



Bluefield State College



**CAMPUS DEVELOPMENT PLAN
2021 UPDATE**

SMITHGROUP



Prepared December 2020-April 2021

All images are from SmithGroup, except where noted.

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APPENDIX

A: CLASSROOM UTILIZATION ANALYSIS

B: TEACHING LABORATORY UTILIZATION ANALYSIS

REQUIREMENTS FOR THE UPDATE TO THE CAMPUS DEVELOPMENT PLAN

Bluefield State College (College) is required to update the 2014 campus facilities master plan and submit it to the West Virginia Higher Education Policy Commission (Commission) for approval. The plan update is developed for a ten year period and is aligned with criteria specified by the State, specifically the Commission's Series 12 Capital Project Management Regulations (Series 12).

The Commission develops and oversees a public policy agenda for West Virginia's four-year colleges and universities. The Commission works with institutions on accomplishing their missions and carrying out state procedures. A source of support for institutions and students, the Commission's work includes academic affairs, administrative services, finance and facilities, financial aid, health sciences, human resources, legal services, policy and planning, science and research, and student affairs.

The purpose of the Commission's Series 12 rule is to establish guidelines, delegate appropriate authority and assign responsibility for the governance of capital planning and management activities of the higher education institutions under their authority to the College and University Governing Boards.

These activities shall include but not be limited to:



Developing and updating campus and campus development plans based on previously approved campus facilities master plans;



Planning, financing, acquisition, and construction and/or renovation of capital facilities and equipment;



Demolition of existing facilities;and,



Acquisition or disposal of real property. This rule shall also govern the acquisition of facilities, real property, and capital equipment by lease or lease/purchase.

WEST VIRGINIA HIGHER EDUCATION POLICY COMMISSION SERIES 12 RULE REQUIREMENTS FOR CAMPUS DEVELOPMENTS PLAN AND RELEVANT CHAPTERS

§133-12-5. CAMPUS DEVELOPMENT PLAN REQUIREMENT	RELEVANT CHAPTER				
<p>5.2. Campus development plans are intended to be aspirational; however, an institution’s plan shall be appropriate to its size, mission, and enrollment and to the fiscal constraints within which the institution operates. At a minimum the campus development plan shall include the following:</p> <p>5.2.a. The governing board’s development strategy;</p>	<p>1. Executive Summary</p>				
<p>5.2.b. An assessment of the general condition and suitability of buildings and facilities using the following data elements:</p> <table border="0" data-bbox="121 472 1619 711"> <tr> <td data-bbox="121 472 499 651"> <p>5.2.b.1. Physical plant needs segregated by the following asset groups: 5.2.b.1.A. Educational and general. 5.2.b.1.B. Auxiliary. 5.2.b.1.C. Transitional.</p> </td> <td data-bbox="499 472 877 651"> <p>5.2.b.2. Physical plant package needs segregated by the following by project categories: 5.2.b.2.A. Repair/Maintenance. 5.2.b.2.B. Modernization. 5.2.b.2.C. Alteration. 5.2.b.2.D. New Construction.</p> </td> <td data-bbox="877 472 1255 711"> <p>5.2.b.3. Physical plant package investment needs segregated by the following categories: 5.2.b.3.A. Reliability. 5.2.b.3.B. Asset Preservation. 5.2.b.3.C. Program Improvement. 5.2.b.3.D. Economic Operations. 5.2.b.3.E. Life/Safety/Code. 5.2.b.3.F. New Construction.</p> </td> <td data-bbox="1255 472 1619 711"> <p>5.2.c.3. Physical plant package needs segregated by the following categories: 5.2.b.4.A. Building Envelope. 5.2.b.4.B. Building Systems. 5.2.b.4.C. Life/Safety/Code. 5.2.b.4.D. Space Renewal. 5.2.b.4.E. Utility Infrastructure. 5.2.b.4.F. Grounds Infrastructure.</p> </td> </tr> </table>	<p>5.2.b.1. Physical plant needs segregated by the following asset groups: 5.2.b.1.A. Educational and general. 5.2.b.1.B. Auxiliary. 5.2.b.1.C. Transitional.</p>	<p>5.2.b.2. Physical plant package needs segregated by the following by project categories: 5.2.b.2.A. Repair/Maintenance. 5.2.b.2.B. Modernization. 5.2.b.2.C. Alteration. 5.2.b.2.D. New Construction.</p>	<p>5.2.b.3. Physical plant package investment needs segregated by the following categories: 5.2.b.3.A. Reliability. 5.2.b.3.B. Asset Preservation. 5.2.b.3.C. Program Improvement. 5.2.b.3.D. Economic Operations. 5.2.b.3.E. Life/Safety/Code. 5.2.b.3.F. New Construction.</p>	<p>5.2.c.3. Physical plant package needs segregated by the following categories: 5.2.b.4.A. Building Envelope. 5.2.b.4.B. Building Systems. 5.2.b.4.C. Life/Safety/Code. 5.2.b.4.D. Space Renewal. 5.2.b.4.E. Utility Infrastructure. 5.2.b.4.F. Grounds Infrastructure.</p>	<p>3. Existing Building Assessment</p>
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<p>5.2.c. An assessment of the impact of projected enrollment and demographic changes on building and facility needs;</p>	<p>2. Enrollment and Utilization</p>				
<p>5.2.d. A comprehensive list of deferred maintenance projects individually exceeding \$75,000 that need to be addressed for each campus by building or facility including an estimated cost for each;</p>	<p>5. Major Building Improvements 6. Site Improvements 7. Infrastructure Improvements</p>				
<p>5.2.e. An analysis as to all buildings and facilities as to the need for renovations, additions, demolition, or any combination thereof;</p>	<p>3. Existing Building Assessment</p>				
<p>5.2.f. A list of major site improvements that are needed, including vehicular and pedestrian circulation, parking and landscaping;</p>	<p>6. Site Improvements</p>				
<p>5.2.g. An analysis of telecommunications, utilities and other infrastructure improvements that are campus expansion;</p>	<p>7. Infrastructure Improvements</p>				
<p>5.2.h. A delineation of clear property acquisition boundaries that are reasonably appropriate for campus expansion;</p>	<p>4. Interaction Among Campuses</p>				
<p>5.2.i. A list of proposed new facilities and building sites;</p>	<p>5. Major Building Improvements 6. Site Improvements 7. Infrastructure Improvements</p>				
<p>5.2.j. A list of capital projects in priority order; 5.2.k. Estimates of the timing, phasing and projected costs associated with individual projects;</p>	<p>8. Capital Project Implementation</p>				
<p>5.2.l. If an institution has multiple campuses within 50 miles of each other, a delineation of how the campuses should interact and support each other to minimize duplication of facilities, improve efficiency and be aesthetically compatible;</p>	<p>4. Interaction Among Campuses</p>				
<p>5.2.m. A statement of the impact of the plan upon the local community and the input afforded local and regional government entities and the public with respect to its implementation; 5.2.n. An estimate of the plans’ impact on the institution’s capacity utilization, operating costs including depreciation, and projected financial status; and 5.2.o. Any other requirement established by the Commission and Council in these rules.</p>	<p>2. Enrollment and Utilization 9. Development Plan Impacts</p>				

§133-12-5. CAMPUS DEVELOPMENT PLAN
REQUIREMENT

5.2. Campus development plans are intended to be aspirational; however, an institution's plan shall be appropriate to its size, mission, and enrollment and to the fiscal constraints within which the institution operates. At a minimum the campus development plan shall include the following:

5.2.a. The governing board's development strategy;

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EXECUTIVE SUMMARY

EXISTING COLLEGE FACILITIES

Bluefield State College (College) is a historically black college in Bluefield, West Virginia. It is a part of West Virginia's public education system and offers baccalaureate and associate degrees. For the last 50 years, Bluefield State has been the only non-residential four-year college in the state system.

MAIN CAMPUS

The Main Campus is a narrow +/-34 acre tract of land with significant grade change in the north/south direction. The westernmost quarter of campus is separated from the balance of the campus by US Route 52. The two areas of campus are connected by a dedicated road and a narrow pedestrian tunnel under the highway.

The Main Campus is comprised of nine primary buildings, five faculty houses, and two minor structures. The sum of these buildings is approximately 360,000 gross square feet.

The President's Residence is off-campus in the City of Bluefield. There has been no on-campus student housing since the late 1960s.

Several buildings were constructed in the first half of the 20th century including Conley Hall, Mahood Hall, the original portion of William B. Robertson Library, and Hatter Hall. The original phase of Dickason Hall was constructed in the early 1950s. There was a major construction program undertaken in the late 1960s and early 1970s during which the Ned E. Shott Physical Education Building, Othello Harris-Jefferson Student Center, and Brown-Gilbert Basic Science Building were constructed along with major additions to Dickason Hall and William B. Robertson Library.

No new buildings have been constructed since the early 1970s. Most buildings have deferred maintenance, which the current Administration will address. Furthermore, most buildings have been renovated to varying degrees. Major renovations occurred within the last decade in Mahood Hall and Brown-Gilbert Basic Science.

Due to the significant grade elevation change, pedestrian travel is accomplished utilizing sets of stairs, steep walkways, and ramps. Parking is scattered throughout the Main Campus



in numerous small- and medium-sized lots. Vehicular circulation is via a combination of one-way and two-way streets.

Main Campus athletic and recreation facilities consist of indoor facilities in the Ned E. Shott Physical Education Building, a natatorium accessed on the first floor of the Ned E. Shott Physical Education Building with its own separate dedicated entrance, the June O. Shott Field, and recreational tennis courts.

BLUEFIELD STATE MEDICAL EDUCATION CENTER

The College acquired the former Bluefield Regional Medical Center in June 2021. Most clinical operations at the Bluefield Regional Medical Center closed in 2019-2020. Bluefield State will lease space in the Medical Education Center to Princeton Community Hospital which will maintain ambulatory emergency care, respiratory and other therapy care operations, radiology units, a laboratory, several doctors' offices, and other medical operations.

The College will control and occupy approximately 150,000 gross square feet in the main building and additional square footage in several adjacent buildings. The College will lease out the remainder of the buildings for the near-term and gain full control in the long-term.

The Medical Education Center consists of approximately 70 acres, most of which is flat, paved, and available for future academic and facilities development.

The Medical Education Center buildings vary in condition, but are generally very good to excellent. Current renovation will convert them from their former use as hospital operating, treatment and patient care into academic, residential and athletic uses.



ERMA BYRD HIGHER EDUCATION CENTER AND ALLIED HEALTH WING, BECKLEY

The Erma Byrd Higher Education Center and Allied Health Wing is a shared academic facility located along Interstate 64 just outside of Beckley, West Virginia, approximately 50 miles from the Main Campus. The facility was constructed in 2007.

The Erma Byrd Higher Education Center and Allied Health Wing is administered by the West Virginia Higher Education Policy Commission (Commission) on behalf of its three higher education tenants - Bluefield State College, Concord University, and Marshall University. Currently the College is the most intense user.

The College schedules approximately 20,000 assignable square feet, more than half of which are classrooms. The College shares but is the primary user of classrooms, teaching laboratories, computer classroom, two lecture halls, and a library. The College controls a bookstore and faculty and administrative offices.

The College currently offers two programs through the School of Nursing and Allied Health - nursing and radiology. The College is exploring expanding its course offerings in Beckley.



GOVERNING BOARD'S DEVELOPMENT STRATEGY

The College is repositioning itself to be a regional higher education institution of choice and to increase enrollment to approximately 2,500 students within the next decade. Short term enrollment is expected to expand over 20% due to the expansion of athletics, course offerings, and a focused emphasis on recruitment. Long term enrollment growth will continue with renewed academic expansion and recruitment strategies.

