



**NORTH IDAHO COLLEGE**  
**FACILITIES MASTER**  
**PLAN**  
**2018-2028**

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## **EXECUTIVE SUMMARY**

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

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

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

**Student Success**

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

**Educational Excellence**

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

**Community Engagement**

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

**Stewardship**

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

**Diversity**

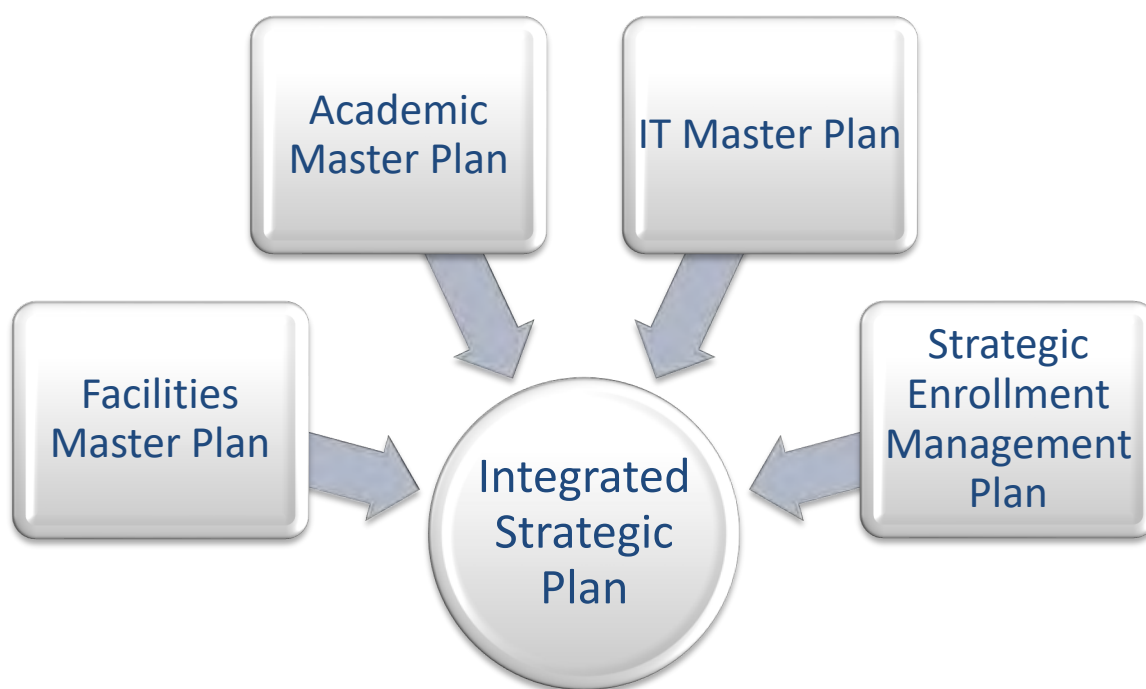
A learning environment that celebrates the uniqueness of all individuals and encourages cultural competency

## **Introduction**

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

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

In 2018, the college also developed a Strategic Enrollment Management Plan that was also incorporated into the colleges Integrated Strategic Plan.



## **PURPOSE OF THE FACILITIES MASTER PLAN**

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

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

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

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

## **SHORT TERM DEVELOPMENT PLAN**

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

## **LONG TERM DEVELOPMENT PLAN**

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

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

## **PLANNING AND DESIGN OBJECTIVES**

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

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



**ENROLLMENT FORECASTS**

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

Fall Credit Enrollment Projections, 2016-2026										
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2020-2022	2022-2023	2023-2024	2024-2025	2025-2026
General Studies	4,643	4,666	4,620	4,666	4,759	4,878	5,000	5,150	5,304	5,464
Dual Credit	1,377	1,584	1,900	2,280	2,508	2,709	2,844	2,930	3,018	3,108
CTE	908	881	898	921	967	1,044	1,055	1,068	1,100	1,133
Credit Total	6,928	7,131	7,418	7,867	8,234	8,631	8,899	9,148	9,422	9,705

