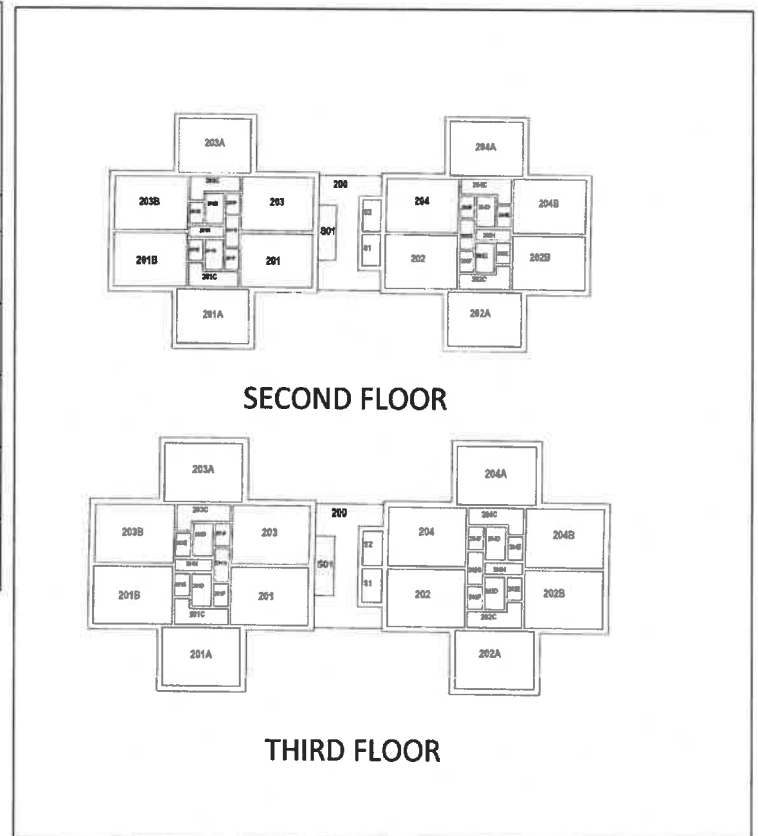
This building has not been submitted for a major capital project. Normal upkeep and maintenance will continue to be performed.

Capital Improvements – Lurry Hall

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

Physical Plant Package Needs

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



43. Boteler Hall



(Typical Westwood Building Shown)

Building Area	Net	Gross
First Floor		3,565
Second Floor		3,565
Third Floor		3,565
Total		10,695

Building Information

133 Campus Hill Drive
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Auxiliary Enterprise
 Space Use Category: Residential Facility
 Gross Area: 10,695 Sq. Ft.
 Construction Year: 1989
 Original Cost: \$916,200
 Building Replacement Cost: \$3,500,000
 Floors: 3
 Rooms: 72
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: No
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Shingle

Existing Conditions Narrative

Boteler Hall is one of six suite style residential buildings, which collectively is referred to as Westwoods, and is located on west campus. This building is in relatively good condition; however, it is in need of mechanical and electrical upgrades. It is currently conditioned by Packaged Terminal Air Conditioner (PTAC) units. Minor upgrades were performed in 2012. The design for HVAC and electrical upgrades for Burkhardt Hall would apply here, and are needed. Ongoing maintenance includes HVAC replacement, floor covering, envelope repair including masonry, roof and windows, and electrical upgrades.

2020 Campus Master Plan Recommendation

Boteler Hall should continue to be properly maintained, and attention given to the maintenance items mentioned above. Because of insufficient air movement attributed to the original design of this building, the recent central HVAC system upgrades, if implemented, will significantly reduce the predominance of mold and mildew found here in the late summer and early fall each year. This design would be applicable to the rest of Westwoods as well. A new residence hall is constructed, the viability of the continued use of this and other Westwoods residence halls should be considered.

Building Use and Condition

The building is in fair condition, but should receive more regular and consistent preventative maintenance. In addition to housing the Shepherd University Food Pantry, it will continue to be used as a residence hall, and is located in an area designated as such. Continued attention should be given to the operational efficiencies and utility usage.

Priority

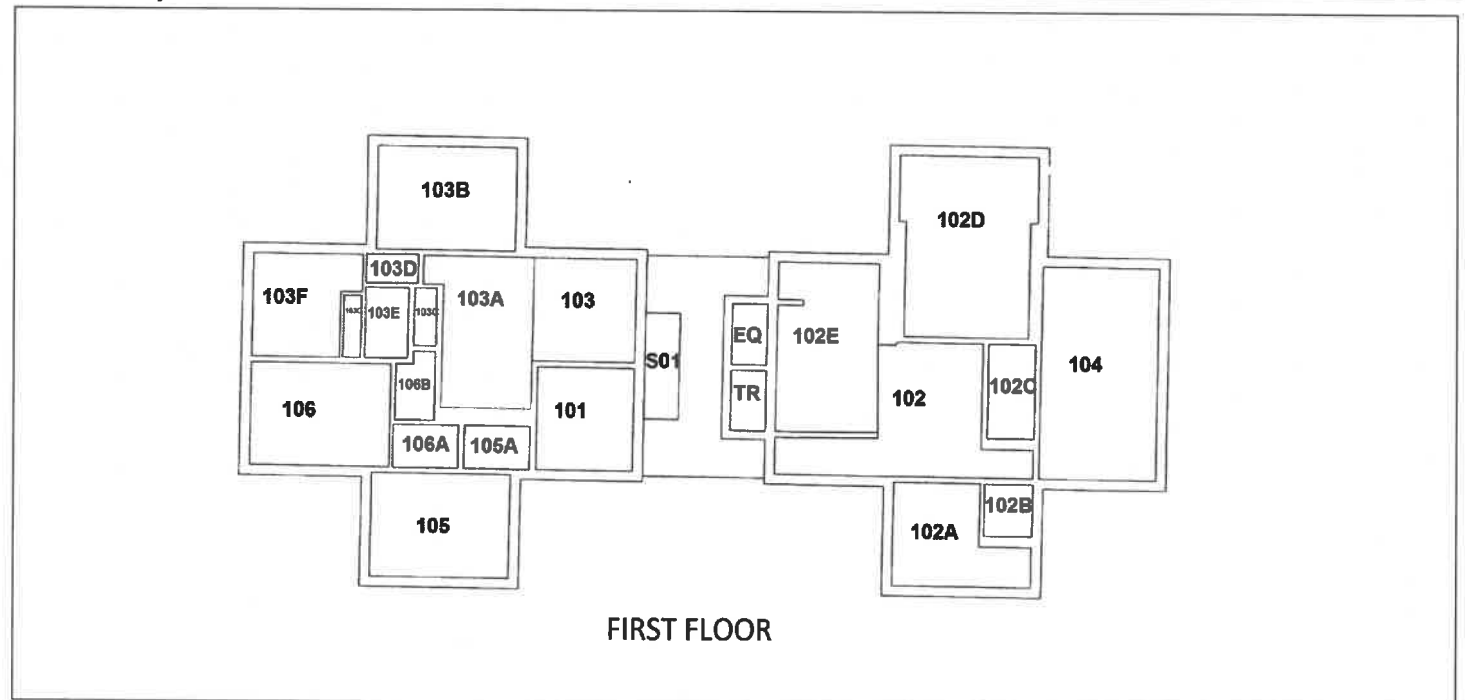
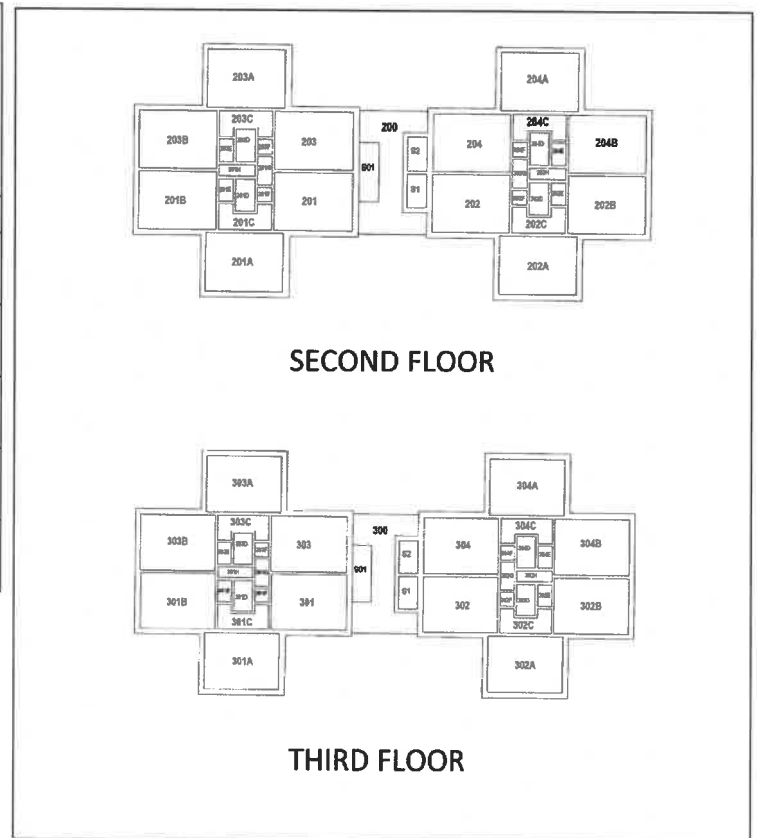
This building has not been submitted for a major capital project. Normal upkeep and maintenance will continue to be performed.

Capital Improvements - Boteler Hall

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

Physical Plant Package Needs

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



44. Moler Hall

(Typical Westwood Building Shown)

Building Area	Net	Gross
First Floor		3,565
Second Floor		3,565
Third Floor		3,565

Total		10,695
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Building Information

133 Campus Hill Drive
 Shepherdstown, WV 25443
 (Jefferson County)

Building Type: Auxiliary Enterprise

Space Use Category: Residential Facility

Gross Area: 10,695 Sq. Ft.

Construction Year: 1984

Original Cost: \$656,603

Building Replacement Cost: \$3,500,000

Floors: 3

Rooms: 72

Fire Class: 7

Number of Elevators: 0

Fire Alarm: Yes

Sprinkler: No

Handicap Access: No

Occupied: Yes

Historical Registry: No

E&G: No

Foundation Type: Cast In Place

Exterior Wall Type: Brick

Construction Type: Masonry

Roof Type: Shingle

Existing Conditions Narrative

Moler Hall is one of six suite style residential buildings, which collectively is referred to as Westwoods, and is located on west campus. This building is in relatively good condition; however, it is in need of mechanical and electrical upgrades. Minor upgrades were performed in 2012. It is currently conditioned by Packaged Terminal Air Conditioner (PTAC) units. The design for HVAC and electrical upgrades for Burkhart Hall would apply here, and are needed. Ongoing maintenance includes HVAC replacement, floor covering, envelope repair including masonry, roof and windows, and electrical upgrades.

2020 Campus Master Plan Recommendation

Moler Hall should continue to be properly maintained, and attention given to the maintenance items mentioned above. Because of insufficient air movement attributed to the original design of this building, the recent central HVAC system upgrades, if implemented, will significantly reduce the predominance of mold and mildew found here in the late summer and early fall each year. This design would be applicable to the rest of Westwoods as well. Before a new residence hall is constructed, the viability of the continued use of this and other Westwoods residence halls should be considered.

Building Use and Condition

The building is in fair condition, but should receive more regular and consistent preventative maintenance. In addition to housing Shepherd University Police Department, it will continue to be used as a residence hall, and is located in an area designated as such. Continued attention should be given to the operational efficiencies and utility usage.