Because of the destruction of its on-campus housing opportunities in the late-1960s, the College has largely been limited to seeking student enrollment from contiguous counties in southern West Virginia. Population loss and demographic changes in southern West Virginia adversely impacted enrollment

and diversity during the last 30 years at the College. This negative enrollment and demographic change has stabilized and begun a positive trending during the last 18 months, and is expected to continue in a positive direction.

To expand its reach and to achieve enrollment growth, the College will develop on-campus residential housing and will expand its academic programming, particularly in the growing sectors of nursing/allied health and engineering technology. The recent acquisition of the Bluefield Regional Health Center will provide expansion opportunities for nursing/ allied health programs. Strong interest by employers, students and local governments have created the potential for the College

to offer its programs to northern West Virginia and in the Eastern Panhandle.

The College is also expanding its variety and number of athletic programs. Athletic recruitment is already drawing students from several states adding geographic and demographic diversity to the College's student population and experience.

ENROLLMENT GROWTH BY CAMPUS

The College seeks to double its enrollment to 2,500 headcount students, spread across its sites and online. The enrollment at the two Bluefield sites – the Main Campus and the Bluefield State Medical Education Center – is planned to almost double, while the Beckley Higher



Education Center enrollment is planned to grow by approximately 75 percent. The College will expand its current online programming to offer additional programs that can be completed 100 percent online, without the need to visit any physical location as well as continue to explore the offering of engineering technology programming and training elsewhere in West Virginia.

ACADEMIC PROGRAM GROWTH

The College intends to expand and add academic programming over the next decade.

In the near term, the Dean of the School of Nursing and Allied Health will seek to add surgical technician, respiratory therapy technician, dental hygienist, and mammography radiological technician

ENROLLMENT GROWTH TARGET

	Fall 2019	Fall 2029
Main Campus and Bluefield State Medical Education Center	935	1,800
Beckley	312	550
Other	N/A	125
Online (100%)	0	25
Total	1,246	2,500

programs dependent on faculty recruitment, accreditation body approval, and clinical placement opportunities. In the longer term, the Provost seeks to add ten additional nursing and allied health programs.

The Provost plans for new programs in the School of Engineering Technology & Computer Science, including cyber security. The College continues to explore offering engineering technology programs in northern West Virginia, the Eastern Panhandle, and elsewhere in West Virginia that may lead to certificates and later associate degrees.

ON-CAMPUS RESIDENTIAL GROWTH

The construction of new suites on the Main Campus and the conversion of former hospital patient beds at the Bluefield State Medical Education Center will re-introduce on-campus housing at the College.

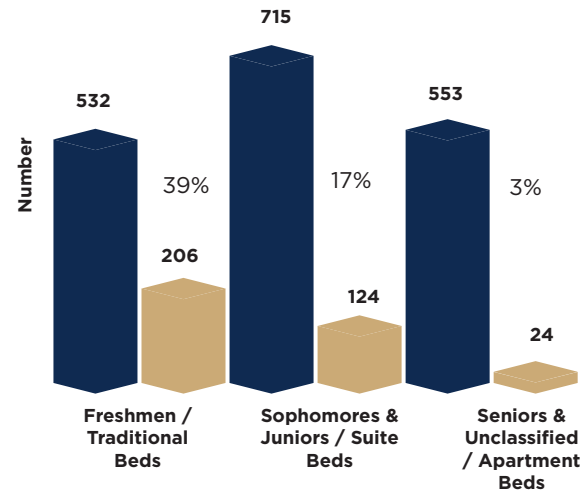
After enrollment at both Bluefield sites has grown to 1,800 headcount students, the planned residential facilities will enable 20 percent of students to live on campus. Almost 40 percent of freshmen

will be able to live in the traditional residence hall at the Bluefield State Medical Education Center, and half that percentage of sophomores and juniors will be able to live in Heritage Village suites on the Main Campus. Most seniors are expected to live off-campus. (Generally, traditional beds are appropriate for freshmen, suites for sophomores and juniors, and apartments for seniors, graduates, and those with families.)

PLANNED NEW RESIDENTIAL BEDS

Unit Type	Number of Beds
Traditional	
Bluefield State Medical Education Center	206
Suite	
Heritage Village	124
Apartment	
Cottages A-D	24
Total	354

PLANNED ENROLLMENT AND BEDS BY TYPE



ATHLETIC PROGRAM GROWTH

The College is an independent school in NCAA Division II. Currently, the College is exploring potential invitations from several Athletic Conferences, and is expected to join a Conference in 2021.

Starting in fall 2021, the number of sports will more than double. Approximately 150 student-athletes are currently enrolled in ten competitive sports. The College’s recent expansion of 12 new sports will increase the number of student-athletes by approximately 250 students. As planned, over 20 percent of students at the Bluefield sites will be student-athletes.

The additional sports will use existing and new campus resources. The College has entered into a Regional Sports Authority agreement with the City of Bluefield to ensure the efficient use of, and renovation of, current athletic facilities in Mercer County. New facilities are anticipated.

STUDENT CLASSIFICATION, 2019 AND 2029

Student Classification	BSC 2019 Headcount	BSC 2029 Headcount	Percent
Freshman	367	535	30%
Sophomore	271	393	22%
Junior	222	322	18%
Senior	292	424	24%
Unclassified	89	129	7%
Total	1,241	1,800	

Fall 2019 Student Classification; Bluefield 2029 Headcount assumes a similar classification distribution.

ATHLETIC PROGRAMS AND FACILITIES

Sport		Men's Facility	Women's Facility
Current Sports			
Baseball/Softball	Practice	Existing: Bowen Field, City Park Future: June O. Shott Field	Existing: Various high schools Future: June O. Shott Field
	Competition	Existing: Bowen Field, City Park Future: June O. Shott Field	Existing: Various high schools Future: June O. Shott Field
Basketball	Practice	Gymnasium in Ned E. Shott Physical Education Bldg	Gymnasium in Ned E. Shott Physical Education Bldg
	Competition	Existing: Gymnasium in Ned E. Shott Physical Education Bldg Future: Convocation Center	Existing: Gymnasium in Ned E. Shott Physical Education Bldg Future: Convocation Center
Cross Country	Practice	Off-campus	Off-campus
	Competition	Off-campus	Off-campus
Golf	Practice	Fincastle Country Club	N/A (new sport)
	Competition	Fincastle Country Club	N/A (new sport)
Tennis	Practice	City Park Courts	City Park Courts
	Competition	City Park Courts	City Park Courts
Volleyball	Practice	N/A	Gymnasium in Ned E. Shott Physical Education Bldg
	Competition	N/A	Gymnasium in Ned E. Shott Physical Education Bldg
New Sports (Fall 2021)			
Acrobatics and Tumbling	Practice	N/A	Gymnasium in Ned E. Shott Physical Education Bldg
	Competition	N/A	Gymnasium in Ned E. Shott Physical Education Bldg
Bowling	Practice	N/A	Off-campus
	Competition	N/A	Off-campus
Football	Practice	Off-campus	N/A
	Competition	City Park Stadium	N/A
Golf	Practice	N/A (current sport)	Fincastle Country Club
	Competition	N/A (current sport)	Fincastle Country Club
Indoor Track and Field	Practice	Local high schools	Local high schools
	Competition	Convocation Center	Convocation Center
Outdoor Track and Field	Practice	Local high schools	Local high schools
	Competition		
Soccer	Practice	N/A	East River Soccer Complex
	Competition	N/A	East River Soccer Complex
Swimming	Practice	Pool in Ned E. Shott Physical Education Bldg	Pool in Ned E. Shott Physical Education Bldg
	Competition	Pool in Ned E. Shott Physical Education Bldg	Pool in Ned E. Shott Physical Education Bldg
Wrestling	Practice	Gymnasium in Ned E. Shott Physical Education Bldg	N/A
	Competition	Gymnasium in Ned E. Shott Physical Education Bldg	N/A

MAIN CAMPUS

The proposed improvements for the Main Campus are consistent with the projection of 1,800 headcount students on the Bluefield locations, the expansion of academic programs, the re-establishment of a thriving on-campus residential population and culture, and the expansion of a robust athletics program.

The relocation of the School of Nursing and Allied Health to the Bluefield State Medical Education Center will provide room for nursing and allied health programs to grow. The vacated space in Dickason Hall will enable School of Engineering Technology & Computer Science programs to expand.

Heritage Village suites, scheduled to open in late-2021, will bring 124 residential student to the east edge of the Main Campus. The new housing is being constructed on the existing Othello Harris-Jefferson Student Center parking lot. A replacement lot will be constructed at the northeast corner of Rock and Pulaski Streets, a property acquired by the College in late 2020. The College will also convert Cottages A, B, C, and D to student housing to bring

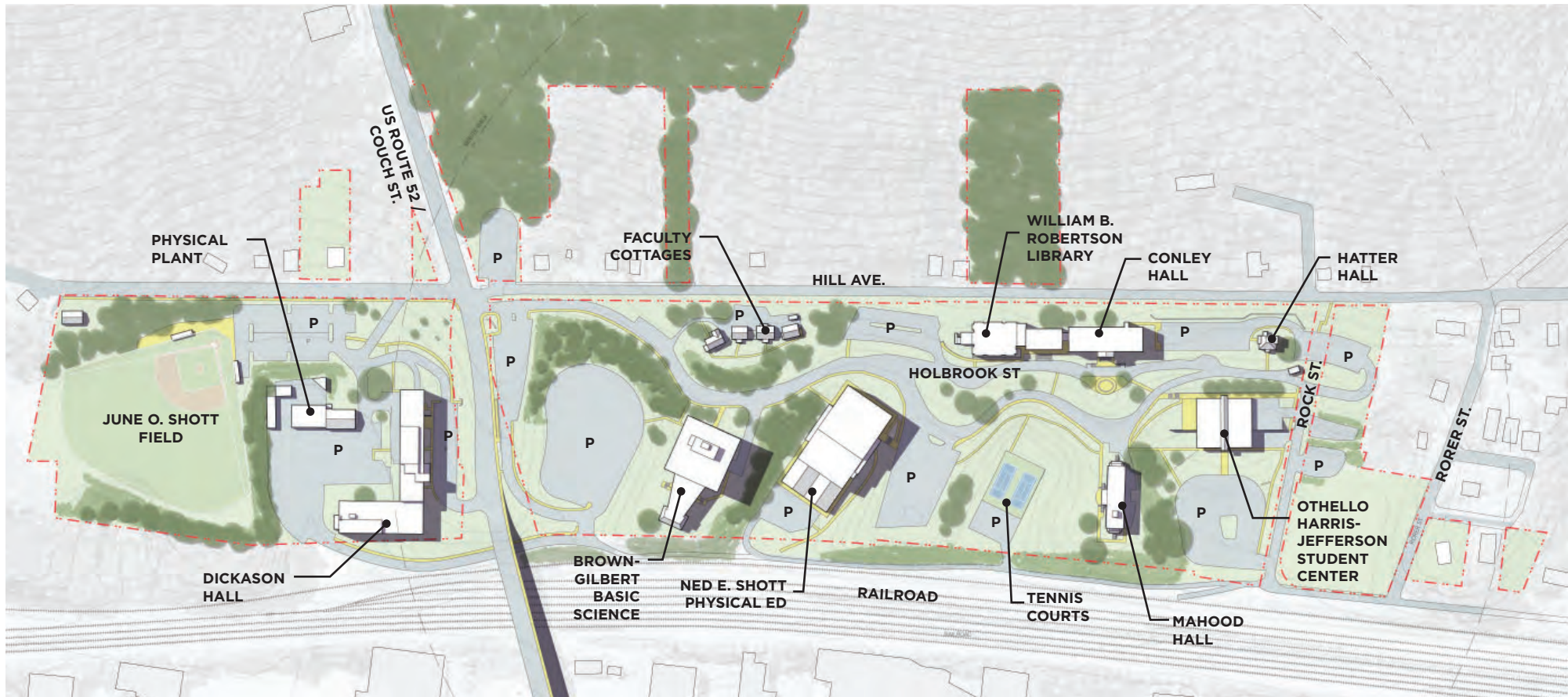
14 additional apartments to the main campus.