**FACULTY AND STAFF**

North Idaho College Employees, Fall 2013-2017					
	2013	2014	2015	2016	2017
<b>Faculty</b>					
<i>Full-time</i>	164	164	163	161	156
<i>Part-time</i>	228	204	194	207	208
<b>Professional staff</b>					
<i>Full-time</i>	148	151	149	149	157
<i>Part-time</i>	16	16	11	13	16
<b>Classified staff</b>					
<i>Full-time</i>	194	188	191	192	194
<i>Part-time</i>	16	16	11	13	16
<b>WFTC/ABE Instructor</b>					
<i>Part-time</i>	55	60	51	87	95
<b>President/VPs</b>					
<i>Full-time</i>	5	5	5	4	4
<b>Total employees</b>	<b>826</b>	<b>804</b>	<b>775</b>	<b>826</b>	<b>846</b>

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

## **NEEDS ASSESSMENT**

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

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

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

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

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

Maximum capacity schedule for gymnasium use:

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

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

*Student Service and Learning Building* – There is a demonstrated need to co-locate all student services conveniently for students and visitors. With the development of the higher education campus, the center of campus has shifted and as the campus plan is further implemented to limit

vehicular traffic in the campus core, these services must be easily accessible. Providing co-location of enrollment services with learner services as the college develops a seamless interface for students and continues to invest in services and support to increase retention and completion.



## **NEW OR EXPANDED PROGRAMS**

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

1. Develop new and expand existing training programs and continuing professional education courses in nursing and healthcare to meet the local and regional labor force needs and the professional advancement of healthcare workers.
2. Expand industry certifications, training programs, and courses in information technology, and cyber security that support resident businesses, assist in attracting new business, and prepare individuals for jobs in theregion.
3. Provide appropriate space and support for increased transfer collaboration with four-year partner institutions specifically related to Computer Science and Engineering.
4. Support expansion of educational pathway at NIC including offering applied baccalaureate degrees.
5. Work with adjunct faculty and trainers to expand and improve implementation of learning outcomes assessments in workforce courses and increase the number of Continuing Education Certificate programs offered.
6. Increase licensure and certification programs in response to new regulations and local need.

**FACILITIES MASTER PLAN 2018 – 2028**

7. Increase online training programs and courses, add new innovative online course vendors and integrate robust online components to classroom training.
8. Adjust lifelong learning courses in response to changing economic conditions and the increased diversity of the older adult demographic.
9. Increase services and programs to assist students' transition from adult education programs to workforce training and/or academic coursework.
10. Continue to expand summer programs for children and youth to expose this age group and their parents to the community college and meet their needs and interests for summer enrichment programs.
11. Place a major emphasis and resource allocation on expanding contracted training and services to area businesses to assist them in employee development and business growth, and to meet the challenges of new technologies in the workplace.
12. Align development of new career training programs and continuing professional education to emerging employment areas and high demand occupations.
13. Work with other areas of the College to develop pathways for students to receive academic credit for industry credentials, skills and knowledge gained through continuing education coursework and training programs to accelerate their progress to a degree. Areas to be explored: apprenticeships/construction trades, health informatics, cyber security, juvenile services/law enforcement, healthcare.

**NEW OR EXPANDED FACILITY REQUIREMENTS**

Facilities will be needed to accommodate the following growth areas:

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



# **COLLEGE FACILITIES**

## **GENERAL FACILITIES DESCRIPTION**

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

## **DEFERRED MAINTENANCE**

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

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

## **UTILIZATION**

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

## **BOSWELL HALL**

Main Campus

Date Built or Acquired:	1979
Date of Remodel/Expansion:	Flooring replaced 2017, Roof 2005
Gross Area:	68,093
Net Area:	46,176
General Building Description:	2 story building Structural brick exterior Bar joist/metal deck roof structure Flat roof/ low slope metal Fire sprinkler system
Current Uses:	Auditorium Classrooms Art Gallery Speech Music Art Photography Music
Special Information:	Accessible entrance @ south/southwest/north/northeast sides Accessible parking adjacent to north and south Building is on accessible route Basement is not accessible
Other Information:	Mechanical systems to be upgraded 2019
Building Condition:	Very good
Maintenance Items:	Windows



BOS (Boswell Hall)



## **FORT SHERMAN OFFICERS' QUARTERS**

Main Campus

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

FSOQ (Fort Sherman Officers' Quarters)