Priority

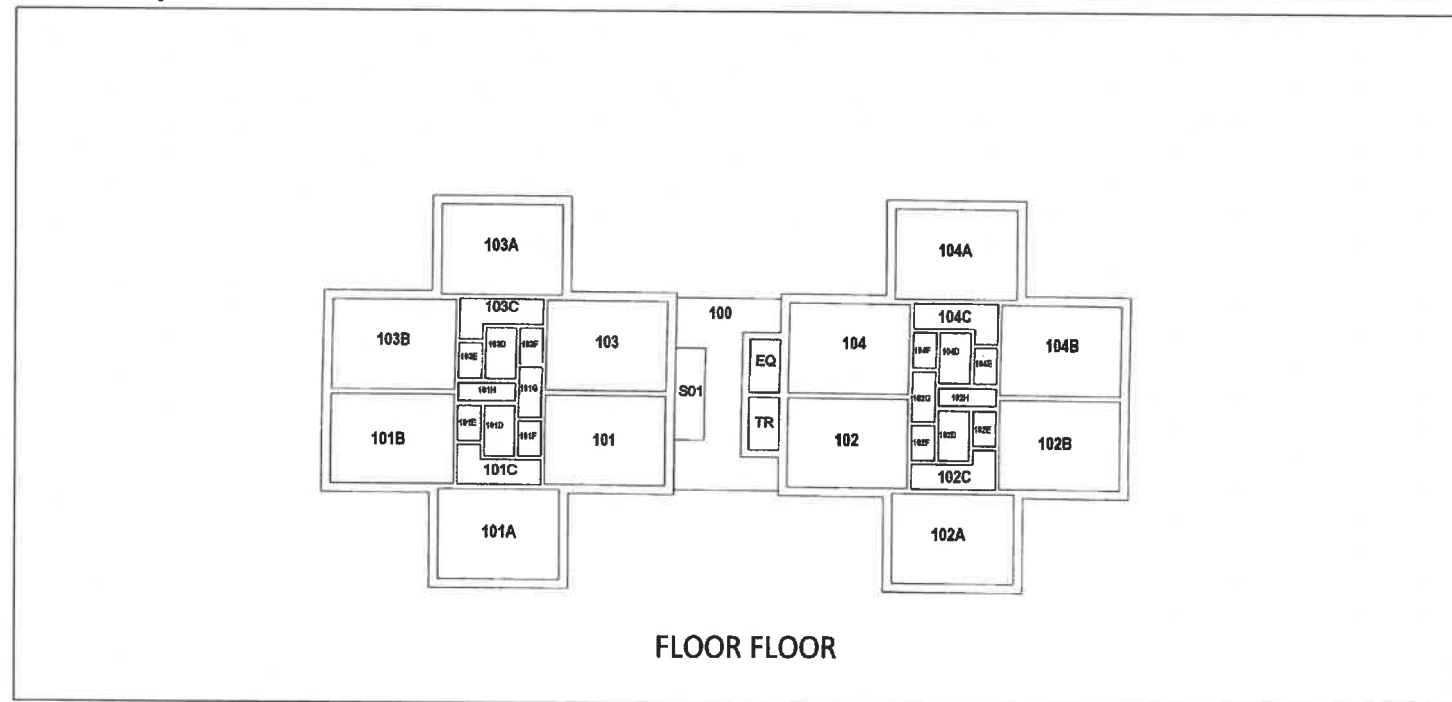
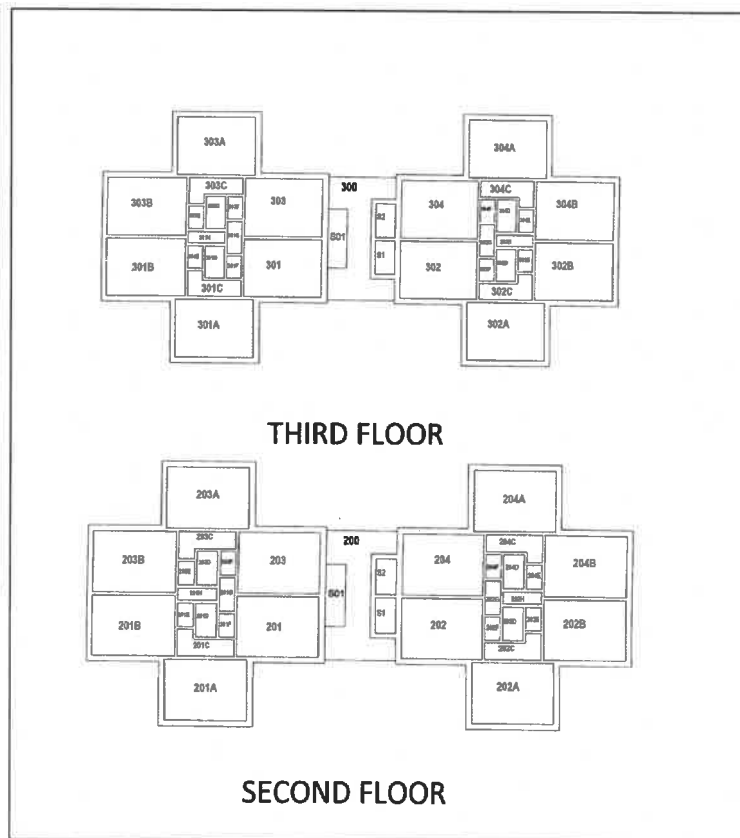
This building has been submitted for a major capital project as high as #11 in 2018. However, it currently is not listed. Normal upkeep and maintenance will continue to be performed.

Capital Improvements – Moler Hall

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

Physical Plant Package Needs

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



45. Yost Hall

(Typical Westwood Building Shown)

Building Area	Net	Gross
First Floor		3,565
Second Floor		3,565
Third Floor		3,565

Total		10,695
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Building Information

155 Campus Hill Drive
 Shepherdstown, WV 25443
 (Jefferson County)

Building Type: Auxiliary Enterprise

Space Use Category: Residential Facility

Gross Area: 10,689 Sq. Ft.

Construction Year: 1980

Original Cost: \$75,000

Building Replacement Cost: \$3,500,000

Floors: 3

Rooms: 72

Fire Class: 7

Number of Elevators: 0

Fire Alarm: Yes

Sprinkler: No

Handicap Access: No

Occupied: Yes

Historical Registry: No

E&G: No

Foundation Type: Cast In Place

Exterior Wall Type: Brick

Construction Type: Masonry

Roof Type: Shingle

Existing Conditions Narrative

Yost Hall is one of six suite style residential buildings, which collectively is referred to as Westwoods, and is located on west campus. This building is in relatively good condition; however, it is in need of mechanical and electrical upgrades. The most current major renovations included the fire alarm system and electronic access to the outside doors installed in 2012. It is currently conditioned by Packaged Terminal Air Conditioner (PTAC) units. Bid documents were prepared in 2018 and bids received in early 2019 for HVAC and electrical upgrades, but the decision was made to forego any renovation until a later date. Through this process, it was discovered that the budget for these upgrades, limited to a more efficient, central HVAC system and upgrades to the electrical infrastructure would be approximately \$550,000.00. Ongoing maintenance includes, HVAC, replacement, floor covering, envelope repair including masonry, roof and windows, and electrical upgrades.

2020 Campus Master Plan Recommendation

Yost Hall should continue to be properly maintained, and attention given to the maintenance items mentioned above. Because of insufficient air movement attributed to the original design of this building, the recent central HVAC system upgrades, if implemented, will significantly reduce the predominance of mold and mildew found here in the late summer and early fall each year. This design would be applicable to the rest of Westwoods as well. Before a new residence hall is constructed, the viability of the continued use of this and other Westwoods residence halls should be considered.

Building Use and Condition

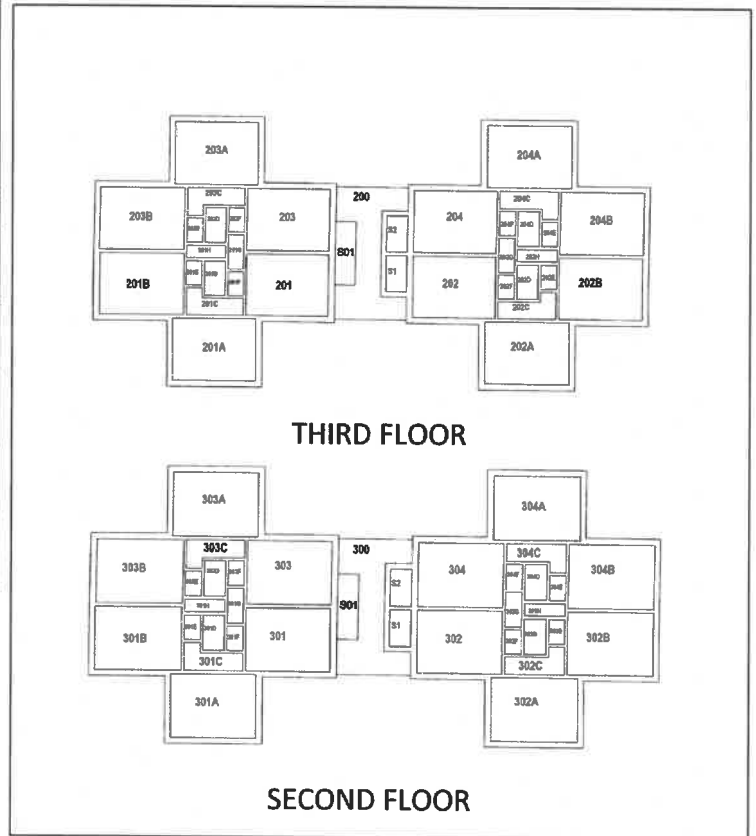
The building is in fair condition, but should receive more regular and consistent preventative maintenance. It will continue to be used as a residence hall, and is located in an area designated as such. Continued attention should be given to the operational efficiencies and utility usage.

Priority

This building has been submitted for a major capital project as high as #9 in 2018. However, it currently is not listed. Normal upkeep and maintenance will continue to be performed.

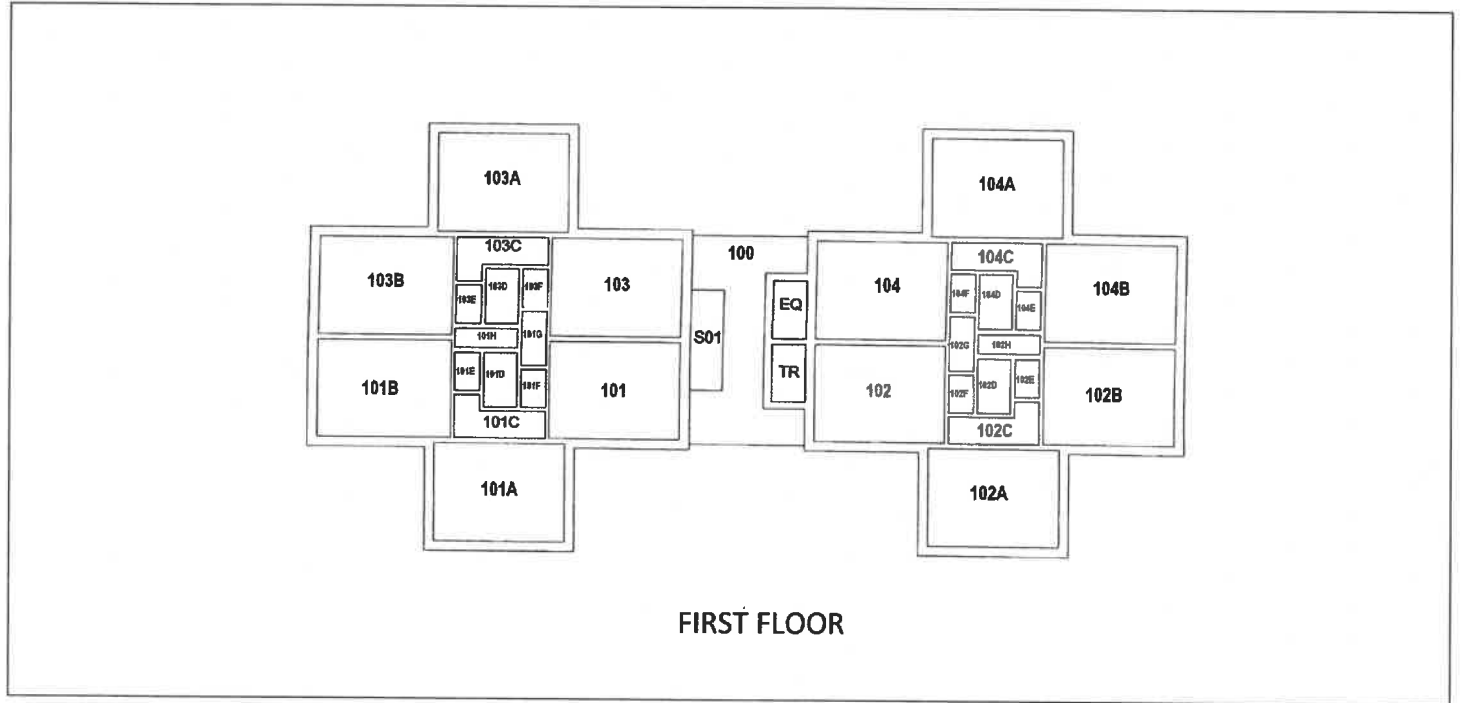
Capital Improvements – Yost Hall

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



Physical Plant Package Needs

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



46. Burkhart Hall

(Typical Westwood Building Shown)

Building Area	Net	Gross
First Floor		3,565
Second Floor		3,565
Third Floor		3,565
Total		10,695

Building Information

117 Campus Hill Drive
 Shepherdstown, WV 25443
 (Jefferson County)

Building Type: Auxiliary Enterprise
 Space Use Category: Residential Facility
 Gross Area: 10,695 Sq. Ft.
 Construction Year: 1984
 Original Cost: \$75,000
 Building Replacement Cost: \$3,500,000
 Floors: 3
 Rooms: 72
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: No
 Handicap Access: No
 Occupied: Yes
 Historical Registry: No
 E&G: No
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Shingle

Existing Conditions Narrative

Burkhart Hall is one of six suite style residential buildings, which collectively is referred to as Westwoods, and is located on west campus. This building is in relatively good condition; however, it is in need of mechanical and electrical upgrades. Minor upgrades were performed in 2012. It is currently conditioned by Packaged Terminal Air Conditioner (PTAC) units. The design for HVAC and electrical upgrades for Burkhart Hall would apply here, and are needed. Ongoing maintenance includes HVAC replacement, floor covering, envelope repair including masonry, roof and windows, and electrical upgrades.