These residence hall projects will transform the character of the campus, returning to a 24/7 level of residential energy for the first time in over 50 years. The new residents will require a wide variety of support services. The College will renovate the Othello Harris-Jefferson Student Center with improved dining services, student gathering spaces, and student group meeting spaces. A green space and memorial garden is planned to be constructed on the existing Pit parking lot, which is underutilized as a parking lot. The College will also bolster tutoring and other academic support services.

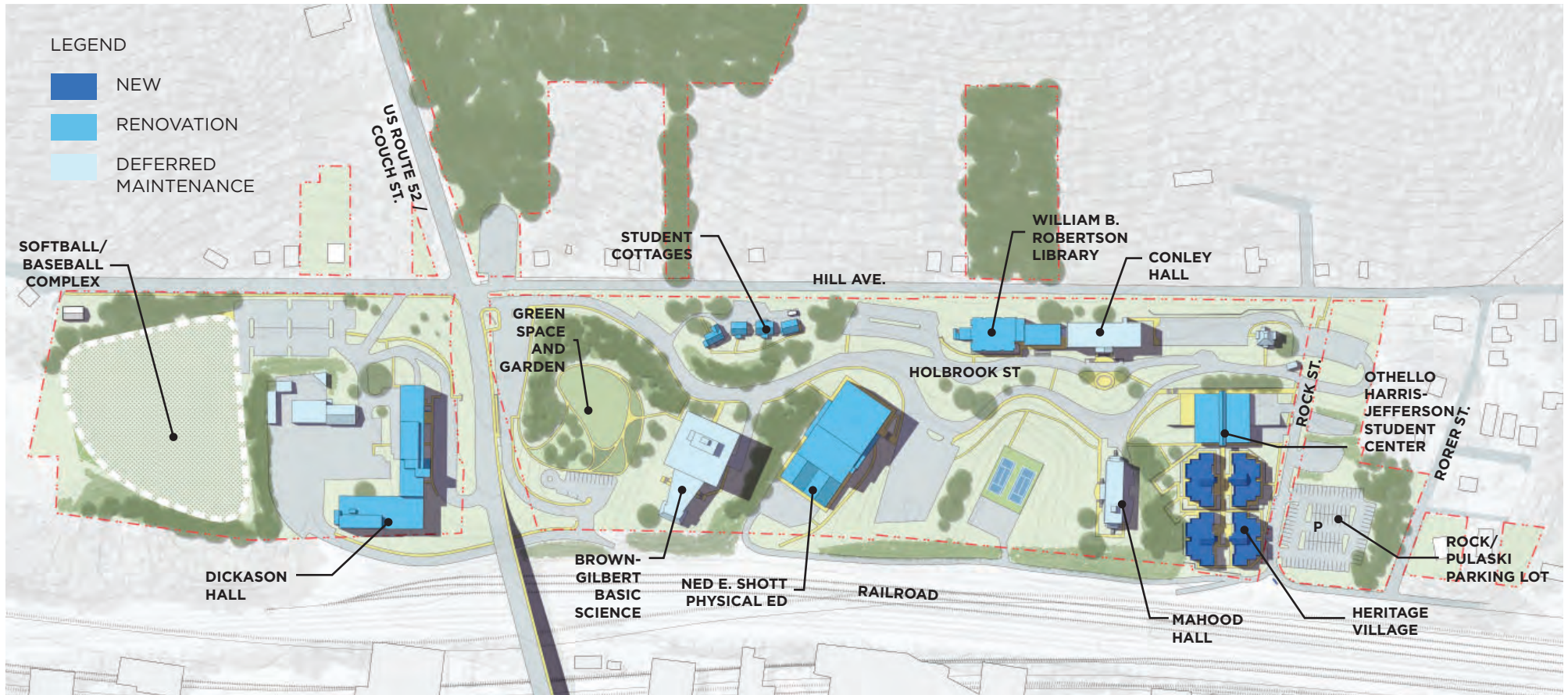
Adding 12 new sports on top of the existing ten sports will require expansion and renovation of the College's athletic infrastructure, including office space in the Ned E. Shott Physical Education Building.

On-campus residents will need places for intramural and passive pickup games. The new green space which will be developed on the current Pit parking





MAIN CAMPUS EXISTING CONDITIONS



MAIN CAMPUS PLANNED IMPROVEMENTS



MAIN CAMPUS EXISTING CONDITIONS



MAIN CAMPUS PLANNED IMPROVEMENTS

area will be available for recreational use. Renovations of existing sports facilities will also be available for intramural activities.

The increased student enrollment, both on-campus residents and commuters, will require more spaces for group study. The College will evolve the William B. Robertson Library to provide more group study spaces, more technology, and the development of records collections.

As downtown Bluefield redevelops and becomes an active location for students and Bluefield residents to gather, the Pulaski Street entrance will become more important. When Heritage Village and the Rock/Pulaski Streets parking lot are constructed, the College will create an east campus gateway with a clear entrance and branded signage. The College will also seek to acquire and develop the historic Elks Building in downtown Bluefield for use as a social

and entertainment gathering place for students and the community.

Throughout the next decade, the College will also address deferred maintenance in all buildings.



MAIN CAMPUS PULASKI STREET GATEWAY AND HERITAGE VILLAGE

BLUEFIELD STATE MEDICAL EDUCATION CENTER

The Campus Development Plan Update outlines a series of renovations that will transform the former Bluefield Regional Medical Center to a mixed-use site with residential, athletics, nursing and allied health instruction, and other academics.

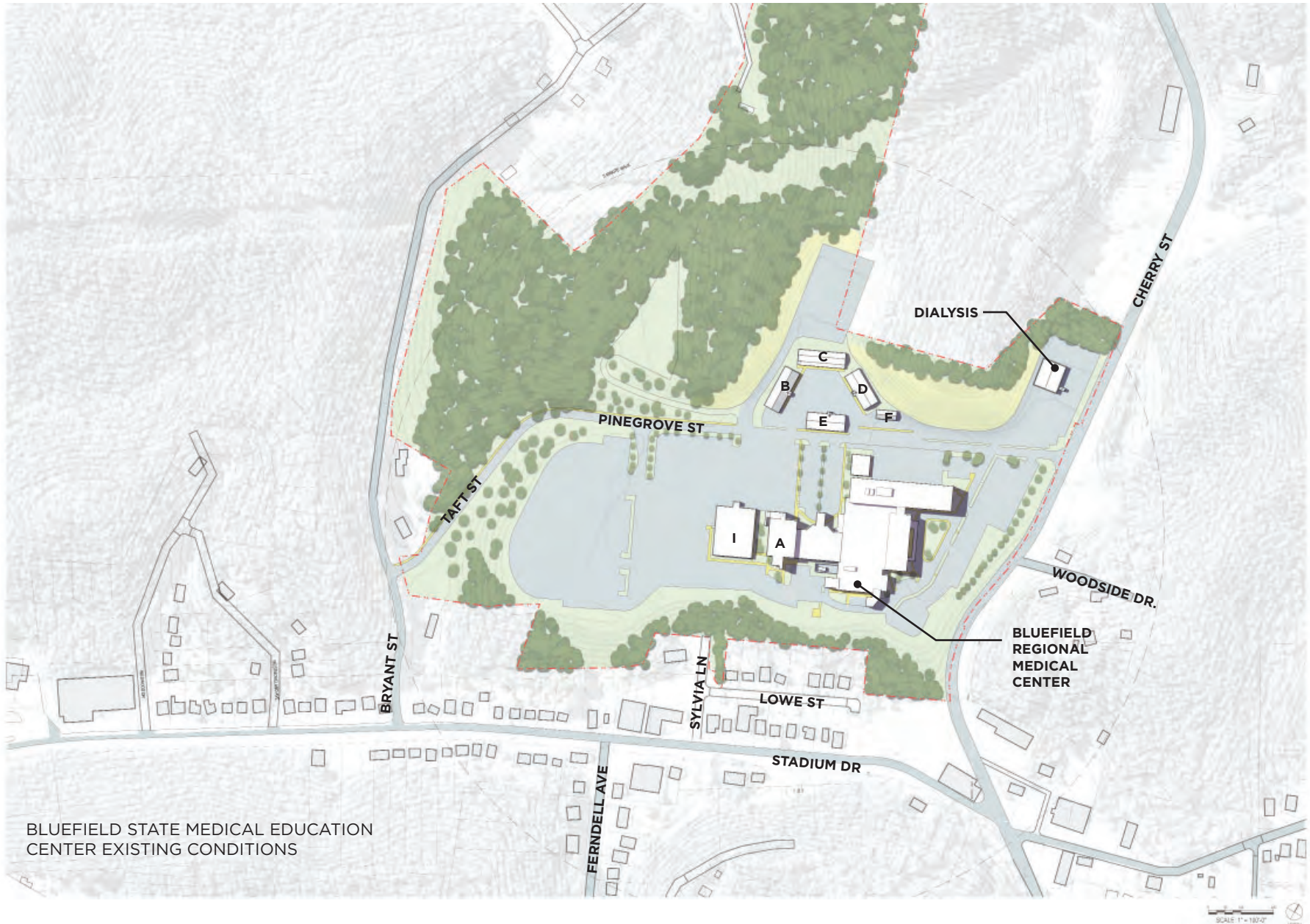
The School of Nursing and Allied Health is projected to relocate from the Main Campus into a large portion of the second floor of the main hospital building in January 2022. Since the College is sharing this floor with existing ambulatory emergency and medical services of Princeton Community Hospital, a separate entrance dedicated to the College's nursing and allied health courses will be constructed on the west side of the main hospital building.

The College is currently converting the former patient rooms on the third and fourth floors of the main hospital building to traditional residential rooms. The center aisle spaces on these floors will be converted to gathering spaces for loud and quiet study, tutoring, and social gatherings.

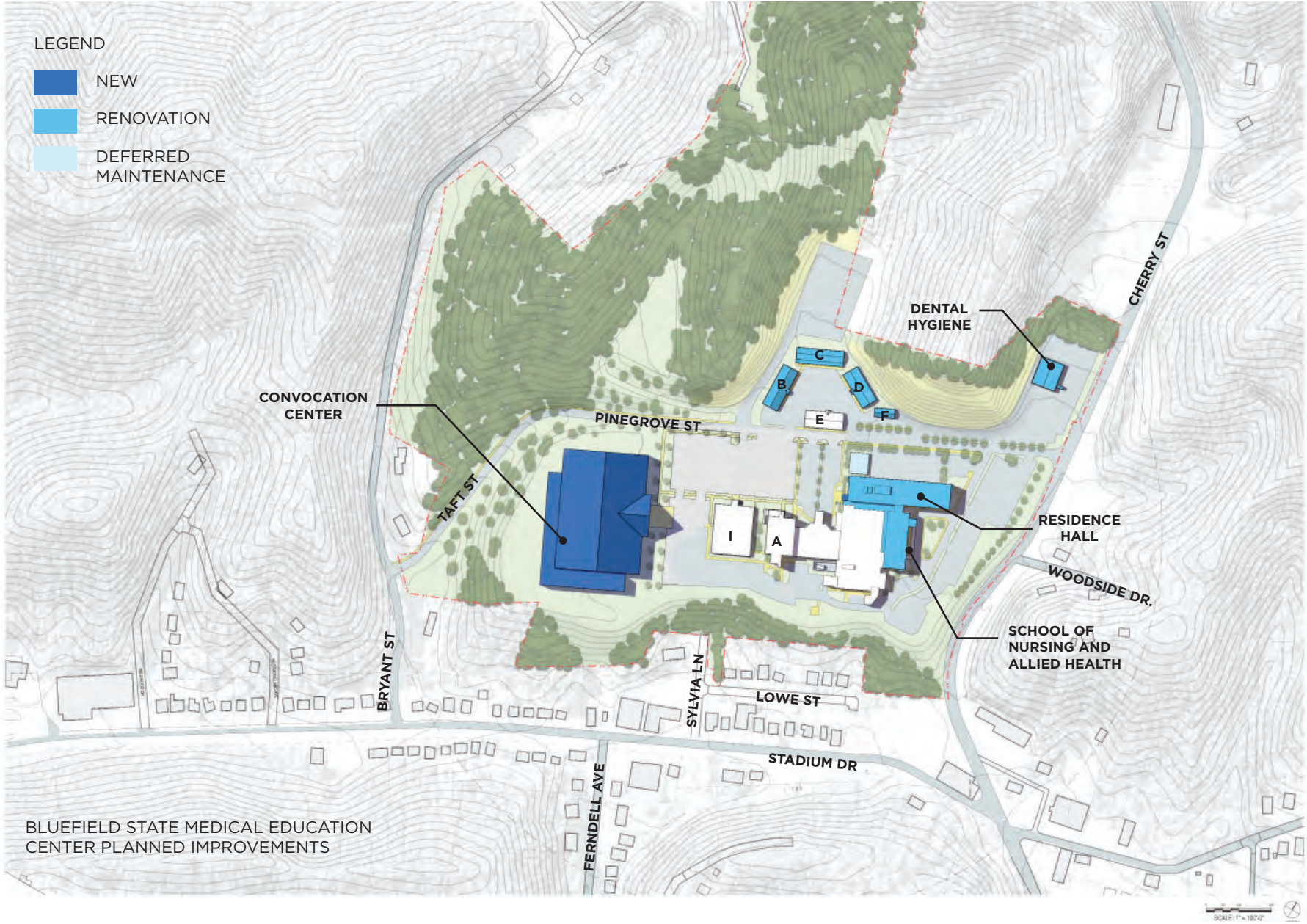
The former cafeteria is currently being renovated to serve as the cafeteria and food service for residents, the College's students employees, and non-employees. The College intends to develop additional options for its meal plan options.