## **FORT SHERMAN MUSEUM**

Main Campus

Date Built or Acquired:	1971
Date of Remodel/Expansion:	2012
Gross Area:	778
Net Area:	666
General Building Description:	Single story Load-bearing brick Pitched composition shingle roof
Current Uses:	Museum
Special Information:	Building accessible Accessible parking adjacent Accessible route available
Other Information:	
Facility Condition Index:	2.0

Maintenance Items:

Roof

Fort Sherman Museum photographs



## **SHERMAN BUILDING**

Main Campus

Date Built or Acquired:	1920
Date of Remodel/Expansion:	2007
Gross Area:	7,879
Net Area:	4,298
General Building Description:	Single story wood frame w/ brick veneer Pitched standing seam metal roof Flat low slope metal roof @ center of building Rooftop Exhaust Fans
Current Uses:	President's Office Communications and Marketing NIC Foundation Community Relations AVP
Special Information:	Handicap accessible entrance @ north Handicap parking adjacent Facility is on an accessible route
Other Information:	
Facility Condition Index:	0.4
Maintenance Items:	Composition shingle parapet replacement within 5 years.

Sherman Building photographs



## **INDUSTRIAL ARTS**

Main Campus

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



Industrial Arts Building photographs



## **McLAIN HALL**

Main Campus

Date Built or Acquired:	1944
Date of Remodel/Expansion:	1996 – Computer Labs Remodel 2015 – New 80 mil single ply 30 year roof 2016 – Outdoor Pursuits offices
Gross Area:	11,125
Net Area:	7,960
General Building Description:	Single story north wing (Computers) High bay single story south wing (Outdoor Pursuits) Partial second floor – south wing
Current Uses:	Outdoor Pursuits 3 Outdoor Pursuit Offices 2015 2 General Classrooms + 1 non accessible 2 <sup>nd</sup> floor south 1+ Computer Labs 5 Instructional Offices
Special Information:	Accessible route/restrooms – north wing
Other Information:	Electronic access on two exterior doors
Facility Condition Index:	14.8
Maintenance Items:	Carpet north wing NE door needs weatherproofing Ceiling Tile needs replaced

McLain Hall photographs



**LEE HALL**

Main Campus

Date Built or Acquired:	1949
Date of Remodel/Expansion:	1995 – Extensive remodel 2017- Carpet/Flooring and interior paint
Gross Area:	22,035
Net Area:	13,206
General Building Description:	Two story Poured-in-place concrete with brick veneer Wood over-frame roof structure Flat roof (Garland low slope metal) 2012 Partial basement (mechanical)
Current Uses:	Admissions Vice President for Business and Finance Business Office Financial Aid Registrar General Classrooms Faculty Offices Mother’s nook
Special Information:	Accessible route provided Accessible entrances provided (new 2017) Accessible restrooms (both floors)
Other Information:	Electronic Access on two exterior doors
Facility Condition Index:	25.4
Maintenance Items:	Paint 1 <sup>st</sup> floor offices Bathroom vanities

Lee Hall photographs



**CHRISTIANSON GYMNASIUM**

Main Campus

Date Built or Acquired:	1949
Date of Remodel/Expansion:	1976 - Lobby/Wrestling Addition 2013- Gym floor and bleachers 2016- Gym locker room remodel
Gross Area:	33,990
Net Area:	24,715
General Building Description:	2 story Concrete block w/ brick veneer Wood frame roof over steel girders Partial modified bitumen/partial low slope metal
Current Uses:	Gymnasium Locker Rooms Training Rooms Athletic Department Offices Stage
Special Information:	Accessible entrance Accessible restrooms Second floor not accessible Accessible seating (2013) Locker rooms are accessible (2016) Stage not accessible
Other Information:	Electronic access on two doors
Facility Condition Index:	9.0
Maintenance Items:	Building interior AHU-Steam Plumbing sewage drain system needs repaired



**EDMINSTER STUDENT UNION BUILDING**

Main Campus

Date Built or Acquired:	1960
Date of Remodel/Expansion:	1999 – Major addition/remodel 2016- Carpet and paint 2015- New Garland low slope metal upper roof 2017- Bookstore remodel
Gross Area:	66,311
Net Area:	41,250
General Building Description:	2 story w/ partial basement Steel post and beam building structure Brick veneer/ EIFS
Current Uses:	Cafeteria/ Student Lounge Auxiliary Services Bookstore ASNIC Offices Meeting Rooms Career Center Student Services Veterans Center Native American Student Center
Special Information:	Accessible route provided Accessible toilet rooms provided – all levels Book store restrooms not accessible
Other Information:	No electronic access Not part of new high security key system
Facility Condition Index:	4.9
Maintenance Items:	Boilers, circ pumps, hot water heaters, lower roof