2020 Campus Master Plan Recommendation

Burkhart Hall should continue to be properly maintained, and attention given to the maintenance items mentioned above. Because of insufficient air movement attributed to the original design of this building, the recent central HVAC system upgrades, if implemented, will significantly reduce the predominance of mold and mildew found here in the late summer and early fall each year. This design would be applicable to the rest of Westwoods as well. Before a new residence hall is constructed, the viability of the continued use of this and other Westwoods residence halls should be considered.

Building Use and Condition

The building is in fair condition, but should receive more regular and consistent preventative maintenance. It will continue to be used as a residence hall, and is located in an area designated as such. Continued attention should be given to the operational efficiencies and utility usage.

Priority

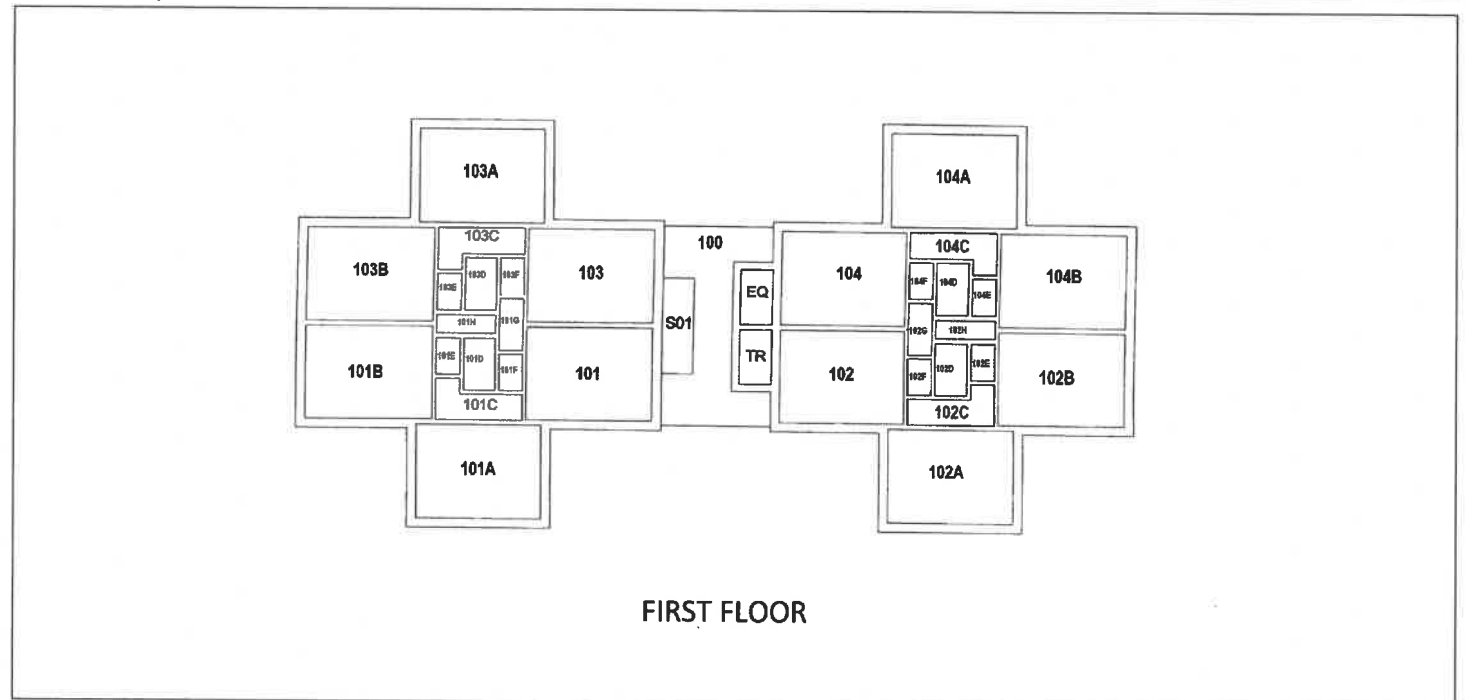
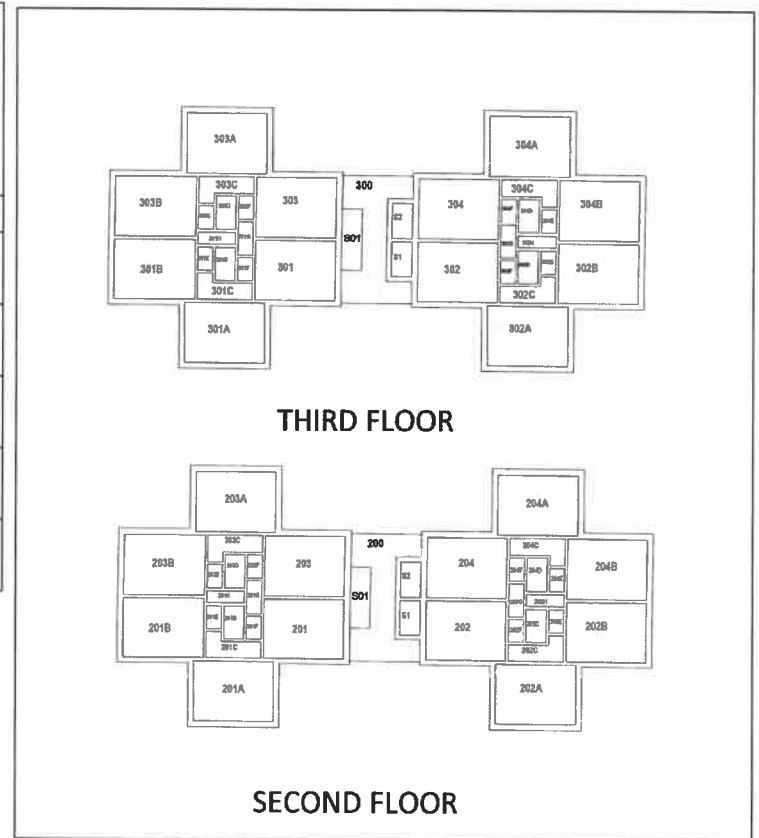
This building has been submitted for a major capital project as high as #11 in 2018. However, it currently is not listed. Normal upkeep and maintenance will continue to be performed.

Capital Improvements – Burkhart Hall

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

Physical Plant Package Needs

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



47. Frank Center

Building Area	Net	Gross
Lower Level		15,890
First Floor		15,890
Total		31,780

Building Information

260 University Drive
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Classroom Facility
 Gross Area: 46,249 Sq. Ft.
 Construction Year: 1979
 Original Cost: \$2,377,543
 Building Replacement Cost: \$15,500,000
 Floors: 1
 Rooms: 88
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Epdm

Existing Conditions Narrative

The Frank Center houses the Department of Music, Graphic Design and a scene shop in support for the Theater program. The building is structurally sound and in good condition. An expansion was added in 2004 to support the growing music program with practice rooms and rehearsal space. With that exception, there has been little additional maintenance projects performed besides normal upkeep. It is conditioned by RTUs and electric heat. Maintenance needs include roof replacement, replacement of floor coverings and replacement of the main underground electrical and plumbing service to the building. The Frank center is in the planning stages of a major renovation, so these items could be addressed then.

2020 Campus Master Plan Recommendation

It is anticipated that this facility will be renovated in the next five years for both accreditation purposes and due to the continued growth of programs contained housed there. It is also one of the primary theater buildings used for the Contemporary American Theater Festival (CATF), so any improvements to the theater portion would be of benefit to all users.

Building Use and Condition

The building is in good condition, but should receive more regular and consistent preventative maintenance. It will continue to be used for music and theater, and is an integral facility used for performances. Continued attention should be given to the operational efficiencies and utility usage.

Priority

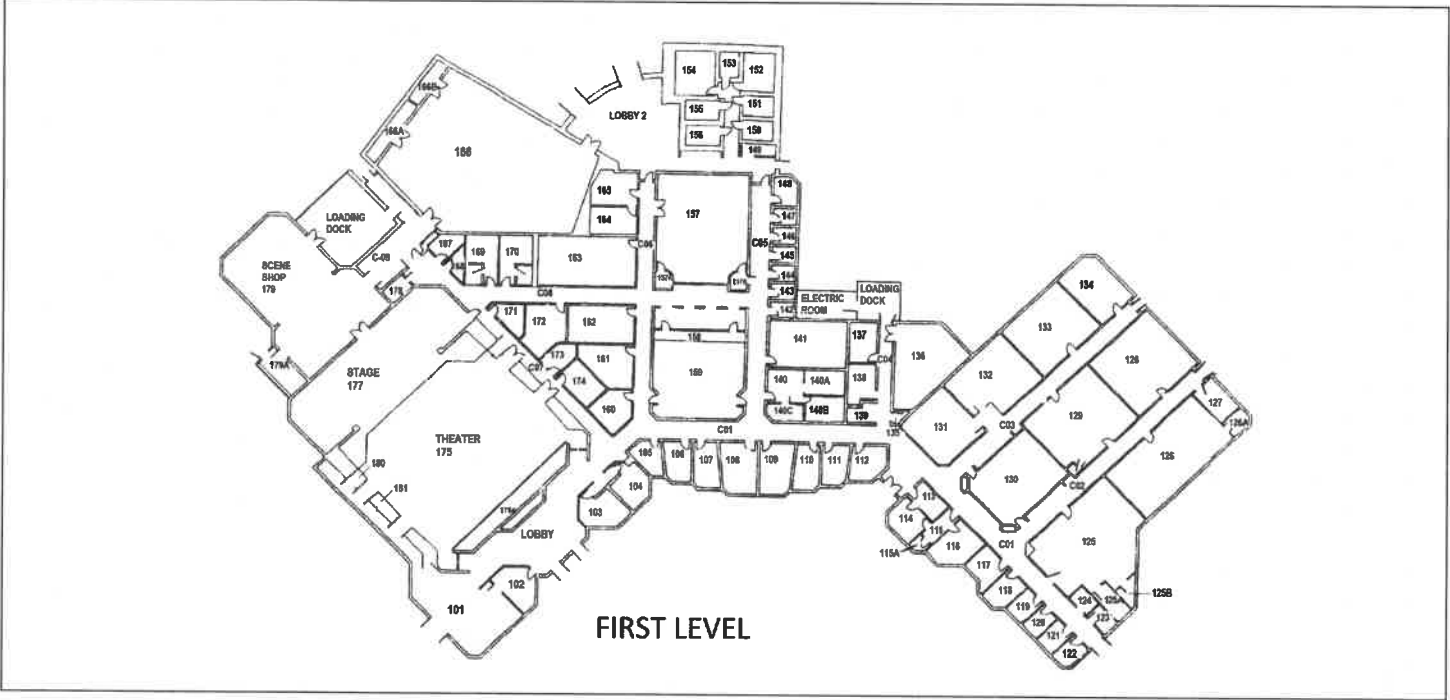
Currently, the Frank Center is listed as #14 on the Capital Improvement schedule. It is anticipated that this project will move forward in the next 1-5 years when funding is identified.