The College will pursue the construction of a new convocation center in the far west parking lot of the Medical Education Center property. This multi-use facility will include a NCAA 200 meter indoor track and be the future home of the Big Blue Indoor Track and Field team and other arena sports. Floor overlays and moveable bleachers will allow men's and women's basketball teams to play competition games in the facility. The facility will also support the College's intramural program and the indoor recreation needs of the student residents at the Bluefield State Medical Education Center, as well as the students residing on the main campus. The convocation center will also serve community needs and will be available to serve conference and trade shows for the region.





BLUEFIELD STATE MEDICAL EDUCATION CENTER EXISTING CONDITIONS



BLUEFIELD STATE MEDICAL EDUCATION CENTER PLANNED IMPROVEMENTS

BLUEFIELD STATE MEDICAL EDUCATION CENTER SCHOOL OF NURSING AND ALLIED HEALTH ENTRANCE





CONVOCATION CENTER ARRANGED FOR BASKETBALL PLAY (EDWARD TUCKER ARCHITECTS)

BLUEFIELD CITY PARK

The significant expansion of the athletics program at the College is possible through a partnership with local governments and the development of a Regional Sports Authority. While many Big Blue teams will play in facilities on the Main Campus, many will play in near-campus facilities.

The Bluefield Regional Sports Authority is a partnership among the City of Bluefield and local educational institutions, including Bluefield State College. The purpose is to increase the efficient use of existing and future athletic facilities, enable the College to expand its athletic offerings and thus increase the number of regional Bluefield athletic teams and competitive activity.

The College's men's football team will compete in the award-winning Mitchell Stadium, which was constructed in 1935 as a Work Progress Administration project. The stadium seats approximately 10,000 spectators and new synthetic turf surface was recently installed. Through

the Bluefield Regional Sport Authority, Big Blue football will share Mitchell Stadium with Bluefield College (VA), Bluefield High School (WV), Graham High School (VA), and youth football leagues.

The College's men's baseball team currently practices and competes at Bowen Field at Peters Park, a minor league professional baseball park. Rebuilt in 1975 after a fire, the facility also includes two batting cages and a weight room, with stands that hold approximately 3,000 people. The Big Blue shares Bowen Field with Bluefield State College (VA) and Bluefield High School baseball teams.

The College's men's and women's tennis teams will continue to use the six tournament-quality courts in City Park. The Big Blue share these courts with the local high school tennis teams and public recreational play.



BECKLEY HIGHER EDUCATION CENTER

The College intends to expand the programming and thus student enrollment at the Beckley Higher Education Center over the next decade.

To serve the current student enrollment of 200 students, the College has a sufficient amount of office and teaching laboratory space assigned to it, and it shares a sufficient amount of classroom, library, collaborative learning, and student center space.

The site currently offers only School of Nursing and Allied Health programs, but the College may add business and criminal justice programs to the center.

In order to serve a greater student population, the College will coordinate with the Erma Byrd Higher Education Center to have access to or be assigned more space, from either Concord University or Marshall University in the primary building, or from New River Technical and Community College in the building where the Allied Health Wing is located. The College will need additional dedicated office space for College faculty and staff, and access to more shared teaching and open

laboratories, shared library space, shared collaborative learning space, and shared student center space.



OTHER POTENTIAL SITES

Due to strong interest from businesses, students and local governments, the College will explore the possible expansion of its academic programming to northern West Virginia, the Eastern Panhandle, and possibly other geographic areas. The School of Engineering Technology & Computer Science may offer contract training for local employers leading to certificates. Depending on the College's review of each area's potential, the program may expand to the offering of associate degrees and the exploration of joint educational programs and collaboration with existing higher educational institutions in such areas

§133-12-5. CAMPUS DEVELOPMENT PLAN
REQUIREMENT

5.2.c. An assessment of the impact of projected enrollment and demographic changes on building and facility needs;

5.2.n. An estimate of the plans' impact on the institution's capacity utilization

2

ENROLLMENT AND UTILIZATION

ENROLLMENT AND STAFFING PROJECTIONS

STUDENT ENROLLMENT

Enrollment projections were provided by Bluefield State College (College) administration. The projections consider initiatives in the following areas:

1. The College will continue to develop online degrees and a greater number of alternative delivery course offerings. The increase in the number of online and hybrid courses is expected to attract a larger number of alternative delivery students, especially outside of the College's immediate recruitment area.
2. The College intends to recruit from a wider and more diverse geographic base by offering on-campus housing.
3. The College is adding 12 new competitive athletic sports over the next few years. Additional sports will allow the College to recruit and attract athletes from a larger geographic area, including recruiting international students.
4. The College's renewed focus on student outcomes and completion

should increase student retention and persistence rates with less attrition.

5. Economic development and job creation is a high priority for the State of West Virginia. The College is aligning current programs with local and state occupational demand. The College has identified several new programs in health sciences. Traditionally, a wider selection of programs draws more students to a campus.
6. There is an emphasis on developing new programs based on state-wide industry growth. The College is in the process of developing non-credit training programs for engineering technicians in other areas of West Virginia. It is envisioned that some of these credentials will be converted to credit bearing certificates and degrees in the future.
7. The population in southern West Virginia is expected to gradually decrease. While the population is becoming older, newer programs will have greater scheduling flexibility to attract older students to offset

declines in the traditional age markets (15-19) and (20-24), which will experience declines through 2030.

8. West Virginia is expected to increase employment opportunities by approximately 4 percent between 2020 and 2030, with 90,665 annual job openings. However, many of these jobs will require less than a Bachelor's degree and are typically known as middle skill level jobs. With the development of new programs, the College is uniquely positioned to capitalize on this growing trend by offering certifications and degrees at the two-year level.

In summary, a host of factors support the College's ability to increase student enrollment. Based on these factors, the College's executive leadership calculated a total 10-year enrollment projection of 2,500 headcount students and 2,086 full-time equivalent (FTE). This number is disaggregated between the Bluefield, Beckley Higher Education Center, and potential other West Virginia locations. An institutional enrollment growth rate of 101 percent is projected over the 10-year

ENROLLMENT PLANNING ASSUMPTIONS: FALL 2019 - FALL 2029

LOCATION	FALL 2019			FALL 2029		
	CREDIT HEADCOUNT	CREDIT FTE	FTE TO HEAD-COUNT RATIO	CREDIT HEAD-COUNT	CREDIT FTE	FTE TO HEAD-COUNT RATIO
Bluefield Sites	1,043	886	0.85	1,825	1,570	0.86
Beckley Higher Education Center	200	156	0.78	550	429	0.78
Other	-	-	-	125	88	0.70
Total	1,243	1,042	0.84	2,500	2,086	0.83

Fall 2019 Data Source: WV Higher Education Policy Commission
 Fall 2029 projections from Provost's Office

FACULTY AND STAFF PLANNING ASSUMPTIONS: FALL 2019 - FALL 2029

LOCATION	FALL 2019			FALL 2029		
	INSTRUC-TIONAL FAC-ULTY (1)	STAFF (2)	TOTAL	INSTRUC-TIONAL FACULTY (1)	STAFF (2)	TOTAL
Bluefield Sites	59	92	151	72	110	182
Beckley Higher Education Center	4	2	6	8	6	14
Other	-	-	-	2	2	4
Total	63	94	157	82	118	200

Note 1: Excludes Adjunct Faculty
 Note 2: Excludes Temporary Staff

planning plan period. FTE is estimated based on fall 2019 FTE/headcount ratios, with a slight increase in the FTE to headcount ratio as on-campus housing will provide an opportunity for more students to attend full-time.

FACULTY AND STAFF RATIOS

Faculty and staff data were estimated between 2019 and 2029 and are noted in the table. Overall, the number of faculty and staff has been consistent over the last five years. The FTE student to full-time faculty ratio for all Commission institutions in 2018 was 15.2. Nationally, an FTE student to full-time faculty ratio of 18 to 1 is considered appropriate for Historically Black Colleges and Universities (HBCU) institutions.

Overall, 43 additional faculty and staff are anticipated if enrollment assumptions are realized. The sole purpose of this projection is to ensure that College has adequate office space for these positions.

CLASSROOM AND TEACHING LAB UTILIZATION ANALYSIS

INTRODUCTION

SmithGroup's Campus Strategy and Analytics studio conducted a space needs and instructional utilization analyses for the Bluefield Campus and the Beckley Higher Education Center.

The purpose of the study was to document the existing physical assets at each location; understand how efficiently and effectively classrooms and laboratories were being used compared to other HBCU's and national standards; and, generate space needs analyses to determine the types and amounts of space needed at each location at current and projected enrollment and staffing targets.

PROCESS

The College's space needs analysis is based on available data, campus input, on-site observations, and knowledge of acceptable space standards. The main data inputs, provided by the College, included facility, course, and staffing data from fall 2019. The consulting team toured campus facilities in January 2021.

SmithGroup combined the facilities, staffing, and course data into its space planning software. Rooms with no utilization were verified by field observation during a site visit. Interviews with campus leaders, combined with dialogue with College facility representatives, provided the ability to link the President's vision, strategic goals, and academic initiatives with space planning outcomes.

After review and synthesis, quantitative and qualitative data were used with selected space standards to generate space needs based on desired utilization patterns and projected enrollment, staffing, and academic program changes.

The utilization analysis includes scheduled classroom use by day and

time of day, as well as classroom and teaching laboratory utilization analyzing average weekly room hour use and student station occupancy percentage. The following metrics are critical to understanding the findings in this section:

- Weekly Room Hours (WRH): The number of scheduled hours of instruction per week, average over the semester.
- Student Station Occupancy (SSO): The average percentage of student stations or seats filled when courses were in session.
- Assignable Square Feet per Student Station (ASF/Student Station): The square feet of space per seat or station.