Edminister Student Union photographs



**KILDOW MEMORIAL HALL**

Main Campus

Date Built or Acquired:	1962
Date of Remodel/Expansion:	2016 – Carpet and paint
Gross Area:	20,392
Net Area:	15,581
General Building Description:	2 story Post & beam structure Wood frame roof structure Wood frame walls w/ brick veneer Modified bitumen flat roof
Current Uses:	Skill Center Peer Tutoring Classrooms Offices
Special Information:	Accessible route, restrooms and entrance provided Accessible parking adjacent
Other Information:	Electronic Access on south door
Facility Condition Index:	25.4
Maintenance Items:	Restroom counter tops and sinks Elevator needs upgrade

Kildow Hall photographs



**LAKESIDE CENTER (NIC CHILDREN’S CENTER)**

Main Campus

Date Built or Acquired:	1985
Date of Remodel/Expansion:	1998 – Complete remodel/addition
Gross Area:	1,945
Net Area:	1,387
General Building Description:	Single story wood frame Pitched metal roof
Current Uses:	Children’s Daycare Center
Special Information:	Accessible route provided Accessible parking adjacent Accessible restrooms provided
Other Information:	
Facility Condition Index:	3.7
Maintenance Items:	

Lakeside Center Photo



**HEDLUND BUILDING**

Main Campus

Date Built or Acquired:	1977
Date of Remodel/Expansion:	1993 – major HVAC modifications
Gross Area:	71,207
Net Area:	55,189
General Building Description:	Tilt-up concrete panels w/ brick in-fill construction Flat roof
Current Uses:	Emery’s Restaurant Idaho Small Business Development Classrooms Gizmo CITE Culinary Arts
Special Information:	Handicap parking available @ east & south sides Handicap accessible entrances @ south and north sides
Other Information:	
Facility Condition Index:	7.6
Maintenance Items:	

Hedlund Building Photo



**MEYER HEALTH & SCIENCES BUILDING**

Main Campus

Date Built or Acquired:	2005
Date of Remodel/Expansion:	
Gross Area:	56,378
Net Area:	45,432
General Building Description:	2 story brick veneer Flat roof
Current Uses:	Nursing A&P Chemistry Radiology Health Professions
Special Information:	Simulation Lab
Other Information:	
Facility Condition Index:	4.0
Maintenance Items:	



Meyer Health & Sciences Photo



**PARKER TECHNICAL EDUCATION CENTER**

Rathdrum, Idaho

Date Built or Acquired: 2016  
Date of Remodel/Expansion: 2018- HVAC Lab  
Gross Area: 110,900  
Net Area: 95,189  
General Building Description: 2 story Brick veneer and Pre-engineered metal building

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

Special Information:

Other Information:

Facility Condition Index: 0.0

Maintenance Items:

Parker Technical Education Center Photo



## **SEITER HALL**

Main Campus

---

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

Maintenance Items:

Seiter Hall Photo



**RESIDENCE HALL**

Main Campus

Date Built or Acquired:	1974
Date of Remodel/Expansion:	
Gross Area:	58,841
Net Area:	50,000
General Building Description:	3 story wood framed Brick veneer and vinyl siding Flat roof and shingle Elevator
Current Uses:	Residence life
Special Information:	
Other Information:	
Facility Condition Index:	0.0
Maintenance Items:	

Residence Hall Photo



**SIEBERT BUILDING**

Main Campus

Date Built or Acquired:	1962
Date of Remodel/Expansion:	1996 – Computer Services Remodel/Elevator Addition
Gross Area:	30,311
Net Area:	24,959
General Building Description:	Partial one story/partial two story Partial basement under two- story portion Concrete masonry unit construction – main floor Metal-faced exterior wall panels – upper floor Flat roofs West windows are single pane glazing in metal frames
Current Uses:	Computer Services Copy Center/Mail Services Student Newspaper Fleet Services Metal Arts
Special Information:	Accessible entrance – north and south Basement and second floor accessible by elevator
Other Information:	Main campus telephone board located here Main data processing equipment located here
Facility Condition Index:	3.6
Maintenance Items:	