Capital Improvements – Frank Center

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

Physical Plant Package Needs

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



48. Wellness Center

Building Area	Net	Gross
Lower Level		45,000
First Floor		29,000
Total		74,000

Building Information

164 University Drive
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Special Use Facility
 Gross Area: 74,000 Sq. Ft.
 Construction Year: 2009
 Original Cost: \$19,000,000
 Building Replacement Cost: \$25,900,000
 Floors: 2
 Rooms 80
 Fire Class: 7
 Number of Elevators: 1
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Epdm

Existing Conditions Narrative

The Wellness Center, being newly constructed in 2009, is in good condition. However, the investment into existing facilities on Shepherd's campus has fallen short of target levels each year. As newly constructed buildings begin to age, the deferred maintenance will increase unless a more aggressive funding strategy is adopted. To this point, the pool is in need of resurfacing, the 'pool pack' units supplying the appropriate tempered air and humidification is in need of replacement and contains obsolescent refrigerant, and many smaller items that require immediate attention to prevent further increase in deferred maintenance costs. It is conditioned by RTUs and electric heat. As an auxiliary, the Wellness Center is self-funding and has the capacity to budget for the cost associated with its upkeep, including regular maintenance, operations and capital renewal.

2020 Campus Master Plan Recommendation

The Wellness Center is a highly used building on Shepherd's campus. Besides faculty staff and students, it has a large community membership, hosts local swim teams and meets, and offers facility rentals for events and parties. Since it is unique to the area, every effort should be made to keep it maintained properly and include the appropriate funding in the annual capital budget for this purpose.

Building Use and Condition

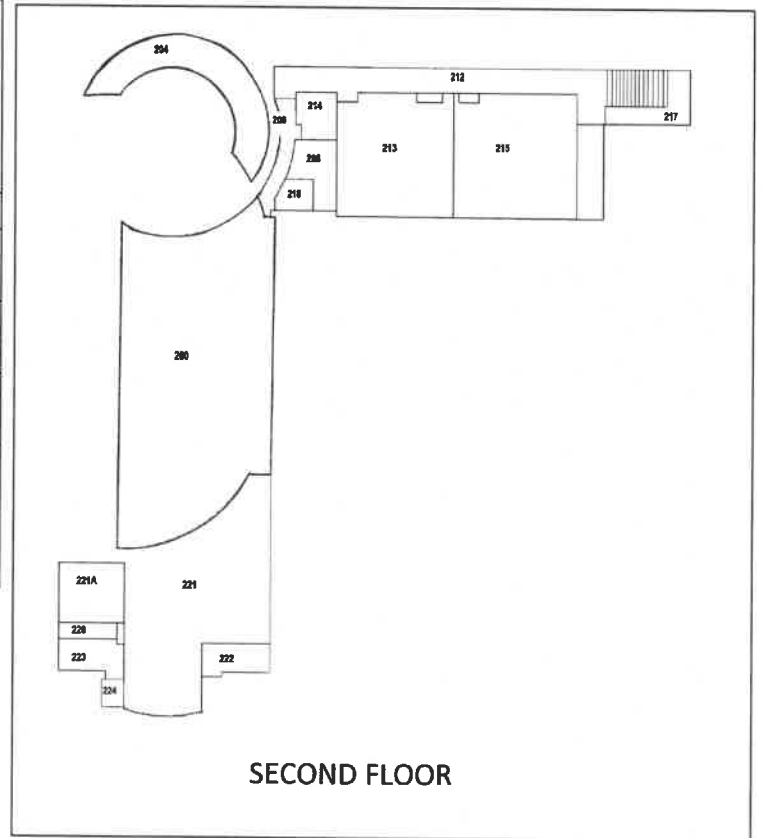
The building is in good condition, but should receive more regular and consistent preventative maintenance. It will continue to be used by many entities, and will contribute to the community outreach aspect of Shepherd's strategic plan. Since the University is considering adding a swim team, it is imperative that proper upkeep and maintenance is performed. Additional attention should be given to the operational efficiencies and utility usage.

Priority

This building is listed as Number 6 on the most current capital planning schedule. Most of the items listed above will be addressed when funding is identified.

Capital Improvements – Wellness Center

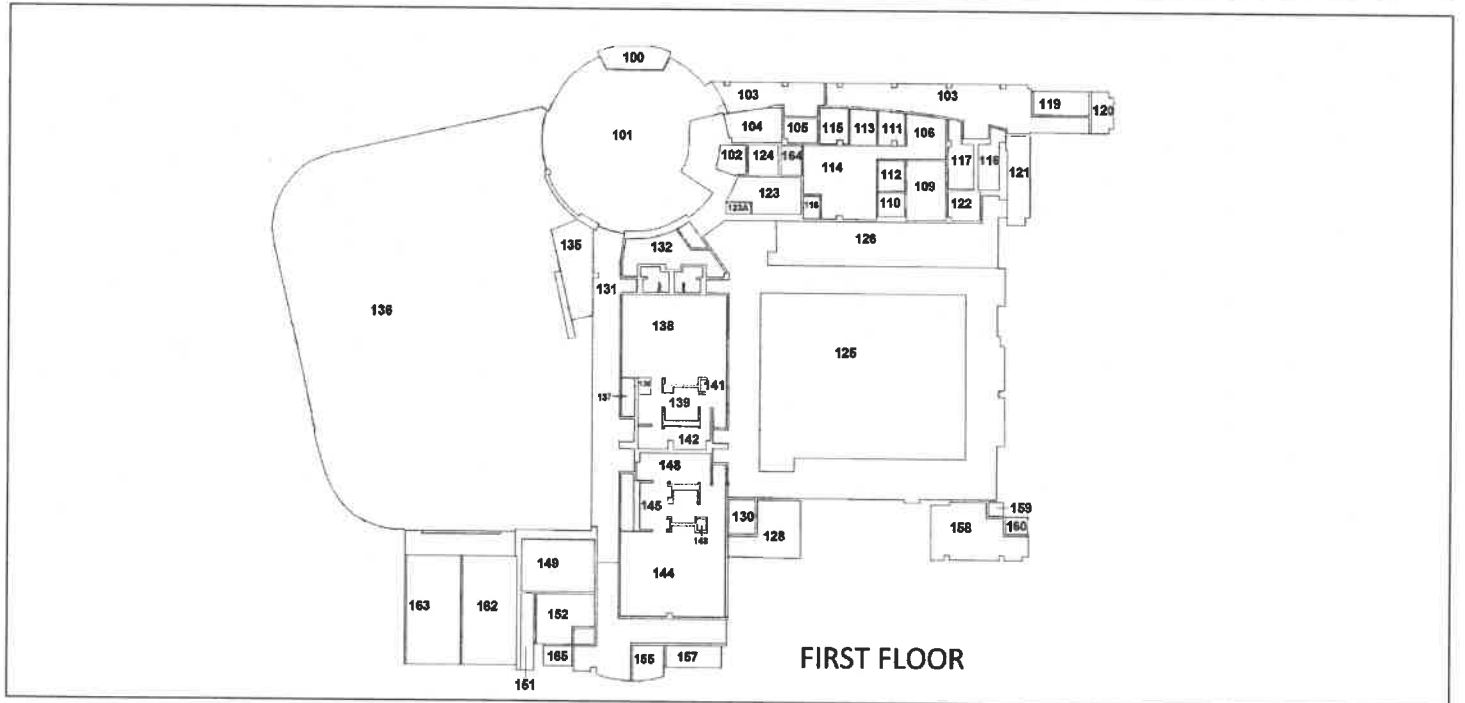
	Repair/ Maintenance	Modernization	Alteration	New Construction
Reliability		B		
Asset Preservation	A			
Program Improvement	C			
Economic Operation	D	E		
Life/Safety Code Updates		F		
New Construction				



SECOND FLOOR

Physical Plant Package Needs

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



FIRST FLOOR

49. Butcher Center



Building Area	Net	Gross
Lower Level		43,000
First Floor		42,475
Total		85,475

Building Information

168 University Drive
 Shepherdstown, WV 25443
 (Jefferson County)
 Building Type: Education & General
 Space Use Category: Special Use Facility
 Gross Area: 85,474 Sq. Ft.
 Construction Year: 1987
 Original Cost: \$8,355,157
 Building Replacement Cost: \$21,368,500
 Floors: 2
 Rooms: 150
 Fire Class: 7
 Number of Elevators: 1
 Fire Alarm: Yes
 Sprinkler: Yes
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Cast In Place
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: EPDM

Existing Conditions Narrative

The Butcher Center is home to the Athletic and Health, Physical Education, Recreation and Sports (HPERS) department offices and facilities. This structure is structurally sound with no known structural deficiencies. It contains the gymnasium and its support spaces, including locker rooms for both home and visiting team use (basketball, women's volleyball), weight room, several classrooms, computer lab and coaches' offices. This building is also used for Shepherd University's graduation as well as local high school graduations and special event venues. The EPDM roof was replaced almost 20 years ago and is reaching the end of its service life. Water penetration into the central storage area was repaired in 2011. At over 30 years old, this building is in need of several significant maintenance items. Shingled areas of the roof should be repaired properly or replaced, HVAC systems (RTU with electric heat) should be upgraded to meet current regulations including acceptable refrigerant, replacement of condensing units that are failing, updates to arena lighting (current lighting to LED), and sound systems and noise control. Masonry components are in need of maintenance.

2020 Campus Master Plan Recommendation

The Butcher Center should be a priority to address the deferred maintenance items mentioned above.

Building Use and Condition

The building is in good condition, but should receive more regular and consistent preventative maintenance. It will continue to be used by the entities listed, especially Shepherd's commencement. When the University proceeds with the renovation to Boone Field House, the renovations to Butcher can be integrated to provide support for the student athletes. Continued attention should be given to the operational efficiencies and utility usage.