Together, these metrics indicate whether there is capacity to add or reduce course sections and/or the number of student stations in each room. For classrooms, the ASF/Student Station is indicative of the type of pedagogy possible in the room. A room designed for traditional lecture would have a lower ASF/Student Station than one that facilitates active

learning or student learning in groups. For teaching laboratories, the ASF/ Student Station is highly dependent on the size of equipment and activity required for the course or program.

The utilization of a room was determined by calculating the average enrollment of the courses taught in a room along with total weekly student contact hours, weekly room hours (WRH), and student station occupancy (SSO) percentage. Weekly student contact hours are calculated by multiplying the enrollment of a course by the weekly contact, or room hours, during which the course is held. WRH/contact hours are determined by calculating the number of hours a

course meets (start and end times) and multiplying the result by the number of days the course meets each week. Both factors are totaled on a room-by-room basis. If a course does not meet for a full term, the number of hours for a room is prorated by the number of weeks in a term.

The SSO for a room is determined by dividing the room's weekly student contact hours by the room's weekly student contact hour capacity (a course's weekly contact hours times the room's number of student stations).

WEEKLY ROOM/WEEKLY CONTACT HOURS (WRH OR WCH) = NO. OF DAYS X ((END TIME - START TIME)/60)

WEEKLY STUDENT CONTACT HOURS (WSCH) = STUDENTS X WEEKLY ROOM/CONTACT HOURS

WEEKLY STUDENT CONTACT HOUR CAPACITY = STUDENT STATIONS X WEEKLY ROOM/CONTACT HOURS

STUDENT STATION OCCUPANCY % = WSCH / WSCH CAPACITY

HOURS PER SEAT = WSCH / NO. OF STUDENT STATIONS

CLASSROOM UTILIZATION BY TIME AND DAY

The utilization analyses paired fall 2019 course data with room data in the facility inventory. The goal of the utilization analysis was to determine existing capacities and how effectively the College is using instructional spaces. The utilization analysis included scheduled classroom use for credit instruction. There are always exceptions or caveats to the raw data in the utilization analysis. Issues such as cross-registration, zero enrollment courses, on-line and off-site courses, and missing information were clarified prior to the analysis.

Each graph represents a different campus, with outcomes averaged over the entire semester. The vertical axis notes time of day while the columns indicate day of the week. Each timeslot lists the percentage of classrooms in use for that hour.

CLASSROOM USE – MAIN CAMPUS

For the Main Campus, there was a moderate pattern of classroom use between 9:00 AM and noon on Tuesdays and Thursdays. After 3:00 PM, usage dropped dramatically. Friday use was light compared to Monday through Thursday.

The use of classrooms at the Main Campus is low. At any one time, there were no more than 17 of the 33 classrooms in use at any one time during the fall 2019 semester. There is also a high concentration of courses offered in the morning, as well as on Tuesdays and Thursdays, as opposed to being equally distributed throughout the day/week and afternoons. This is not inherently negative since scheduling is based on a number of things, but can contribute to other issues such as the perception of inadequate parking or the inability for students to take more credits per semester if classes overlap.

SCHEDULED CLASSROOM USE BY DAY AND TIME (FALL 2019) | MAIN CAMPUS

TIME OF DAY	MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		AVERAGE	
	ROOMS IN USE	% IN USE	ROOMS IN USE	% IN USE	ROOMS IN USE	% IN USE	ROOMS IN USE	% IN USE	ROOMS IN USE	% IN USE	ROOMS IN USE	% IN USE
8:00 AM	9	27%	9	27%	6	18%	8	24%	6	18%	8	23%
9:00 AM	12	36%	18	55%	10	30%	17	52%	9	27%	13	40%
10:00 AM	13	39%	14	42%	12	36%	13	39%	11	33%	13	38%
11:00 AM	2	6%	12	36%	1	3%	12	36%	0	0%	5	16%
12:00 PM	12	36%	17	52%	8	24%	16	48%	8	24%	12	37%
1:00 PM	12	36%	8	24%	7	21%	8	24%	5	15%	8	24%
2:00 PM	10	30%	6	18%	7	21%	7	21%	4	12%	7	21%
3:00 PM	5	15%	4	12%	3	9%	5	15%	1	3%	4	11%
4:00 PM	4	12%	3	9%	6	18%	1	3%	0	0%	3	8%
5:00 PM	3	9%	3	9%	5	15%	1	3%	0	0%	2	7%
6:00 PM	2	6%	3	9%	4	12%	1	3%	0	0%	2	6%
7:00 PM	0	0%	2	6%	0	0%	1	3%	0	0%	1	2%

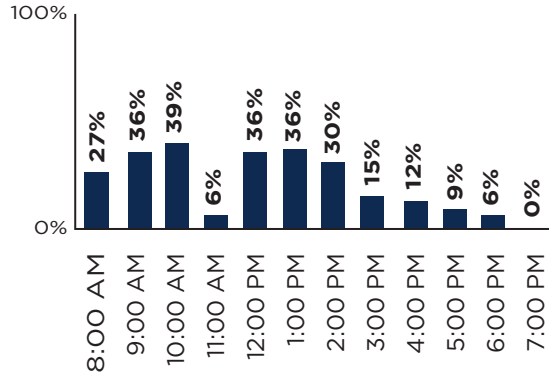
Total classrooms = 33

(Darker color indicates a large percentage of rooms are scheduled.)

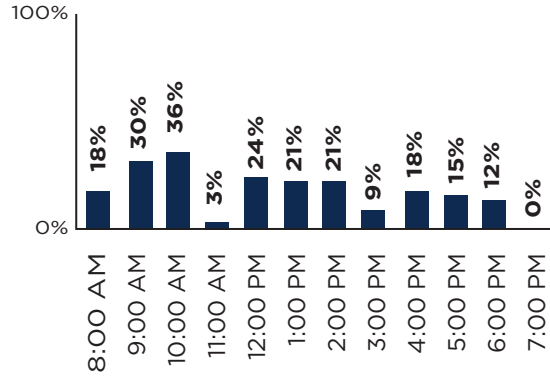
With the beginning of the Fall 2021 semester, Bluefield State has increased its number of Friday and evening course offerings. This is enhanced with the presence of a residential student base.

PERCENTAGE OF CLASSROOMS IN USE | MAIN CAMPUS

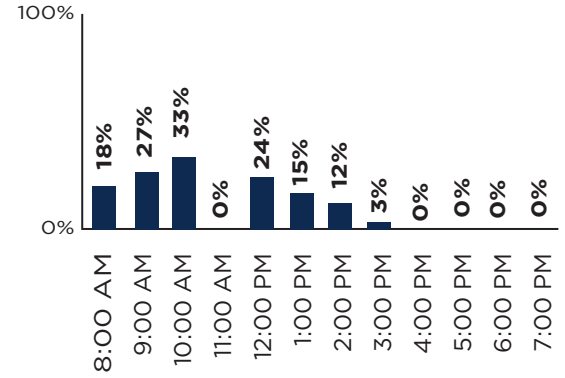
MONDAY



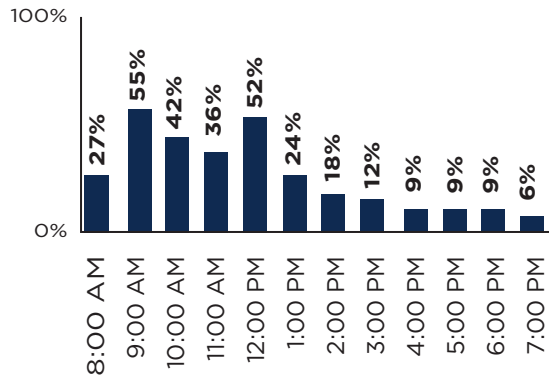
WEDNESDAY



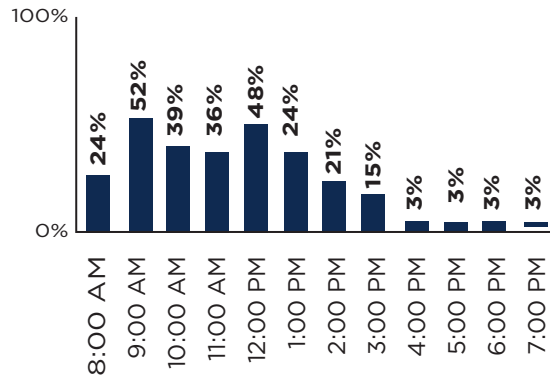
FRIDAY



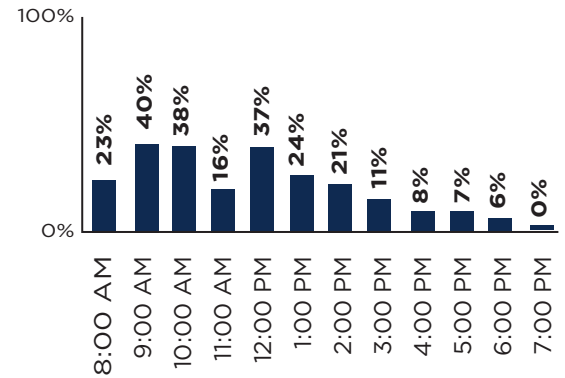
TUESDAY



THURSDAY



AVERAGE (MON-FRI)



CLASSROOM USE – BECKLEY HIGHER EDUCATION CENTER

At the Beckley Higher Education Center, a small percentage of the 14 classrooms were used between the hours of 9:00 AM and 2:00 PM, with heavier use on Mondays. Multiple classrooms were readily available throughout the day, but it must be noted that the Beckley Higher Education Center facility is shared with two other universities. This could be limiting the ability of the College to schedule classes at certain times of the day or days of the week. Like the Main Campus, classroom use was light on Fridays.

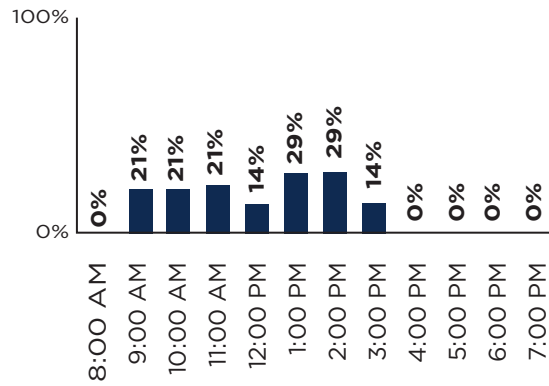
SCHEDULED CLASSROOM USE BY DAY AND TIME (FALL 2019) | BECKLEY HIGHER EDUCATION CENTER

TIME OF DAY	MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		AVERAGE	
	ROOMS IN USE	% IN USE	ROOMS IN USE	% IN USE	ROOMS IN USE	% IN USE	ROOMS IN USE	% IN USE	ROOMS IN USE	% IN USE	ROOMS IN USE	% IN USE
8:00 AM	0	0%	0	0%	1	8%	0	0%	0	0%	0	2%
9:00 AM	2	15%	1	8%	2	15%	2	15%	0	0%	1	11%
10:00 AM	2	15%	1	8%	2	15%	2	15%	0	0%	1	11%
11:00 AM	2	15%	2	15%	1	8%	2	15%	0	0%	1	11%
12:00 PM	1	8%	2	15%	2	15%	2	15%	0	0%	1	11%
1:00 PM	3	23%	2	15%	1	8%	2	15%	0	0%	2	12%
2:00 PM	3	23%	2	15%	2	15%	2	15%	0	0%	2	14%
3:00 PM	2	15%	1	8%	2	15%	1	8%	0	0%	1	9%
4:00 PM	0	0%	1	8%	2	15%	1	8%	0	0%	1	6%
5:00 PM	0	0%	1	8%	1	8%	1	8%	0	0%	1	5%
6:00 PM	0	0%	0	0%	1	8%	0	0%	0	0%	0	2%
7:00 PM	0	0%	0	0%	1	8%	0	0%	0	0%	0	2%