Siebert Building Photo



**STUDENT WELLNESS & RECREATION CENTER**

Main Campus

Date Built or Acquired:	2017
Date of Remodel/Expansion:	
Gross Area:	29,618
Net Area:	24,715
General Building Description:	2 story Concrete block w/ brick veneer
Current Uses:	Gymnasium Locker Rooms Fitness Rooms Offices Classrooms
Special Information:	
Other Information:	
Facility Condition Index:	0.0
Maintenance Items:	

Student Wellness & Recreation Center Photo



**MOLSTEAD LIBRARY**

Main Campus

Date Built or Acquired:	1992
Date of Remodel/Expansion:	
Gross Area:	52,315
Net Area:	39,887
General Building Description:	2 story Steel post and beam structure Steel stud infill walls Brick/EIFS exterior Concrete tile mansard roof Flat roof
Current Uses:	Testing Center Computer Labs Todd Lecture Hall Classrooms Library University of Idaho
Special Information:	Accessible entrance at south Accessible parking at east side Building is on accessible route
Other Information:	
Facility Condition Index:	16.3
Maintenance Items:	

Molstead Library Photo



**NORTH IDAHO COLLEGE  
FACILITIES MASTER PLAN 2018 – 2028**

FACILITIES INVENTORY BY BUILDING		North Idaho College																								Total SF										
Building	Year Constructed	Oldest																								Newest										
		1949	1949	1950	1960	1962	1962	1969	1970	1971	1971	1974	1976	1977	1979	1980	1980	1980	1980	1985	1992	1994	1994	2005	2010		2016									
HEGIS	HEGIS	LKH	GYM	HWCA	SUB	SBT	IND	FSOQ	PST	WIN	FSM	STR	SHE	HED	BOS	LHA	HWCB	HWCD	HWCE	LKC	MOL	MCL	WFTC	MHS	HWCC	CTE										
NCES CODE	CATEGORY																									Total SF										
100	CLASSROOM	12,496	576				2,185	549			1,349		8,512		11,322	6,277	1400						4,836	2,652	11,973	7,016		8,900						80,043		
200	LABORATORY						5,146	1,797					4,585		4,602	8,159																			106,956	
210	Class Laboratory						4,583	1,797					2,689		4,602	5,480																			92,315	
215	Lab Service												900			312																			10,715	
220	Open Laboratory						563						936			2,218																			3,717	
225	Open Lab Service												60			149																			209	
250	Research Lab.																																			0
300	OFFICE AREAS	11,389	2,004	2,009	10,843	5,968	139	1,699	1,181	658		3,851	4,359	7,015	3,699	85	1,044	747	780	764	7,419	1,809	5,314	6,781	1,776	4,647							85,980			
310	Office	10,408	1,458	1,299	9,600	5,091	139	1,641	1,079	658		3,512	4,101	5,485	3,092	85	901	311	400	604	6,415	1,133	4,500	6,407	1,657	2,729							72,706			
315	Office service	980	546	710	1,243	877		58	102			339	258	1,530	607		143	436	380	160	1,004	676	481	374	119	1,918							12,941			
350	Conference																																		333	
400	STUDY	3339																																	27,696	
410	Study	3339																																	10,427	
420	Stack/Study																																		767	
430	Open stack/study																																		14,108	
440	Processing room																																		516	
455	Study Service																																		1,878	
500	SPECIAL USE		22,279							276	4,018			7,704	1,232																			35,509		
520	Athletic		9,712						276	3,905			7,079																					20,972		
523	Spectator seating		8,600										625																					9,225		
525	Athletic service		3,967								113																							4,080		
530	Media Production														837																			837		
535	Media service														395																			395		
600	GENERAL USE	164		227	34,731	791		462	218		654	394		4,679	25,189					5,134	380	2,610	1,328	276		1,176							78,413			
610	Assembly														8,845																			8,845		
615	assembly service														15,814																			15,814		
620	Exhibition														530																			530		
630	Food Facility				8,506									1,606						963														11,075		
635	Food service				4,506									1,709						210														6,425		
640	Day Care																				3,767													3,767		
645	Day Care Service																			194														194		
650	Lounge				3,551								800											1,328		79								5,758		
660	Merchandising				5,250																														5,250	
670	Recreation				5,744																														5,744	
675	Rec service																																		2,610	
680	Meeting Room	164		227	7,174	791		462	218		654	394		564																				12,401		
700	SUPPORT			626		6,048	396							14,412																				24,544		
720	Shop					3,024								13,325																				19,411		
725	Sop service													1,087																				1,087		
730	Central Storage																																		0	
740	Vehicle Storage																																		396	
750	Central Service			626		3,024																													3,650	
760	Hazmat Storage																																		0	
800	HEALTH CARE					869																													869	
810	Patient bedroom					281																													281	
820	Patient bath					62																													62	
830	Nurse station					262																													262	
835	Nurse station service					264																													264	
900	RESIDENTIAL																																		0	
	Total NASF:	27,388	24,859	2,862	46,443	20,138	2,881	2,161	1,675	6,025	654	17,342	4,359	49,734	44,556	1,485	1,044	747	780	5,898	34,683	7,071	22,357	34,587	4,838	75,443										
	Total GSF:	42,983	35,963	4,223	66,325	29,960	3,705	4,133	3,188	9,626	654	28,654	6,920	71,076	67,093	1,920	1,724	972	1,110	8,838	50,963	11,062	31,610	57,639	7,560	110,960										
	Efficiency (%):	64%	69%	68%	70%	67%	78%	52%	53%	63%	100%	61%	63%	70%	66%	77%	61%	77%	70%	67%	68%	64%	71%	60%	64%	68%										