Priority

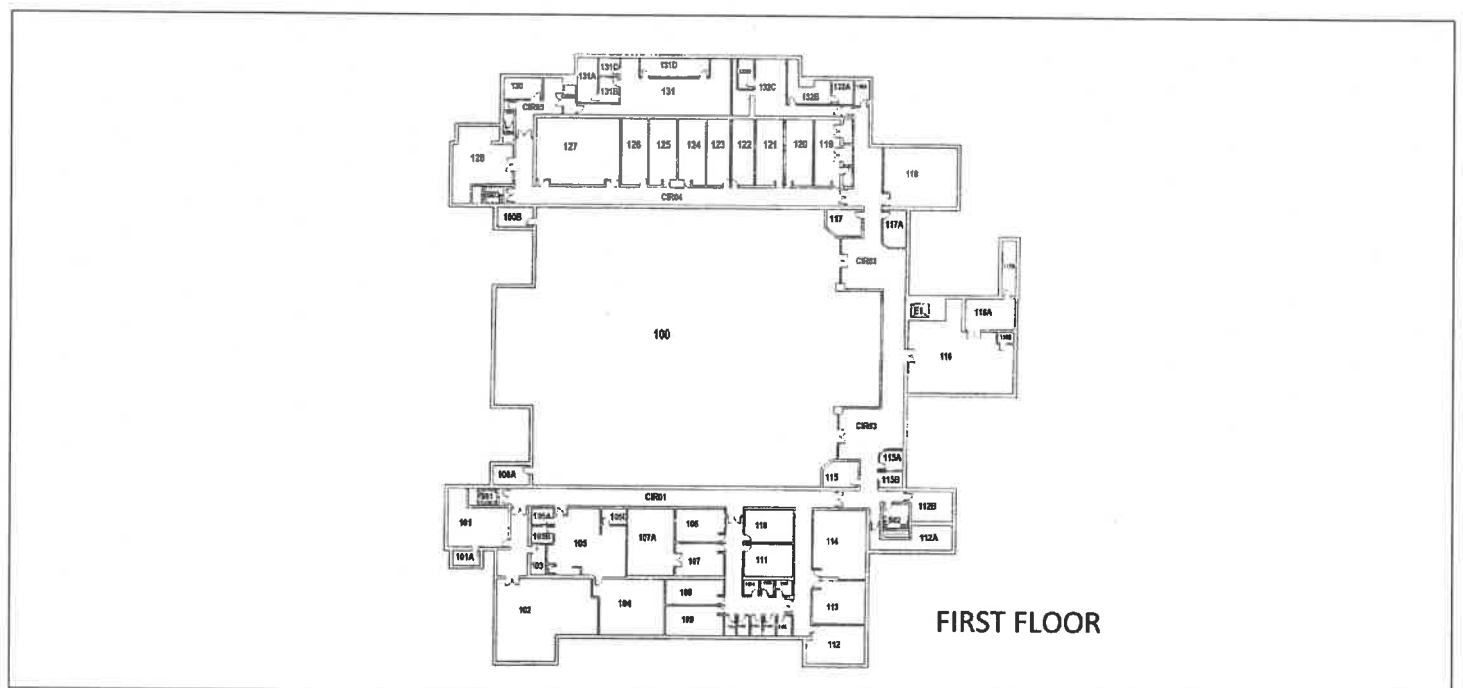
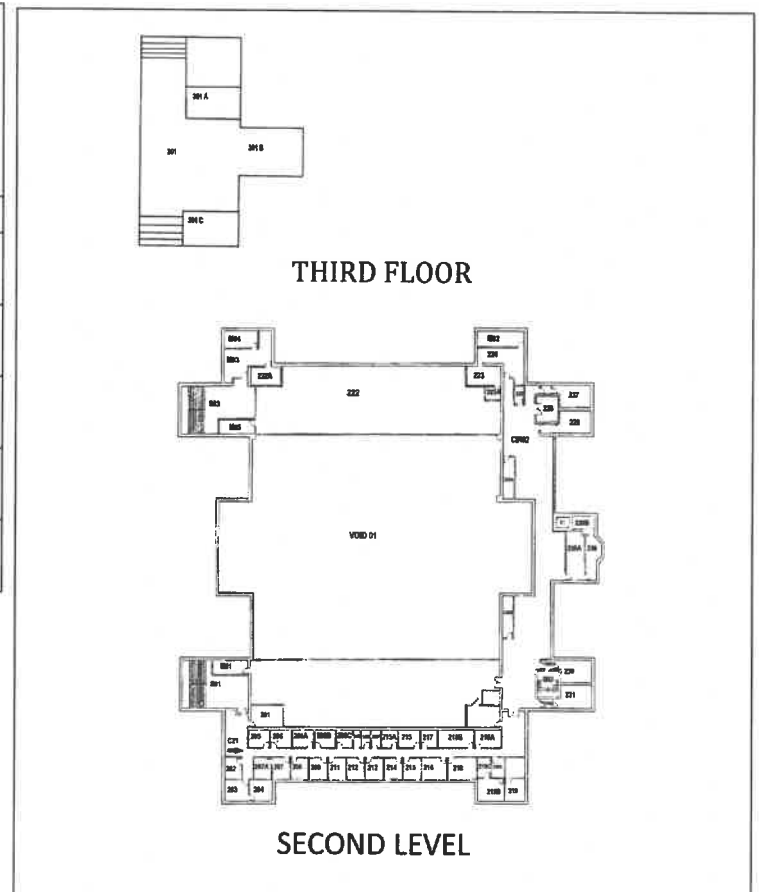
This building is listed as Number 13 on the most current capital planning schedule. The roof is the primary concern when funding is identified.

Capital Improvements – Butcher Center

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

Physical Plant Package Needs

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



50. Free School

Building Area	Net	Gross
First Floor		739

Total		739
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Building Information

201 South Princess Street
 Shepherdstown, WV, 25443
 (Jefferson County)
 Building Type: Office Facility
 Space Use Category: Residential Facility
 Gross Area: 739 Sq. ft.
 Construction Year: 1848
 Original Cost: \$1,000
 Building Replacement Cost: \$350,000
 Floors: 1
 Rooms: 5
 Fire Class: 7
 Number of Elevators: 0
 Fire Alarm: No
 Sprinkler: No
 Handicap Access: Yes
 Occupied: Yes
 Historical Registry: No
 E&G: Yes
 Foundation Type: Stone
 Exterior Wall Type: Brick
 Construction Type: Masonry
 Roof Type: Standing Seam Metal

Existing Conditions Narrative

The Free School is an historic structure located apart from the main campus within the corporation of Shepherdstown. The structure is in good condition. For the past several years, it has been rented to the Shepherdstown Visitor's Center. A general renovation in 2009 provided the current configuration of three offices. The largest room is used for greeting visitors and stocked with brochures and information associated with Shepherdstown and the surrounding region. It contains a split system with electric heat. Besides the metal roof and gutter system, the mechanical and plumbing systems will need to be replaced in the near future.

2020 Campus Master Plan Recommendation

The Free School should continue to be properly maintained, and attention given to the maintenance items mentioned above.

Building Use and Condition

The building is in good condition, but should receive more regular and consistent preventative maintenance. It will continue to be used as the Visitor's Center for the near future, although some discussion has indicated that it will move to the existing Shepherdstown Library on German Street when the new library is constructed. Continued attention should be given to the operational efficiencies and utility usage.

Priority

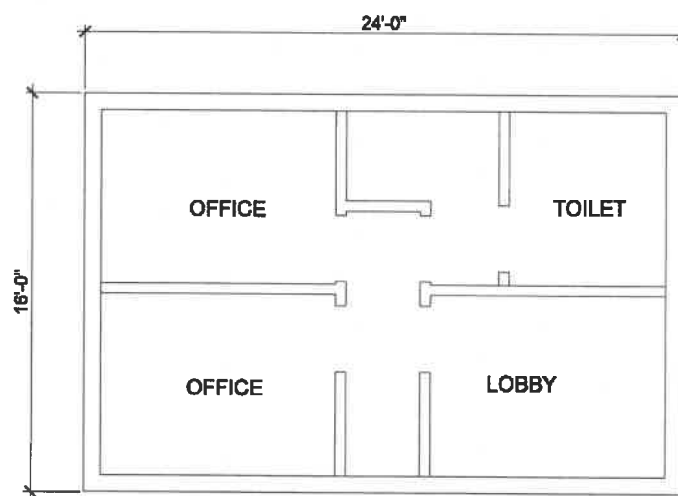
There are no plans for major capital projects. Normal upkeep and maintenance will continue to be performed.

Capital Improvements – Free School

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

Physical Plant Package Needs

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



FIRST LEVEL

Preface

The following is the list of Capital Projects included in the Master Plan, which is the most recent submission to the Policy Commission. Shepherd will make a concerted effort over the next ten years to focus on deferred maintenance of the existing buildings, including but not limited to roof replacements, HVAC and mechanical renovations, brick, stone and masonry maintenance and repointing, and ongoing annual maintenance projects. In addition to deferred maintenance, the University has identified several buildings requiring significant renovations. Upon approval of this campus master plan update by the Higher Education Policy Commission, the East Loop Project will receive immediate attention. This project will proceed to obtain a successful bid proposal, including acceptable financing options. See key at bottom of page 2 for shaded cells.

Institution Priority	Building	Project Name	Project Class	Project Category	Estimated Cost	Notes	Energy Loan
1	Knutti Hall	Foundation	2. Asset Preservation	A. Instructional Space	\$1,000,000	Repair of all Foundation mortar, establish moisture barriers and enhanced control of water mitigation	
2	Miller Hall HVAC	HVAC	2. Reliability	G. Auxiliary	\$200,000		\$200,000
3	Student Center	Roof	2. Reliability	G. Auxiliary	\$500,000		
4	Campus	Telephony Upgrade	5. Program Improvement	B. Communications, computer	\$375,000	Conversion to VOIP	
5	Snyder Hall	HVAC/Mechanical	2. Reliability	A. Academic Space	\$1,000,000	New boilers and heat recovery system	\$1,000,000
6	White Hall	Roof	2. Reliability	A. Instructional Space	\$500,000		
7	Knutti Hall	Roof	2. Reliability	A. Instructional Space	\$550,000	Coordinate as total moisture control package with foundation repair	
8	Boone Fieldhouse Renovation	Addition/Expansion Of Boone Field House	5. Program Improvement	G. Auxiliary, Athletics	\$7,500,000	Relocation of most Athletics Weightlifting and Conditioning program to new structure.	
9	Grounds Area	Renovate Existing Buildings	4. Asset Preservation	E. Administrative Support		Eliminate trailer; Renovate barn and perimeter buildings for grounds	
9	Burkhart Hall	HVAC/Mechanical	2. Reliability	G. Auxiliary	\$550,000	HVAC upgrades, electrical upgrades, convert to LED lighting Min. Cost PER BUILDING based on bids rec'd. 1/19/19	
10	Moler Hall	HVAC/Mechanical	2. Reliability	G. Auxiliary	\$550,000	HVAC upgrades, electrical upgrades, convert to LED lighting Min. Cost PER BUILDING based on bids rec'd. 1/19/19	
11	Yost Hall	HVAC/Mechanical	2. Reliability	G. Auxiliary	\$550,000	HVAC upgrades, electrical upgrades, convert to LED lighting Min. Cost PER BUILDING based on bids rec'd. 1/19/19	
12	Shaw Hall	Flooring	2. Reliability	G. Auxiliary	\$200,000	Completed for \$50,000.00 less than estimated	
13	Campus	Electrical Upgrades	2. Reliability	E. Admin. Support	\$350,000	Considering P/E option before committing.	

Institution Priority	Building	Project Name	Project Class	Project Category	Estimated Cost	Notes	Energy Loan
14	McMurrin Hall	Roof	2. Reliability	E. Admin. Support	\$600,000		
15	Thacher	MEP & ADA Restrooms	2. Reliability	G. Auxiliary	\$750,000		
16	Butcher Center Arena	New LED Lighting	6. Economic Improvements	A. Academic Space	\$250,000		
17	White Hall	Existing Masonry	2. Reliability	A. Instructional Space	\$250,000		
18	Stutzman-Slonaker Hall	Parapets	2. Reliability	A. Instructional Space	\$200,000	Active Deterioration experienced	
19	Butcher Center	Air Handlers/ Chiller Units	2. Reliability	A. Instructional Space	\$1,100,000		
20	Butcher Center	Roof	2. Reliability	A. Academic Space	\$550,000	Remainder of roof not in 2016. Estimated cost includes lines 18 and 19	
21	Gardiner Hall	MEP & ADA Restrooms	2. Reliability	G. Auxiliary	\$2,500,000	This building included in East Loop. Action to be taken determined by RFP.	
22	Frank Center Theater	Lighting Upgrades	6. Economic Improvements	A. Instructional Space	\$100,000		
23	Frank Center	Renovation & Performance Space	2. Reliability	A. Instructional Space	\$16,000,000		
24	Frank Center	Theater General Upgrades	2. Reliability	A. Instructional Space	\$200,000		
27	Boteler Hall	MEP	2. Reliability	G. Auxiliary	\$350,000		
28	Lurry Hall	MEP	2. Reliability	G. Auxiliary	\$350,000		
29	Martin Hall	MEP	2. Reliability	G. Auxiliary	\$350,000		
30	Miller Hall	Masonry Repairs	2. Reliability	G. Auxiliary	\$125,000		
31	Miller Hall	Roof	2. Reliability	G. Auxiliary	\$250,000		
32	Reynolds Hall	Roof	2. Reliability	E. Administrative Support	\$290,000		
33	Student Center	HVAC	2. Reliability	G. Auxiliary	\$400,000		
34	Student Center	Masonry Repairs	2. Reliability	G. Auxiliary	\$75,000	Complete w/roof	
35	Security Cameras System		4. Asset Preservation	E. Admin. Support	\$250,000	New Cameras and Operating System to replace obsolete equipment	

KEY to HIGHLIGHTED CELLS

COMPLETE BEFORE END	ENERGY	ONGOING	DEFER TO
OF FY 2021	LOAN		OUT YEARS

Deferred Maintenance:

The following projects are listed as the top priority for the current and next fiscal years. The Updated Priority has been revised from the Previous Ranking of the last Campus Development Plan (PR in column 4). The timing refers to either the importance or critical nature of the project, and will or is expected to occur between FY 2020 and 2025. The East Loop Project will affect the buildings designated in that area. However, until a clear direction is provided, they may either be demolished, renovated or a combination of both.