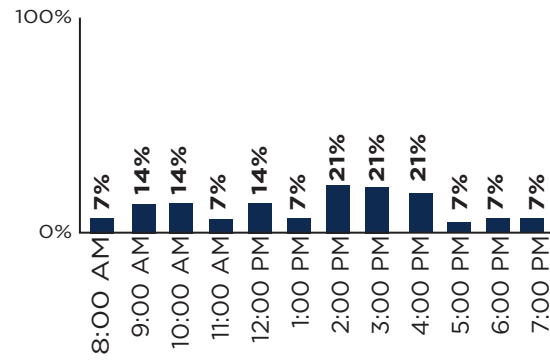
Total classrooms = 14

PERCENTAGE OF CLASSROOMS IN USE | BECKLEY HIGHER EDUCATION CENTER

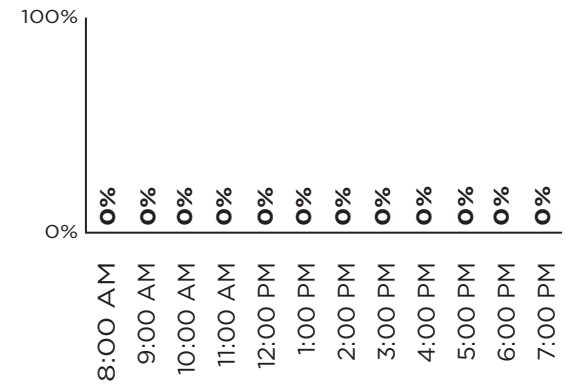
MONDAY



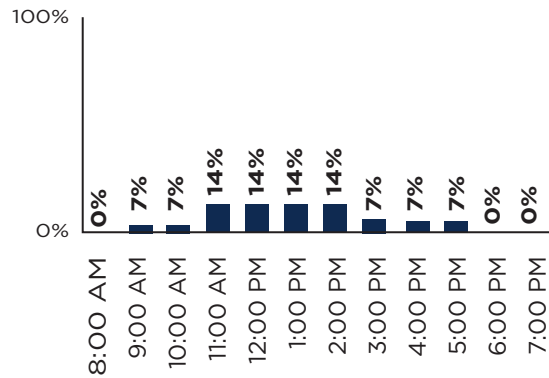
WEDNESDAY



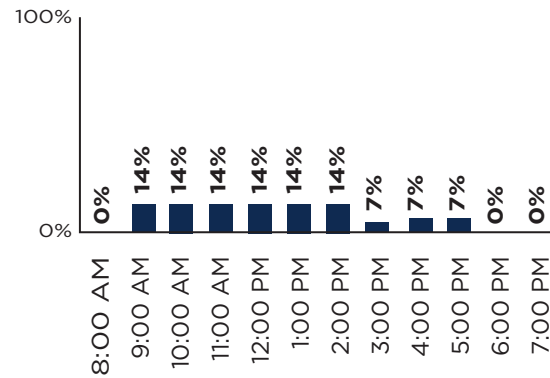
FRIDAY



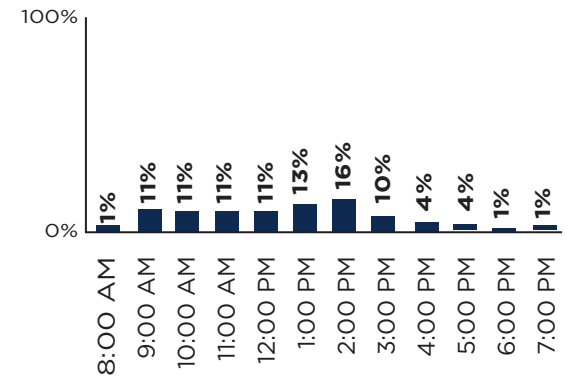
TUESDAY



THURSDAY



AVERAGE (MON-FRI)



CLASSROOM UTILIZATION BY BUILDING

A detailed classroom utilization analysis was completed for each location. While outcomes were generated at room level, this section reviews outcomes at the building level. The classroom utilization results on a room-by-room level for each site can be reviewed in Appendix A.

CLASSROOM UTILIZATION BY BUILDING – MAIN CAMPUS

Classrooms were noted in four buildings: Brown-Gilbert Basic Science Building, Dickason Hall, Mahood Hall, and the Ned E. Shott Physical Education Building. Interpreting the following table from left to right, the 13 classrooms in the Brown-Gilbert Basic Science Building contained an average of 768 ASF each. The rooms averaged 17 ASF per station, with an average section or course size of 11 students. The 12 average WRH is the number of hours (averaged over the semester) that the 13 classrooms were scheduled for credit instruction. The Hours in Use - SSO of 28 percent is the average number of seats filled during scheduled use. The WSH is the average room hours multiplied by the SSO and is a measure of efficiency. The higher the number, the greater utilization of classroom space in the building.

At an institutional level, the 33 classrooms on the Main Campus were utilized 11 WRH at 32 percent SSO with an average of 20 ASF per student station. The majority of classrooms are located within two buildings: Brown-Gilbert Basic Science Building and Dickason Hall. Mahood Hall, with five classrooms, had the highest average WRH for fall 2019.

CLASSROOM UTILIZATION BY BUILDING – BECKLEY HIGHER EDUCATION CENTER

A total of 14 rooms were noted in the Beckley Higher Education Center. The table illustrates outcomes of the analysis. The College shares classroom space with other higher education providers. Classrooms averaged 36 stations and 786 ASF with an average course section size of only 10 students. Overall, classrooms were utilized 5 WRH at 36 percent SSO with an average of 23 ASF per student station.

CLASSROOM UTILIZATION ANALYSIS BY BUILDING SUMMARY (FALL 2019) | MAIN CAMPUS

BUILDING NAME	ID	NO. OF ROOMS	AVERAGE ROOM SIZE	AVERAGE ASF PER STATION	AVERAGE SECTION SIZE	WEEKLY SEAT HOURS	AVERAGE WEEKLY ROOM HOURS	HOURS IN USE STUDENT STATION OCCUPANCY %
Brown-Gilbert Basic Science Building	BASICS	13	768	17	11	3.3	12	28%
Dickason Hall	DICKAS	11	770	24	9	3.2	9	33%
Mahood Hall	MAHOOD	5	580	18	7	4.5	14	33%
Ned E. Shott Physical Education Building	PHYSED	4	774	27	11	2.9	6	52%
<i>Total No. of Rooms = 33</i>		AVERAGE	741	20.0	10	3.4	11	32%
<i>Total No. of Stations = 1,225</i>		TOTAL ASF 24,456						
		GUIDELINE		25.0			24	58%

CLASSROOM UTILIZATION ANALYSIS BY BUILDING SUMMARY (FALL 2019) | BECKLEY HIGHER EDUCATION CENTER

BUILDING NAME	ID	NO. OF ROOMS	AVERAGE ROOM SIZE	AVERAGE ASF PER STATION	AVERAGE SECTION SIZE	WEEKLY SEAT HOURS	AVERAGE WEEKLY ROOM HOURS	HOURS IN USE STUDENT STATION OCCUPANCY %
Higher Education Center	HEC	14	786	23	10	1.9	5	36%
<i>Total No. of Rooms = 14</i>		TOTAL ASF 10,998						
<i>Total No. of Stations = 525</i>		GUIDELINE		25.0			18	58%

CLASSROOM UTILIZATION GUIDELINES

Approximately half the 50 states either has a state-wide utilization expectation, or there are specific expectations in one or more of their public higher education systems. Such expectations were established prior to the rapid development and expansion of virtual learning. It should also be observed that the educational focus of a given institution, such as liberal arts or technology, also may affect utilization. The lowest classroom utilization guideline currently in use is approximately 30 hours per week. This figure used to be a widely accepted standard and remains a commonly used metric today. In a few states much higher utilization targets have been adopted. The average of those systems which have classroom utilization guidelines is now 38 to 40 WRH (pre-COVID) as states monitor the efficiency of physical resources.

SmithGroup has performed utilization and benchmarking studies for more than a dozen HBCU's. The most common

utilization findings prior to the global pandemic were between 22 and 28 average WRH, specifically for credit use of instruction. As colleges provide greater flexibility through online and virtual learning, WRH metrics may trend downward over the long-term.

The second utilization factor, normally part of the utilization expectation in jurisdictions that have adopted guidelines, is the percentage of seats filled when the rooms are in use. The most widely used guideline remains at 60 percent. There has recently been a strong push to increase the utilization factor to 67 percent. The impact of the global pandemic and the requirement of social distancing in classrooms are lowering occupancy metrics in the short-term. Results are inconclusive if this trend will continue in the long-term. In the many studies that SmithGroup has conducted, the actual percentage of seats filled tends to be between 55 percent and 62 percent for HBCU's. Because institutions do not ultimately control the final enrollment

in a specific course, there will always be a degree of mismatch between estimated course size and the actual enrollment in the course.

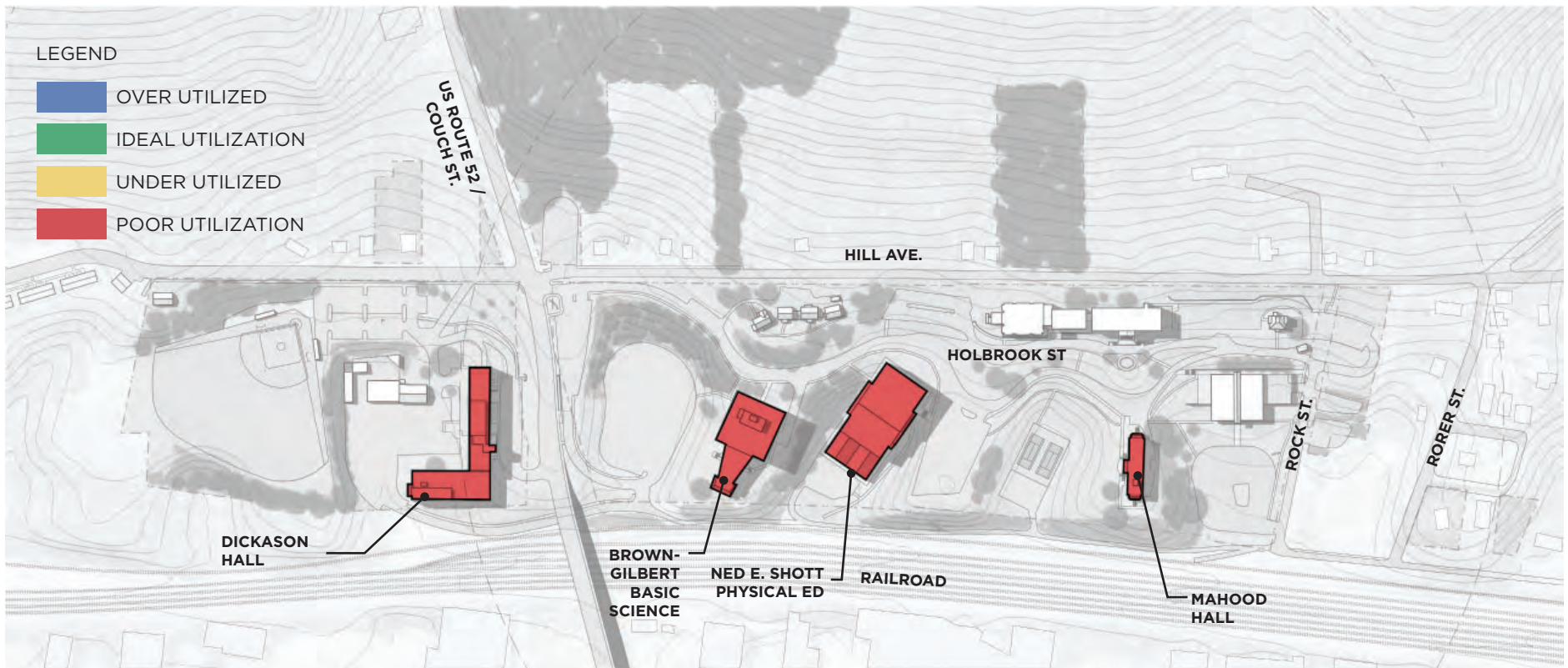
SmithGroup has chosen utilization guidelines that are appropriate for a small HBCU, while adhering to special considerations such as geographic location, current course offerings, and distance education goals. The utilization expectation for classrooms on the Main Campus was established at 24 WRH at 58 percent SSO with an average of 25 ASF per student station.