**NORTH IDAHO COLLEGE  
FACILITIES MASTER PLAN 2018 – 2028**

Name	Size (Sq.Ft.)	Facility Replacement Cost	Average Funding Per Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Beach and Campus Restrooms	1,800	\$ 387,630	\$ 2,309	2.46%	2.34%	2.25%	3.14%	31.28%	40.90%	39.99%	39.26%	38.45%	39.60%
Beach Storage Building	800	\$ 106,224	\$ 249	17.89%	18.31%	18.07%	17.85%	19.51%	23.03%	22.80%	22.58%	22.38%	22.63%
Boswell Hall & Communication Arts	64,547	\$ 13,159,197	\$ 127,686	19.83%	18.78%	23.38%	24.84%	26.12%	31.00%	31.81%	34.48%	36.44%	39.67%
Christianson Gym	24,828	\$ 4,375,190	\$ 20,781	8.55%	8.61%	11.66%	12.86%	13.56%	19.02%	31.31%	32.32%	31.82%	31.51%
Concession Stand on Beach, Sunspot	300	\$ 26,382	\$ 284	3.81%	3.75%	9.39%	9.24%	55.01%	53.53%	108.66%	107.02%	113.13%	117.19%
Edminster Student Union Building	67,811	\$ 10,195,384	\$ 42,069	4.65%	4.46%	7.48%	7.16%	7.31%	18.60%	20.28%	20.00%	21.92%	23.52%
Ft. Sherman Museum	1,086	\$ 161,195	\$ 378	1.90%	1.83%	2.35%	5.26%	7.14%	13.23%	12.90%	14.62%	14.30%	14.00%
Ft. Sherman Officers Quarters	4,117	\$ 589,472	\$ 3,627	5.49%	12.66%	21.30%	24.82%	24.82%	30.73%	30.07%	29.43%	28.83%	29.66%
Harding Family Center (Head Start)	19,100	\$ 3,895,254	\$ 37,754	12.05%	11.35%	10.76%	10.23%	9.77%	53.25%	51.88%	53.77%	53.77%	52.60%
Headwaters Complex A (Facilities/ Custodial)	4,195	\$ 921,767	\$ 4,806	13.20%	12.54%	12.42%	14.94%	14.06%	19.61%	25.30%	25.21%	24.81%	
Headwaters Complex B (Parking/Security)	2,569	\$ 564,486	\$ 1,500	8.23%	7.87%	7.56%	7.29%	7.05%	9.47%	9.84%	10.29%	10.08%	9.89%
Headwaters Complex C (Maintenance)	7,440	\$ 1,634,791	\$ 858	0.00%	0.00%	0.38%	0.37%	3.51%	3.89%	3.81%	4.20%	4.13%	4.06%
Headwaters Complex D (Grounds)	900	\$ 197,757	\$ 1,601	12.54%	17.65%	19.29%	23.78%	22.82%	28.30%	32.61%	32.29%	31.61%	30.99%
Headwaters Complex E (Custodial)	1,032	\$ 226,761	\$ 2,536	28.12%	26.83%	30.24%	29.13%	28.17%	49.28%	48.21%	49.37%	48.38%	47.48%
Hedlund Building	69,119	\$ 14,091,291	\$ 65,226	7.23%	8.86%	8.84%	11.72%	15.50%	21.56%	23.99%	24.95%	24.51%	40.95%
Industrial Arts Building	3,633	\$ 741,822	\$ 1,826	6.55%	6.43%	6.27%	6.12%	12.95%	18.09%	19.54%	22.41%	23.68%	23.40%
Lakeside Childrens Center	8,350	\$ 1,189,207	\$ 6,580	3.47%	5.62%	7.55%	21.14%	29.39%	34.15%	34.51%	46.24%	45.60%	45.01%