FISCAL YEAR	UPDATED PRIORITY	PROJECT DESCRIPTION	PR*	TIMING	NOTES
2020	1	Byrd/Snyder Science mechanical system renovation		Current (Yr 1-5)	In process - awaiting construction documents; project for FY2020/2021
2020	2	Student Center roof replacement		Current (Yr 1-5)	Project for FY2020/2021
2020	3	Knutti Hall roof replacement and foundation restoration		Current (Yr 1-5)	Project for FY2020/2021
2021	4	East Loop Project – Include Kenamond, Turner, Dining Hall and Gardiner		Current (Yr 1-5)	RFP to be issued FY 2020 for East Loop. Determination of building status from successful RFP response
2021	4	Turner Hall – Recommended to demo in previous CDP. Included in East Loop RFP	21	Current (Yr 1-5)	East Loop Project for FY2022-2024 Determination of building status from successful RFP response
2021	4	New Building - Dining Hall on West Campus in previous CDP. Included in East Loop RFP	22	Current (Yr 1-5)	East Loop Project for FY2022-2024 Determination of building status from successful RFP response
2021	4	Site Improvement: East Campus Pedestrian Paths and Amphitheater. In previous CDP.	25	Current (Yr 1-5)	East Loop Project for FY2022-2024 Determination of building status from successful RFP response
2021	4	Gardiner Hall Renovation. In previous CDP as residence hall renovation. Included in East Loop RFP.	35	Current (Yr 1-5)	East Loop Project for FY2022-2024 Determination of building status from successful RFP response
2021	4	Demolish Kenamond Hall. In previous CDP to construct new Residence Hall # 9 (166 Beds)	38	Current (Yr 1-5)	East Loop Project for FY2022-2024 Determination of building status from successful RFP response
2021	4	Demolish Gardiner Hall. In previous CDP to construct Residence Hall # 10 (80 Beds).	39	Current (Yr 1-5)	East Loop Project for FY2022-2024 Determination of building status from successful RFP response
2021	4	Dining Hall on East Campus In previous CDP. Included in East Loop RFP	43	Current (Yr 1-5)	East Loop Project for FY2022-2024 Determination of building status from successful RFP response
2021	5	Miller Hall-HVAC/mechanical replacement		Current (Yr 1-5)	Include in FY2021 Capital Budget

Deferred Maintenance:

2021	6	Wellness Center - Many areas require attention regarding substantial deferred maintenance/obsolescence		Current (Yr 1-5)	Include in FY2021 and FY2022 Capital Budget
2021	7	Building Automation Control System		Current (Yr 1-5)	Updates needed to provide state-of-the-art, uniform controls throughout campus. FY2021-2022
2021	8	White Hall Roof - replacement; Useful life has expired; Major deferred maintenance item		Current (Yr 1-5)	Replacement will reduce ongoing high cost repairs; leaks may result in interior damage. FY2021-22
2021	9	McMurrin Hall Roof - Specialized roof has exceeded its useful life; Major deferred maintenance item		Current (Yr 1-5)	Replacement will reduce ongoing high cost repairs; leaks may result in interior damage. FY2021-22
2021	10	Student Athletic Performance Center		Current (Yr 1-5)	Funding not determined; Addition/renovation will add sports programs; Increase enrollment
2022	11	West Campus Open Air Performing Arts Venue - Location to be determined		Current (Yr 1-5)	Funding not determined; Will enhance student/community experience
2022	12	New Press Box on West Side of Ram Stadium		Current (Yr 1-5)	New structure needed - Not viable to renovate. Needed for observation, filming and houses electronics. FY2022-2023
2022	13	Butcher Center Roof Replacement		Current (Yr 1-5)	New roof needed. Major deferred maintenance item. FY2022-2023
2022	14	Renovation/Expansion to Frank Center	45	Current (Yr 1-5)	Urgent need to provide updated internal performance spaces and demand for additional space for Music/Theatre. FY2022-2023

Deferred Maintenance:

The following projects are those projects that are planned for either the current or subsequent fiscal years. The Updated Priority has been revised from the Previous Ranking of the last Campus Development Plan (PR in column 4). The timing refers to either the nature of the project, how it applies to the current strategic plan or outcomes of continued planning and decisions. Some may start in the current fiscal year, however most will be considered in the 3 – 5 year range. The East Loop Project will have an impact on a portion of the projects listed, which may be re-prioritized after implementation.

FISCAL YEAR	UPDATED PRIORITY	PROJECT DESCRIPTION	PR*	TIMING	NOTES
2020+	15	Site Improvements – East Campus Pedestrian Paths	2	Ongoing	Continuous - Performed both as needed and as site improvement
2020+	16	Site Improvements – West Campus Pedestrian Paths	3	Ongoing	Continuous - Performed both as needed and as site improvement
2020+	17	Site Improvements- Signage at Route 480 (East Entrance)	4	Ongoing	Included in continuous upgrades of campus wayfinding
2020+	18	Site Improvements- Signage at West Campus Entrance	5	Ongoing	Included in continuous upgrades of campus wayfinding
2020+	19	Renovation-Knutti Boiler House	6	Future	Interest in developing into café, storage or other use
>2023	20	New Building – Facilities Maintenance	7	Future	Involves relocation of IT, SUPD and reconfiguration of Grounds area. Non-critical
2020+	21	Parking Lot re-striping/reconfiguration at 'B' lot	8	Ongoing	Part of continuous parking lot maintenance
>2023	22	Renovation of Facilities Maintenance building	9	Future	Involves relocation of IT, SUPD and reconfiguration of Grounds area. Non-critical
>2023	23	Site Improvement – Demolish Cuckler and expand H-Lot Surface Parking	10	Future	Related to Facilities Maintenance relocation
>2023	24	Site Improvement – Pedestrianize King Street from High Street to East Loop	11	Future	Financing Dependent
>2023	25	Renovation of Carriage House and surrounding area	12	Future	Not forecast in near future
>2023	26	Reconfigure Popodicon Driveway	13	Future	Not forecast in near future

Deferred Maintenance:

2024	27	Construct New Welcome Center	20	Future	Site will be determined based on campus configuration when established
2024	28	Site Improvement: West Campus Parking Reconfiguration and Service Road Extension re Dining Hall access	23	Future	Continuous - Performed both as needed and as site improvement
2024	29	Site Improvement – Campus Walk Pedestrian Paths	24	Ongoing	Continuous need to maintain and upgrade pedestrian paths
2024	30	New 450 space parking structure	31	Future	Potential add alternate to East Loop project
2024	31	New 75,000 sq. ft. Student Center	32	Future	Location not yet determined; Financing dependent; may be related to East Loop project
2024	32	New Visitor Bleacher Seating at Ram Stadium	33	Future	Funding source not identified; Possible fundraising effort
2025+	33	Renovate Existing Student Center for Student Services, Classrooms	34		Contingent on construction of new student center (#31 above)
2025+	34	Renovation of Entler Weltzheimer (Yellow House) to Learning Facility	44	Ongoing	Dependent of grant funding
2025+	35	New Center for Contemporary Arts III	46	Future	No funding source identified. Responsibility of CATF

Circulation Overview

Shepherd University is located in Jefferson County, partially situated in the Corporation of Shepherdstown. The campus is 'divided' by WV Route 480 (heading southwest) Maryland Route 34 (heading northeast).

The west campus includes all of the residence halls currently in use, as well as the Butcher Center, which houses athletics and the basketball and volleyball arena, the Wellness Center, which is a state-of-the-art fitness facility including a pool and is used by faculty, staff, students and by a large part of the community/region, the Frank Center, and the Center for Contemporary Arts I and II, used for theater and site of the annual Contemporary American Theater Festival. The soccer fields, tennis courts, softball field and baseball field are also located on the west campus. In addition to WV Rt. 480, it is bounded by US Rt. 45 to the south and University Drive to the west and north.

The east campus is bounded by Rt. 480 as well as Princess Street to the east and German (Main) Street to the south. It is primarily academic and administration buildings, and where Ram Stadium is located. The north boundary is the Potomac River.

An underpass connecting the two campuses was completed in 2013, and significantly reduced the potential hazards of pedestrians crossing Rt. 480.

Normal maintenance and upkeep will continue to be performed on walks, paths and roads contained within Shepherd boundaries. With the exception of the following potential projects, which are contingent on external funding, there are no major projects planned associated with vehicular or pedestrian circulation.

Vehicular Circulation

The roads encompassing both east and west campuses include pass-through traffic, on-site traffic and service access. Pass-through traffic is heaviest on Rt. 480, which is a major route connecting West Virginia to Maryland, and Rt. 45 which connects to Martinsburg, approximately 10 miles to the west, and Charles Town, approximately 10 miles to the southeast. Other pass-through traffic is experienced on University Drive and West Campus Drive, as they both serve as 'short cuts' between Rt. 480 and Rt. 45. The other roads/streets, Shepherd Grade, High Street, Princess Street, German Street and King Street are shared with the Corporation of Shepherdstown and see a fair amount of traffic daily. There are no traffic lights in the immediate area, so pedestrian safety is a high priority. It has been discussed that King Street, which intersects High Street and ultimately exits on Rt. 480, be repurposed into pedestrian access only. This has been a topic of discussion in previous Master Plans, and most certainly will be a consideration included in the responses received from the East Loop RFP.

On-site traffic is relatively normal for an institution of this size; however, the presence of students when the University is in session largely determines the volume and flow, especially regarding the commuter students.

Service access is available at all buildings, but could become an issue at the main hub of east campus if King Street is reconfigured. Currently, vehicles are able to access the Student Center and Ram Stadium, however at least one alternative access point should be included if King Street becomes pedestrian access only.

Pedestrian Circulation

Since a major portion of the campus is either shared with Shepherdstown or bounded by major state routes, it is important that pedestrian safety be constantly considered. The underpass on Rt. 480 was constructed for that reason. Once on either west or east campus, pedestrian safety, while still important, is not as critical an issue since the streets either have lower speed limits, are in the confines of the campus, or both. Sidewalks, paths and access to the various buildings are prevalent, so no major upgrades to the existing system of pedestrian circulation is planned. There is a limited amount of bicycle riders throughout Shepherd, and racks are provided at many buildings for their convenience.

Parking

Shepherd has approximately ten parking lots strewn throughout both east and west campus. 'A' lot on east campus serves the commuter students, as well as limited on street parking. Other lots are distributed between faculty/staff, residence halls and miscellaneous access. At peak times, parking can become crowded, and most lots, especially those for students and commuters, remain at 100% on most days. There has been discussion of constructing a multi-level parking structure at some point; however, the Proposals for the East Loop Project will determine the viability and financial impact of its inclusion to the existing parking arrangement.

Open Space and Landscape

There is no identifiable 'quad' or usual hub found at many institutions, and has generated many discussions associated with where and in what style should one be considered. The most common location mentioned is King Street, which is also the most practical since it services the Student Center, Ram Stadium, Kenberry Hall (administration), Scarborough Library and two academic buildings. It is also directly connected with Main (German) Street in Shepherdstown, and would easily fulfill the purpose of a central hub and gathering space. Signage, once determined, could identify one campus entrance from High Street to the south and just off Rt. 480 to the north. However, alternative and/or temporary vehicular access will be required to continue to service the Student Center, Ram Stadium (especially for transportation associated with athletic and student events), as well as the most practical access to the East Loop, once completed. Other areas of campus include the commuter lounge located in Stutzman-Slonaker Hall, which has an outdoor green space, and the area between Knutti Hall and White Hall, another green space with tables and seating. On the west campus, there is ample green space surrounding all of the residence halls, and two sand volleyball courts are adjacent to Potomac Place, the newest residence hall. Also included within that campus are tennis courts, and trails and walkways connect many of the buildings either to the parking lots or elsewhere on campus. Because of the 480 underpass, both campuses are fully accessible by pedestrians. Both campuses have an adequate number of benches and seating located throughout.

Tabler Farm is to the west of the University, and is in the process of being developed into a teaching laboratory supporting the Shepherd University Agricultural Innovation Center. Because of this, the approximately 150-acre tract will soon become a vital location to the west campus just off the soccer fields. For the present, it is reached by Rt. 45 and Billmyer Mill Road, just out of the town limits, but discussions are in process for a more direct connection. Virtually all of the area is open space, with the exception of the 100' x 30' renovated barn and two smaller support buildings. It has been discussed to include this in the campus proper as programs increase and renovations and additions to the gardens and aquaponics labs warrant increased student activity. Currently, it is considered an 'annex' parcel to the University, but will greatly enhance recruitment and retention as it continues to add programs.