For the Beckley Higher Education Center, SmithGroup reviewed room scheduling for all three institutions. On average, the College had the ability to schedule rooms about 60 percent of day-time hours (8 AM to 5 PM) and 90 percent of evening hours for fall 2019. The typical 30 WRH of scheduled use were prorated to reflect room availability. The utilization expectation for classrooms at the Beckley Higher Education Center was established at 18 WRH at 58 percent SSO with an average of 25 ASF per student station.

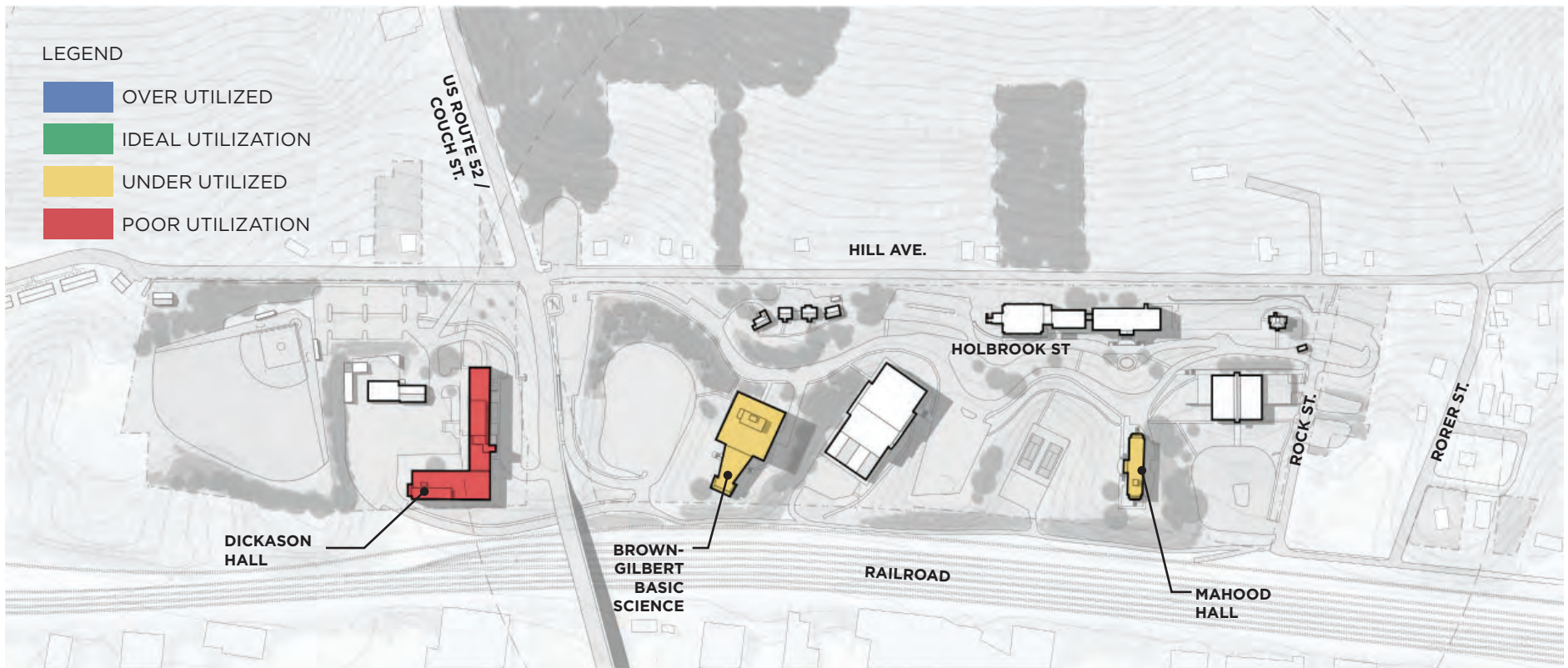
CLASSROOM UTILIZATION ANALYSIS SUMMARY

Compared to national classroom guidelines and benchmarking studies completed by SmithGroup, the outcomes of the utilization analysis for the College's two locations notes more capacity than demand. Based on future enrollment projections and the migration of course sections to online, livestream, or hybrid formats, there are ample opportunities to repurpose classrooms to more productive spaces. The institutional average of 8 WRH suggest that classrooms have significant capacity to add new course sections without increasing the overall need for more physical space.

With SSO ranged from 32 percent to 36 percent, there is ample opportunity to add additional students to existing course sections. If the College continues to increase student enrollment, a better mix of classroom capacity to class size will be achieved. The College believes this will be less of a problem in the future as student enrollment is projected to rise, course offerings increase, and the level of technology changes.



MAIN CAMPUS CLASSROOM UTILIZATION BY BUILDING



MAIN CAMPUS TEACHING LABORATORY UTILIZATION BY BUILDING

TEACHING LABORATORY UTILIZATION ANALYSIS

During the fall 2019 semester, there were 27 rooms classified as teaching laboratories. Teaching laboratories typically have specialized equipment and include rooms used for biology, chemistry, physics, art, music, or professional programs like nursing and engineering. The utilization of teaching laboratories by site and by building is reviewed in this section. Appendix B reviews utilization results on a room-by-room basis.

TEACHING LABORATORY UTILIZATION BY BUILDING – MAIN CAMPUS

The majority of the 23 teaching laboratories were located within two buildings: Brown-Gilbert Basic Science Building (9 rooms) and Dickason Hall (13 rooms). The interpretation of the analysis is similar to the classroom utilization analysis. Reviewing the following table from left to right, nine teaching laboratories were located in the Brown-Gilbert Basic Science Building and contained an average of 1,001 ASF each

or 41 ASF per station. Average section or course size was 9 students. The 6 average WRH is the number of hours (averaged over the semester) that the 9 laboratories were scheduled for credit instruction. The Hours in Use – SSO of 5 percent is the average number of seats filled during scheduled use. The WSH is the average room hours multiplied by the SSO and is a measure of efficiency. The higher the number, the greater utilization of the space.

On average, all laboratories at the Main Campus were utilized 6 WRH at 49 percent SSO.

TEACHING LABORATORY UTILIZATION ANALYSIS – BECKLEY HIGHER EDUCATION CENTER

At the Beckley Higher Education Center, the College shares four laboratories with other higher education partners—computer, nursing, science, and radiology laboratories. Reviewing the table, the four laboratories varied considerably in size from 302 ASF to 1,455 ASF. All combined, the laboratories averaged 7 WRH at 52 percent SSO.

TEACHING LABORATORY UTILIZATION GUIDELINES

As with classroom utilization, laboratory guideline targets are usually implemented by states, systems, or institutions within the public higher education sector. These targets tend to oversimplify the use of teaching laboratories. Some guideline targets are based on discipline, while others are based on the intensity in which a discipline relies on laboratories for instructional delivery.

It must be noted that laboratory utilization can be more difficult to measure through standardized course data. The reasons for this are many. A laboratory is sometimes a suite of rooms that are split into activity specific functions. The students arrive for class and then rotate through the different rooms. Many laboratories are also used for student practice activities, homework, or group projects that are not documented as part of course scheduling.

TEACHING LABORATORY UTILIZATION ANALYSIS BY BUILDING SUMMARY (FALL 2019) | MAIN CAMPUS

BUILDING NAME	ID	NO. OF ROOMS	AVERAGE ROOM SIZE	AVERAGE ASF PER STATION	AVERAGE SECTION SIZE	WEEKLY SEAT HOURS	AVERAGE WEEKLY ROOM HOURS	HOURS IN USE STUDENT STATION OCCUPANCY %	
Brown-Gilbert Basic Science Building	BASICS	9	1,001	41	9	3.7	6	57%	
Dickason Hall	DICKAS	13	1,140	47	10	3.1	6	43%	
Mahood Hall	MAHOOD	1	749	28	14	3.1	6	52%	
Total No. of Rooms = 33		AVERAGE 1,068		40.0	10	3.3	6	49%	
Total No. of Stations = 1225		TOTAL ASF 24,573							
		GUIDELINE						16	65%

TEACHING LABORATORY UTILIZATION ANALYSIS BY ROOM (FALL 2019) | BECKLEY HIGHER EDUCATION CENTER

ROOM ID	SPACE USE CODE	ASSIGN-ABLE SF	NO. OF STATIONS	ASSIGN-ABLE SF PER STATION	AVERAGE ENROLLMENT	WEEKLY STUDENT CONTACT HOURS	WEEKLY SEAT HOURS	WEEKLY ROOM HOURS	WSCH MAX (@24.0)	UTILIZATION RATIO	HOURS IN USE STUDENT STATION OCCUPANCY %
Higher Education Center											
HEC E15	210	1,455	24	61	11	44	1.8	4	576	0.08	46%
HEC RAH04	210	302	10	30	6	28	2.8	5	240	0.12	56%
HEC RAH06	210	718	12	60	6	22	1.8	4	288	0.08	46%
HEC RAH20	210	1,008	20	50	11	174	8.7	16	480	0.36	54%
TOTAL		3,483	66			268			29		
AVERAGE		871	17	52.8*	8	4.1		7	0.17		52%
GUIDELINE				VARIES				16	65%		

The most used guideline targets have expectations between 20 and 28 hours per week at 75 percent to 80 percent SSO. For select HBCU's studied by SmithGroup, outcomes are lower. One factor is critical mass. The varied course offerings are held in primarily discipline specific teaching laboratories that do not have sufficient student enrollments to generate WRH that are in accordance with more robust guidelines. This is a frequent challenge on HBCU campuses with smaller student populations and varied course offerings.

Laboratories have additional time demands that classrooms typically do not have. For example, there is setup and preparation time required, sometimes for a class, sometimes for the day. Other laboratories require an experiment or still-art to stay set up for multiple laboratory sessions or the entire week, which excludes the room from other scheduled activity.

The teaching laboratory guideline for both sites was established at 16 WRH and 65 percent SSO. The ASF per station is based on the type of laboratory using

metrics adopted by the majority of state's that have space guidelines.

TEACHING LABORATORY UTILIZATION ANALYSIS SUMMARY

Laboratories at each location had an average utilization rate lower than typical guidelines, especially in disciplined-based laboratories. For certain low enrollment programs in which a variety of laboratories are needed, it is difficult to achieve more than 15 hours of weekly use. These lower utilization expectations were observed in several laboratories at each location. The SSO of laboratories was lower than established guideline metrics, indicating that these laboratories have ample capacity for the future.

While 70 percent SSO is the most used metric for HBCU's studied by SmithGroup, the College is lower than average. This metric may change, especially considering social distancing requirement of the global pandemic. As most technical and health laboratories

are larger and have higher ASF per station metrics than classrooms, teaching laboratory parameters are less likely to change for these types of spaces.

Overall, the College is under-utilizing teaching laboratories, thus creating capacity for the use of space. As laboratories tend to be subject specific and do not lend well to sharing among disciplines, it will be difficult to eliminate or reduce the number of laboratories in many programs. It must also be noted that not all laboratories are adequately sized for their intended purpose and will be reviewed on a room-by-room basis.

SPACE NEEDS ANALYSIS

SPACE NEEDS STANDARDS AND GUIDELINES

SmithGroup developed space standards to generate space needs in multiple categories using a comparative analysis based on data from other small campuses and HBCU's. Given the differences in facilities and enrollments between the Main Campus and the Beckley Higher Education Center, some space standards were adjusted for each location. The space standards described in this section were used to generate the space needs analyses.