Landscape Pole Barn	1,500	\$ 131,910	\$ 163	6.16%	6.04%	8.01%	7.87%	7.75%	7.67%	12.17%	13.17%	13.04%	12.92%
Lee Hall Annex	1,933	\$ 383,449	\$ 728	4.21%	4.14%	4.22%	4.81%	8.32%	9.06%	12.84%	13.34%	13.22%	13.11%
Lee-Kildow Hall	45,175	\$ 9,209,827	\$ 110,236	23.85%	26.62%	34.44%	33.29%	34.82%	36.56%	35.84%	38.79%	37.94%	38.08%
Lincoln Way Storage Building	4,833	\$ 641,726	\$ 2,460	10.47%	10.44%	11.01%	25.43%	29.58%	29.58%	29.31%	31.17%	30.91%	31.52%
Lincoln Way Storage Building A	6,078	\$ 807,037	\$ 1,661	4.49%	4.32%	4.18%	6.54%	13.34%	14.61%	14.40%	17.26%	17.04%	16.85%
McLain Hall	10,345	\$ 2,109,055	\$ 17,821	14.01%	20.73%	22.22%	21.63%	21.68%	22.10%	78.74%	78.53%	77.51%	76.59%
Meyer Health Science Building	60,626	\$ 12,359,823	\$ 17,949	3.84%	3.70%	3.90%	5.43%	5.68%	6.63%	6.51%	6.47%	6.60%	15.54%
Molstead Library	49,007	\$ 7,784,762	\$ 65,826	15.43%	14.68%	14.04%	13.46%	21.88%	38.21%	37.30%	36.34%	35.43%	35.39%
Parker Career and Technical Education (CTE)	110,900	\$ 17,861,554	\$ 1,063	0.00%	0.05%	0.05%	0.27%	0.49%	0.48%	0.48%	0.48%	1.69%	1.68%
Pole Barn Storage (Golf Carts)	1,440	\$ 191,203	\$ 239	0.95%	0.92%	3.00%	2.87%	5.43%	2.76%	5.56%	6.34%	6.21%	19.07%
Residence Hall (202 Units)	58,841	\$ 9,879,404	\$ 20,152	0.00%	0.00%	1.64%	2.00%	2.22%	8.51%	8.29%	19.52%	36.04%	35.63%
Seiter Hall	30,896	\$ 6,298,768	\$ 11,172	5.41%	8.90%	8.66%	8.44%	8.26%	8.14%	12.33%	12.97%	13.52%	13.37%
Sherman Administration Building	7,663	\$ 1,130,369	\$ 4,591	0.34%	0.44%	13.64%	21.72%	24.66%	39.83%	39.38%	38.97%	38.91%	38.57%
Siebert Building	29,631	\$ 6,040,872	\$ 13,023	3.40%	3.21%	3.44%	3.35%	10.22%	11.85%	11.87%	12.70%	12.50%	16.50%
Student Wellness Recreation Center (SWRC)	29,618	\$ 8,041,879	\$ 265	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.47%
Winton-Post Building	12,201	\$ 2,487,418	\$ 18,515	10.57%	10.02%	11.89%	11.40%	16.24%	37.98%	37.00%	36.06%	35.18%	34.37%
Workforce Training Center	31,610	\$ 4,662,791	\$ 44,066	26.12%	31.00%	29.80%	30.19%	29.19%	28.91%	34.67%	33.99%	41.93%	41.26%
<b>Totals:</b>	<b>773,924</b>	<b>\$ 142,485,638</b>	<b>\$ 650,000</b>										
			FCI =	8.20%	8.81%	10.31%	11.06%	12.87%	18.37%	20.28%	21.79%	23.49%	26.56%
			FCI without Funding =	8.66%	9.72%	11.68%	12.89%	15.15%	21.10%	23.47%	25.44%	27.60%	31.12%