Gas Service

Because of the predominance of karst topography (rocky terrain and substrate), there is no natural gas service available in much of the eastern panhandle, including Shepherd University. Any equipment requiring gas therefore, must be able to use either propane or fuel oil (most mechanical equipment), or propane for any cooking equipment. There has been significant progress made to either convert or plan to convert several older fuel oil boilers to propane, including the Student Center (2019) and Byrd Science/ Snyder Hall (2020) of the approximately 50 buildings making up the Shepherd campus, only four buildings will still require fuel oil (the Gardiner Hall, the Dining Hall, the Civil War Center and Miller Hall). These buildings will also be converted for energy efficiency and lower maintenance costs as soon as funds are available. Two of those buildings (Dining Hall and Gardiner) will be included in the East Loop Project, and their ultimate use, including utilities, may be decided by the RFP outcome.

Water Service

The entire campus is serviced by the Corporation of Shepherdstown, and includes sewer/wastewater. As in other municipalities, the general infrastructure is in good condition, with limited areas requiring either maintenance or updates. One such known area is the main water line servicing the Frank Center and the Butcher Center. Through a cooperative arrangement with the town, repairs have occurred almost annually, resulting in a majority of the 8" line being replaced. Currently, a length from the hill to the south of the Frank Center and connecting to University Drive to the north will require replacement as soon as possible. New backflow preventers were installed in the summer of 2019 in buildings where there were none as mandated by Shepherdstown.

Electrical

Shepherd is serviced by two feeders – the College Circuit and the Town Circuit. The primary metered service is 12 KV, and is located on the east campus. On the west campus, the 'Wellness Center' feed is provided from Rt. 45, and is estimated to be 2.16 MVA. Some buildings have emergency generators, and discussions have been held regarding backup plans for extended power outages, including the installation of additional generators. Shepherd has entered into further discussion with Potomac Edison, the electrical utility provider, and received a proposal to assess the installation of at least one recloser ('switch') to offset a temporary loss of power. This recloser would be monitored, and in the event of an outage would automatically switch to any power still available from the provider to avoid disruption of service to the west campus. This is advantageous for several reasons, including the continuation of service to the residence halls located there, as well as the Wellness Center, and the avoidance of costs associated with maintenance and upkeep of emergency generators. The study will be performed in 2020, and a decision to proceed will be made shortly thereafter.

Data and Telecommunications

The IT Department at Shepherd has taken great strides in establishing redundancy in the area of information technology and telecommunications. Comcast, the current provider of data service and Frontier, the current telecommunications provider both serve the needs of the campus, and through the efforts of Shepherd IT are constantly monitored to continue the expected level of service. Some discussion and planning has been conducted regarding converting the existing telecommunications to voice over internet protocol (VOIP), however to date no definite plans are in place to move forward with this upgrade.

Preface

Shepherd is focusing on addressing the backlog of deferred maintenance, which is estimated to be \$70,000,000.00+/- . Many projects including roof replacements, swapping out fuel oil for propane when available and conducting efficiency studies on buildings and equipment have contributed to reducing this backlog. Over the next five years however, several new projects are proposed, and either contribute to the continued reduction in deferred maintenance, increase in more efficient operational costs, a reduction in energy usage or some combination of each of those. The following projects are in the planning stages, and will proceed with authorization and adequate funding.

East Loop

This project, when approved and under way, will be a major milestone in the upgrades, improvements and financial investment required to keep the University at the forefront of recruitment, retention and economic development in the region.

It is anticipated that the request for proposals (RFP) will be issued in FY2020, which will seek responses from qualified firms experienced in public/private partnerships (P3s). During the request for interest (RFI) phase, responses were received which allowed Shepherd to more specifically define the scope of work desired, and how to distribute the RFP to get the most widespread and qualified responses from qualified, interested and successful firms.

The 'East Loop' is comprised of four buildings: Kenamond Hall and Turner Hall were each 150+/- bed residence buildings. Both were taken off-line after the 2017 spring semester. Gardiner Hall was a 150+/- bed residence building as well, but discontinued no longer housing students after the 2018 spring semester. Gardiner continues to provide offices for the Veteran's Center, International Studies, Financial Aid and the Office of Sponsored Programs, among other support entities. The room capacity of these three halls was fulfilled by the opening of the newest residence hall, Potomac Place, in 2018. The other building that will be considered in the East Loop Project is the Dining Hall, which continues as the primary dining facility for Shepherd in spite of being separated from the residence halls on the west campus.

The proposals will consider either continued, repurposed use of these buildings, or demolition as suggested in the 2014 Master Plan. It is anticipated that the Dining Hall, which also houses the Applied Business Lab in the lower level, will be repurposed or possibly demolished as well. Obviously, this will warrant the relocation of a main dining hall, potentially on the west campus. Finally, the offices occupying the lower and first floors of Gardiner Hall will be affected since this building will be included, so potential relocation will also be a consideration.

Finally, there has been some discussion of the addition of a 450+/- space parking structure which could potentially be included in the proposals received. While this is not critical to the success of this project, there is a growing need, especially with the increase in commuter students and consistent presence of community members on the campus.

Boone Field House

The University has evaluated how to effectively expand the facilities used for athletics, including a larger weight room, improved physical training areas, offices and classrooms. Over the past 5-6 years, options included an addition to the Butcher Center, a freestanding new structure built in the area around the soccer field, and other smaller and separate projects

that could serve the immediate needs but were questionable for even the near future (3-5 years). It was decided that the most effective and financially prudent approach would be to add to the existing Boone Field House.

This 8,900 square foot structure, completed in 2003, serves as the football and women's lacrosse facility and is located at the south end of Ram Stadium. The current proposal is to add approximately 12,000 square feet, doubling the size of the building by expanding both the footprint and adding a second level. Besides the amenities listed above, this renovation, when complete, will serve not only student athletes, but the Shepherd community at large with the addition of classrooms, offices and meeting rooms. It will be a tremendous tool with which to recruit, both athletes and non-athletes. It is located at the center of east campus and positioned in such a way to be not only a showpiece for athletics, but for the Shepherdstown and Shepherd University community.

The anticipated cost is \$7-\$7.5 million, which includes improving infrastructure, life safety and accessibility.

West Campus Open-Air Performing Arts Pavilion

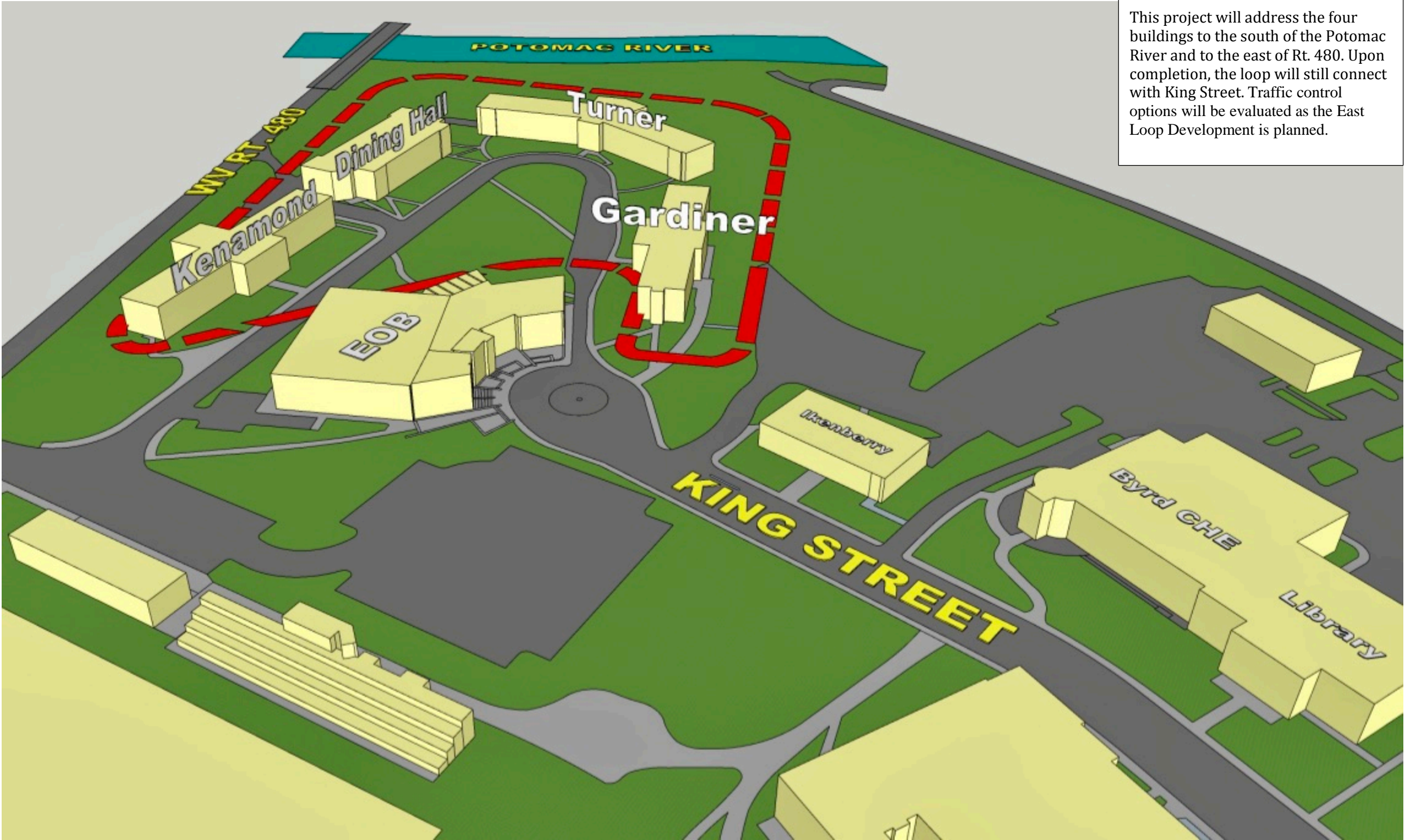
Interest has been expressed by both Shepherd University and the surrounding community to locate an open-air performing arts venue somewhere on the west campus. Currently, the most logical and accessible location is in the area of the existing intermural field. This would provide the largest space to develop, has more than adequate parking adjacent ('H'Lot), and is fully accessible by both Shepherd faculty, staff and students and the Shepherdstown community. With the inclusion of the Contemporary American Theater Festival (CATF), held annually in July and August, this pavilion could contribute significantly to the continued success and notoriety of the festival.

Smaller Campus Projects

Other projects that could be considered in the next 1-5 years include the Knutti Boiler House, which has been considered for a café (2014 Master Plan suggestion), storage and other miscellaneous uses. The Barn and Carriage House in the Popodicon area, have been considered for café spaces, storage spaces or other support facilities associated with the Department of Fine Arts and/or CATF.