## **PLANNED AND PROPOSED FACILITIES PROJECTS**

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

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

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





## **CAMPUS MASTER PLAN**

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

## CAMPUS MASTER PLAN

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

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

- **Meyer Health and Sciences Expansion:** The existing building is designed to add approximately 15,600 SF in finished space with the additional 7,800 SF footprint over two floors with lab spaces on upper floors and learning spaces and offices on the main floor. Programming for this expansion was completed in 2010 and will need to be updated and refined to address current and emerging programming needs. Current cost estimate for the expansion is \$6.67M.
- **Athletic Complex:** Current intercollegiate athletics programs are housed around campus and many are in facilities that are beyond modification for the current program needs. The development of an athletics complex with a competition gymnasium, program offices, locker rooms and training space will provide the college with needed facility upgrades, expanded event and competition space, and seating, and provide a new home for Cardinal athletics. The current Parking Lot A Site along Northwest Boulevard provides the space and height needs for an athletic complex and initial feasibility studies have shown this site is compatible with this type of use. Programming work is necessary to determine the specifics for this project scope and to develop a budget estimate. A primary issue in the development of this project scope will be the seating capacity of a new competition gymnasium.
- **Coeur d’Alene Cultural Center and Gathering Space:** This project has been on the slate for development since the inception of the Nine Point Agreement. Initial work on this project developed programming for a longhouse. This project will provide meeting spaces for the community and campus, highlight the Coeur d’Alene Tribe, and provide Native American students spaces to gather. Current needs and programming will need to be developed to adequately scope and budget this project.
- **Student Enrollment and Learning Services:** With the development of the Higher Education Campus, establishing a centralized location for all student services will provide convenient access and expanded spaces for key services that are dispersed across campus. This project will bring key services together and allow for the movement of services such as Adult Basic Education into spaces that are easy to find and accessible and that encourage retention and completion. This project will require initial programming to determine costs.

*Long Term Development* – The plan for long-term development of the campus includes adoption of site plan for future building placements and development of a pedestrian core that routes vehicular traffic around campus and limits through traffic providing significant safety features to the campus core.

- Long Term Illustrative Master Plan - depicts the full development of the higher education campus and integration of the pedestrian-focused core. This plan envisions removal of some aging existing buildings to provide greater campus space along the lake. In addition, this plan will allow for further connection and development space for long-term growth with continued property acquisition. This project can be phased over multiple years and bid, in part to, take advantage of other planned capital work that may be occurring on campus. The project can also stack with future development to transition parking to perimeter areas and change vehicular access as the Higher Education Campus is further developed.
- Systemic Renovations/Deferred Maintenance: Updating infrastructure remains a priority of the College. This project includes systemic improvements and renovations to facilities including heating, ventilation, and air conditioning systems to extend useful life. Included are control system upgrades, fire alarm system upgrades, boiler replacements and chiller replacements. This project will pair college investment with funding from the Department of Public Works to address priority needs and issues and work to maintain a campus FCI score of less than 10.

## **MASTER PLAN SUMMARY**

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

## **FACILITIES MASTER PLAN COMMITTEE MEMBERS**

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

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

**IMPLEMENTATION STRATEGY**

Short and Long Term Capital Improvement Program

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

**CAPITAL PLANNING**

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



## **ILLUSTRATIONS**

- Aerial View – Existing Campus
- Long Term Illustrative Master Plan –

**AERIAL VIEW – EXISTING CAMPUS**



LONG TERM ILLUSTRATIVE CAMPUS PLAN