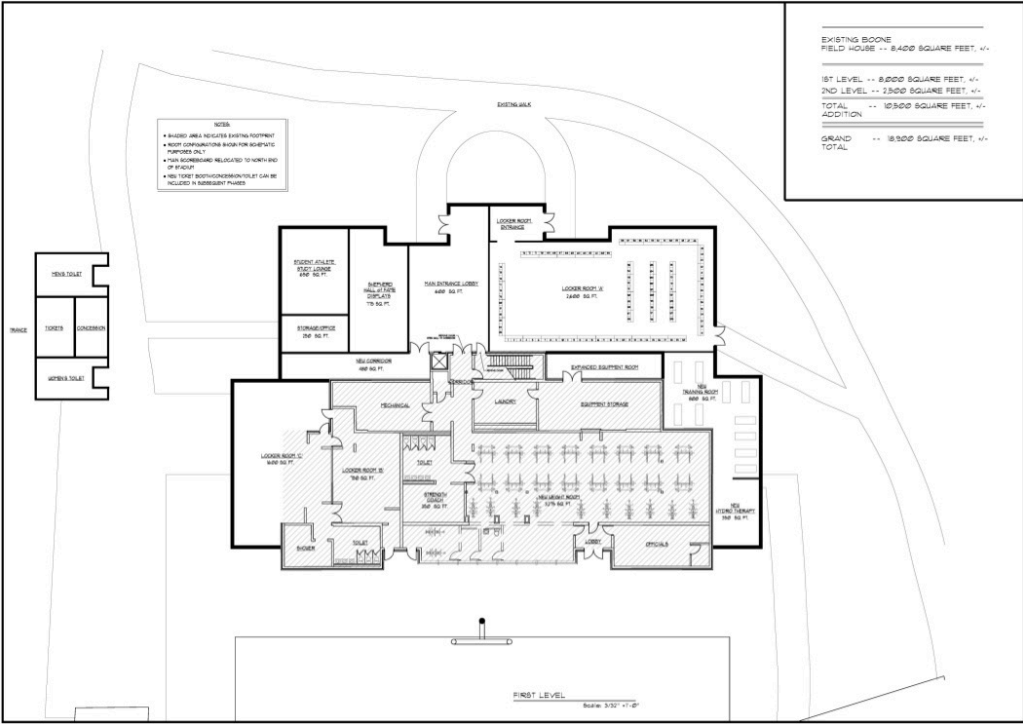
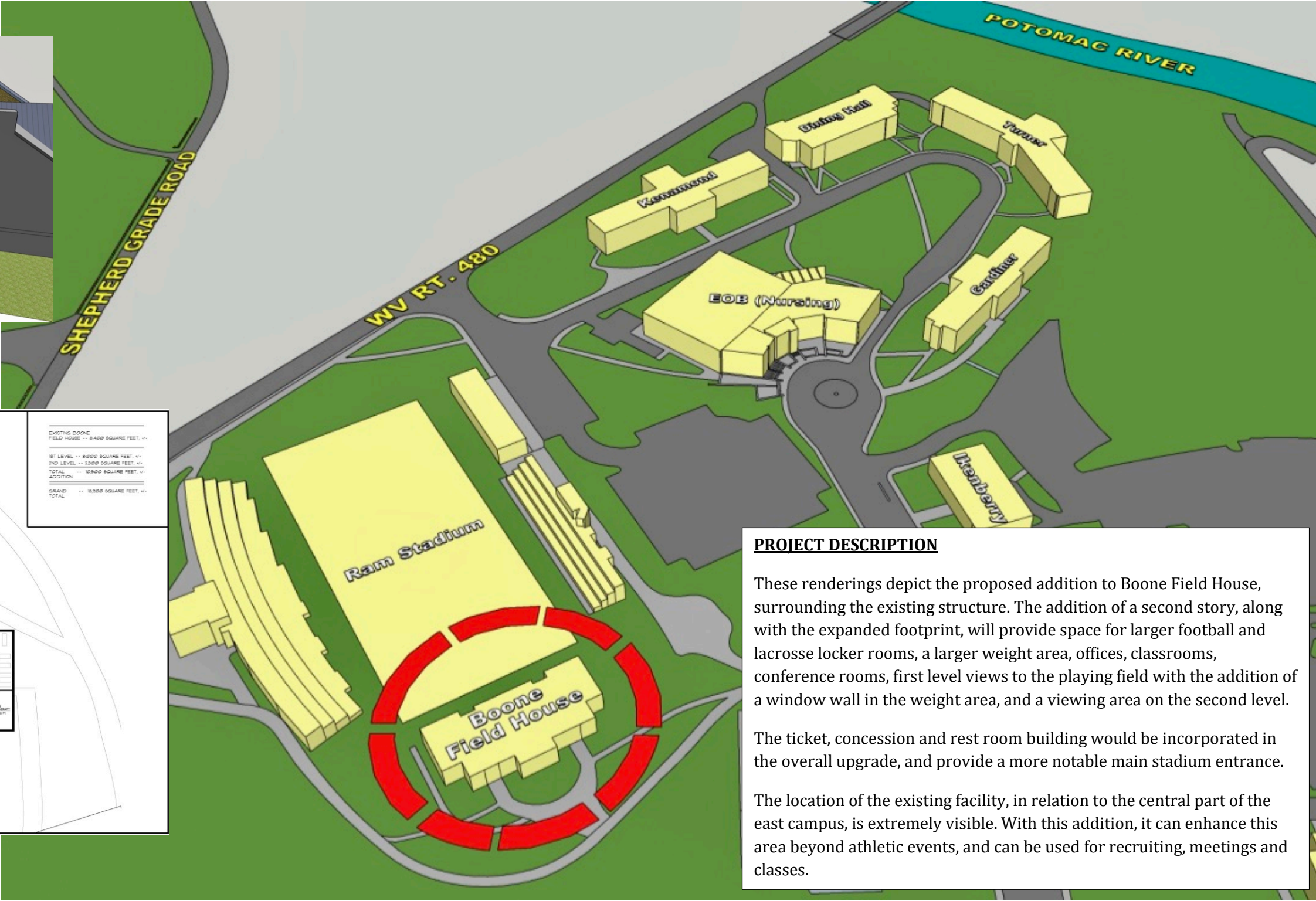
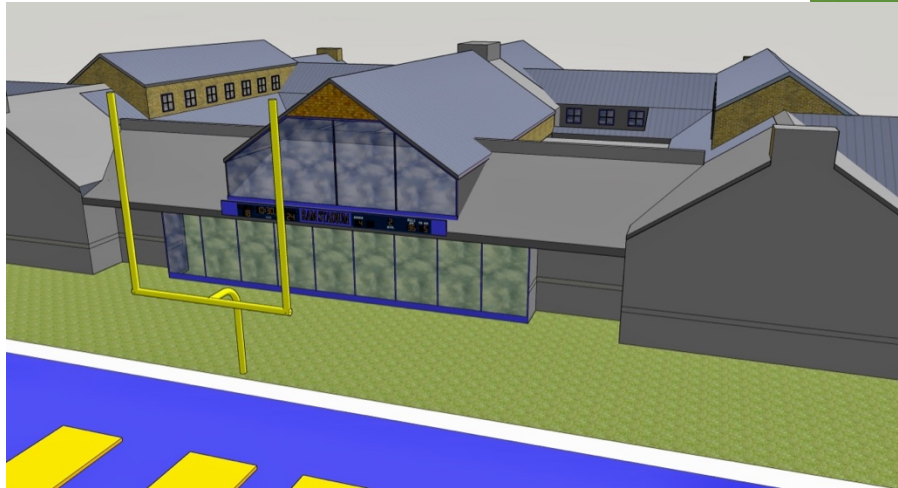
Tabler Farm (Shepherd Center for Agricultural Innovation) will continue to grow and expand, both in the variety of experiential offerings and addition to programming, and will be consistent in requiring smaller projects such as stabilization of existing buildings, cleanup of debris found on the property, maintenance of roads and walkways, and upkeep of renovated buildings as they are completed. While this has the potential to be self-sustaining, it will require capital funding, external funding or a combination of the two until it is able to generate its own revenue.

Finally, it is anticipated that the current signage found throughout campus will be re-evaluated for consistency, identification and wayfinding. At least two Master Plans (2001 and 2014) have suggested this in their summary. Currently, there is no definitive gateway or entrance on east or west campus. This has been and should continue to be a priority. Signage will enhance the Shepherd presence, but more importantly identify the main entrance(s).



PROJECT DESCRIPTION

This project will address the four buildings to the south of the Potomac River and to the east of Rt. 480. Upon completion, the loop will still connect with King Street. Traffic control options will be evaluated as the East Loop Development is planned.

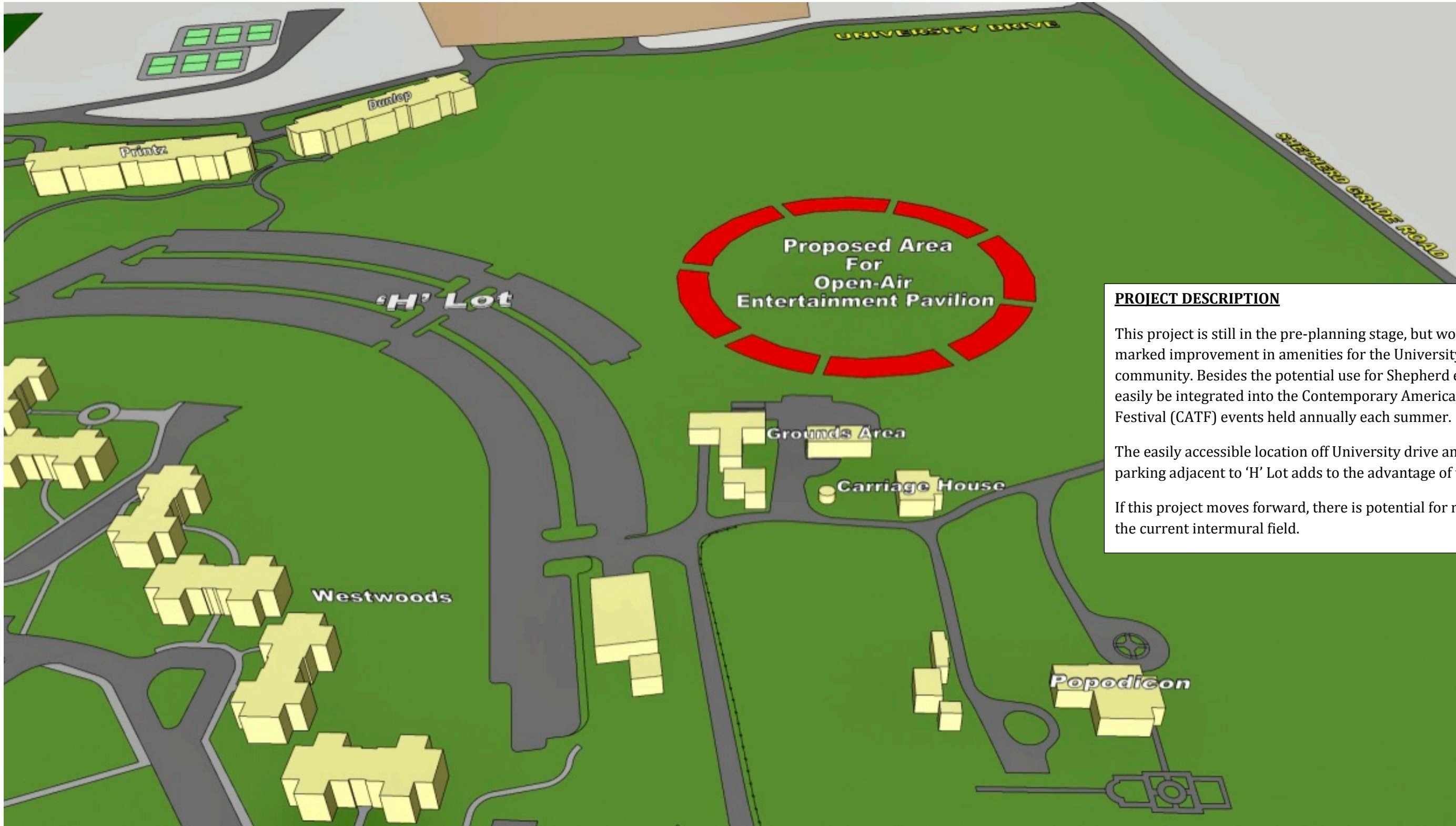


PROJECT DESCRIPTION

These renderings depict the proposed addition to Boone Field House, surrounding the existing structure. The addition of a second story, along with the expanded footprint, will provide space for larger football and lacrosse locker rooms, a larger weight area, offices, classrooms, conference rooms, first level views to the playing field with the addition of a window wall in the weight area, and a viewing area on the second level.

The ticket, concession and rest room building would be incorporated in the overall upgrade, and provide a more notable main stadium entrance.

The location of the existing facility, in relation to the central part of the east campus, is extremely visible. With this addition, it can enhance this area beyond athletic events, and can be used for recruiting, meetings and classes.



PROJECT DESCRIPTION

This project is still in the pre-planning stage, but would serve as a marked improvement in amenities for the University as well as the community. Besides the potential use for Shepherd events, it could easily be integrated into the Contemporary American Theater Festival (CATF) events held annually each summer.

The easily accessible location off University drive and ample parking adjacent to 'H' Lot adds to the advantage of this location.

If this project moves forward, there is potential for relocation of the current intermural field.