Unless otherwise noted, all findings are in ASF. ASF is defined as the area measured within the interior walls of a room. ASF does not include circulation, mechanical, or building service spaces, therefore space standards are not developed for these spaces.

CLASSROOMS AND SERVICE

Classrooms are defined as any room generally used for scheduled instruction requiring no special equipment and referred to as a “general purpose” classroom, seminar room, or lecture hall. Classroom service space directly supports one or more classrooms as an extension of the classroom activities, providing media space, preparation areas, or storage.

As explained in the previous section, the standard of 24 WRH at 58 percent SSO, with an average of 25 ASF per station was used to generate classroom space for the Main Campus. The utilization expectation for classrooms at the Beckley Higher Education Center was established at 18 WRH at 58 percent SSO with an average of 25 ASF per student station.



Typical Classrooms in Beckley Higher Education Center (top), Mahood Hall (bottom). Furnished per pandemic social distancing guidelines.

TEACHING LABORATORIES AND SERVICE

Teaching laboratories are defined as rooms used primarily for regularly scheduled courses that require special purpose equipment to serve the needs of disciplines for group instruction, participation, observation, experimentation, or practice. In most colleges, teaching laboratories include spaces for biology, chemistry, physics, and art.

Many technical and professional programs use laboratories as the curriculum requires hands-on skills-based learning. Programs heavily dependent on laboratories include nursing, computer sciences, and many industrial and engineering programs.

As explained in the previous section, the utilization goals of 16 WRH at 65 percent SSO were used to generate space needs for both sites. ASF per station guidelines were used based on the type of room activity. For example, a biology laboratory is 60 ASF per station while a computer laboratory is 35 ASF per station.

OPEN LABORATORIES AND SERVICE (220, 225)

The space classified as Open Laboratories includes rooms that are open for student use or are irregularly scheduled. These rooms may provide equipment to serve the needs of disciplines for group instruction in informally or irregularly scheduled courses. Rooms typically included in this category include open computer labs, testing rooms, simulation areas, music practice rooms. Learning Centers used for math, writing, and science study, as well as general tutoring, were placed into this category. A square foot per laboratory parameter was used to adequately size open laboratories.

RESEARCH LABORATORIES AND SERVICE

Research laboratories are rooms used for unscheduled laboratory experimentation or training in research methods and observation. The research may be conducted by either faculty or students for both funded and non-funded research. This room type does not have utilization expectations.

Research laboratory space was allocated to science disciplines that currently have this space type. The standard guideline for a wet-bench laboratory varies by discipline type and is allocated based on faculty counts. On average, approximately 500 ASF was allocated per principal investigator. The guideline assumes that research space is shared among faculty within the disciplines or where appropriate as a centralized space resource that is shared among several disciplines based on research activity types.

OFFICE AND SERVICE FACILITIES

The guideline application for office space needs is based upon major categories of staff types and the additional application of space amounts for office service and conference space needs. Office space usually consists of at least three types of space: offices and workstations; conference rooms; and office service space. Office service space includes work rooms, file rooms, supply rooms, reception areas, and other rooms usually found in an office suite environment.

To accommodate a wide diversity of positions, eight employee categories were used to calculate space amounts for employees needing office space. For example, a full-time faculty member was allocated 120 ASF for an office, 20 ASF for conference space, and 20 ASF for office service. Space needs were calculated by multiplying the number of positions in each employee category by the appropriate ASF for office, conference, and office service space.

LIBRARY/LEARNING COMMONS/ COLLABORATIVE SPACES

National standards for study facilities utilize one set of factors for collections, another for study areas, and a third for processing space and staff. The Main Campus has a full-service library. This category also includes collaborative learning areas used by individuals or groups to study or interact with other students and faculty at their convenience, with spaces not being restricted to a specific discipline or by specialized equipment.

The library or learning commons of today is a central hub of learning activity. Students use a learning commons to acquire relevant instructional resources through on-line and print sources. In consultation with learning resource specialists, students become familiar with online bibliographic search engines and other resources to locate relevant instructional materials. The learning commons also contains space for individual and group study rooms, which may contain flat screen systems for students to engage in academic course content.

For library collections, standards of 0.01 ASF per volume for collection space was utilized as no compact shelving is anticipated. Reader station space calculations are based on a percentage of headcount students with a quantity equivalent to 15 percent of students on campus. Processing space was calculated on a percent of the total collection and reader station space. The guideline used was 10 percent for acquisitions and technical processing and office space for library staff. Space for archives and special collections were added to the library guideline at the Main Campus. Students at the Beckley Higher Education Center have access to a library, but is it not dedicated to College students.

PHYSICAL EDUCATION, ATHLETICS, AND RECREATION

Physical education space includes gymnasia, basketball courts, handball courts, wrestling rooms, weight or exercise rooms, indoor swimming pools, indoor tracks, indoor stadium fields, and field houses. Recreation space includes exercise and general fitness rooms, billiards rooms, games and arcade rooms, bowling alleys, table tennis rooms, dance or ballrooms, and TV rooms, as well as any other rooms that are used for recreation and amusement and not for purely instructional purposes.

Physical education facilities are typically used for the more vigorous pursuits associated with physical education, intramural programs, and athletics (as appropriate). As part of recreation space, many commuter-oriented colleges have a fitness or wellness center for exercise and fitness classes. A fitness center usually includes space for stationary bikes and treadmills, cardiovascular equipment, fixed weight machines, and an open space for stretching and floor exercises.

Service areas include storage rooms, closets, equipment issue rooms, cashiers' desks, first aid, locker rooms, shower rooms, non-office coaches' rooms, ticket booths, and other spaces.

National recreation and athletic facilities programming standards were used to generate space needs based on the student enrollment, the number of competitive teams, and the use of public facilities off campus.



Gymnasium in Ned E. Shott Physical Education Building

ASSEMBLY, EXHIBITION, AND SERVICE

For a small college, assembly and exhibit space usually includes rooms designed and equipped for the assembly of a large numbers of people, such as theaters or auditoriums. Exhibit spaces are used for exhibition of materials, works of art, or artifacts intended for general use by students and the public. At the College, there are a limited number of assembly and exhibit spaces on the campus.

Established assembly and exhibition programming standards were used to guide space needs outcomes based on student enrollments and existing performance venues used for academic instruction.

OTHER DEPARTMENT SPACE

The space classified as other department space includes all other ASF assigned to a department that has not been included in any other space classification. These areas include: study rooms; meeting rooms; locker rooms (non-athletic and non-recreation); media production; clinic spaces; demonstration rooms; animal quarters; and, greenhouses.

Due to the diversity of these spaces and the different ways various campuses might classify these spaces, there is no national or standard guideline. The guideline is determined based on the types of existing space, institutional type and from needs identified during campus work sessions.

STUDENT CENTER

The student center space category typically includes facilities intended for student use. Spaces may include meeting rooms, food service and dining facilities, bookstores and merchandising areas, meeting spaces for student clubs and organizations. Food facilities include space used for eating such as cafeterias, snack bars, and dining areas with adequate accommodation for seating. Merchandising includes areas for the sale of products and services and typically consists of bookstores, convenience stores, and vending areas without seating.

Student and faculty enrollments, as well as the number of students living on campus, were used in conjunction with The Association of College Unions International (ACUI) guidelines to generate space needs. Guidelines range from 6 ASF to 13 ASF per student headcount based on food service delivery and the level of student activities.

PHYSICAL PLANT/CENTRAL SERVICES

Facilities space includes carpentry, plumbing, HVAC, electrical, and painting shops, as well as any centralized warehouses for campus-wide storage. Additionally, facilities such as tool storage rooms, materials storage rooms, and areas related to shops like lockers, showers, and similar non public areas are included. Central services includes rooms or areas that are used for processing, preparation, or delivery of campus-wide support services. These include central facilities for printing and duplicating services, central mail facilities, and central shipping and receiving areas.

National space standards for facilities maintenance were used as a guide. For fall 2019, the standard was calculated based on a percent of the total amount of existing space at each location. For the 2029 target year, the standard was calculated against the space need ASF generated by each space category guideline.

SPACE NEEDS ANALYSIS | MAIN CAMPUS

SPACE NEEDS ANALYSIS BY SPACE CATEGORY

This section reviews the space need analyses for the fall 2019 base year and the 10-year projection. For each space category, four columns illustrate the findings for each time horizon (fall 2019 and fall 2029).

In reviewing the space needs table, the campus contained 25,457 ASF of existing Classrooms & Service space in fall 2019, per the College's space inventory. Reviewing the second column, the Guideline ASF is a calculation of how much space is ideally needed in each space category based on established guidelines and standards and the College's strategic initiatives. Referring again to the table, application of the classroom guideline generated a need for 7,939 ASF of classroom and service space.

The Surplus/(Deficit) column is the difference between the Existing ASF and Guideline ASF totals while the fourth column notes the percent of the surplus or deficit. If the College had scheduled classrooms within established guidelines for the fall 2019 semester, there would have been a need for 17,518 ASF less space.

The space needs analysis is quantitative only and does not consider the quality of space to serve the College mission.

It is observed that with the current anticipation of a 10-20% increase in enrollment in the near future combined with an increase in athletics and the move to the College becoming a regional institution of higher education, space needs may be affected.

FALL 2019 SPACE NEEDS ANALYSIS

For the Main Campus, the Existing ASF excludes the Bluefield State Medical Education Center as this facility was not in operation in fall 2019. The full space needs analysis by space category is noted in the table for fall 2019, also known as the Base Year. Application of the 12 space standards generated a surplus of space in 11 categories with a small amount of deficit in the Health Care Facilities category. The largest surplus was in Teaching Laboratory and Service category as the College has a large number of programs with lower enrollment levels that make it difficult to support a full laboratory. Application of the space standards for the fall 2019 base year generated a total need for 146,970 ASF, a surplus of 75,345 ASF when compared to existing space. As the focus of this study is on the 10-year planning horizon, the fall 2019 findings will not be reviewed in any greater detail.

Space Category	Base Year Student Headcount = 1,043 Staff Headcount = 151				Target Year Student Headcount = 1,825 Staff Headcount = 182			
	Existing ASF	Guideline ASF	Surplus/ (deficit)	Percent Surplus (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus (Deficit)
Academic Space								
Classroom & Service	25,457	7,939	17,518	69%	22,380	13,108	9,272	41%
Teaching Laboratories & Service	30,374	13,947	16,427	54%	27,079	18,255	8,824	33%
Open Laboratories & Service	12,498	7,088	5,410	43%	11,484	9,420	2,064	18%
Research Laboratories & Service	3,413	3,000	413	12%	3,413	4,500	(1,087)	(32%)
Academic Space Subtotal	71,413	31,974	39,768	55%	64,356	45,283	19,073	30%
Academic Support Space								
Offices & Services	45,400	29,540	15,860	35%	42,403	29,110	13,293	31%
Library & Collaborative Learning	18,569	14,844	3,725	20%	18,569	20,148	(1,579)	(9%)
PE, Recreation, & Athletics	34,083	30,757	3,326	10%	34,083	34,711	(1,628)	(5%)
Assembly & Exhibit	10,880	7,400	3,480	32%	10,880	9,200	1,680	15%
Physical Plant/Central IT	19,513	13,226	6,287	32%	19,513	13,576	5,937	30%
Other Department Space	5,286	4,873	413	8%	5,040	7,065	(2,025)	(40%)
Academic Support Space Subtotal	133,731	100,640	33,091	25%	130,488	114,810	15,678	12%
Other								
Student Center	16,138	13,559	2,579	16%	16,138	20,075	(3,937)	(24%)
Health Care Facilities	704	797	(93)	(13%)	704	1,256	(552)	(78%)
Other Subtotal	16,842	14,356	2,486	15%	16,842	21,331	(4,489)	(27%)
CAMPUS TOTAL	222,315	146,970	75,345	34%	211,686	181,425	30,250	14%
Inactive/Conversion Space	0				10,629			
Uncoded Space	624				674			

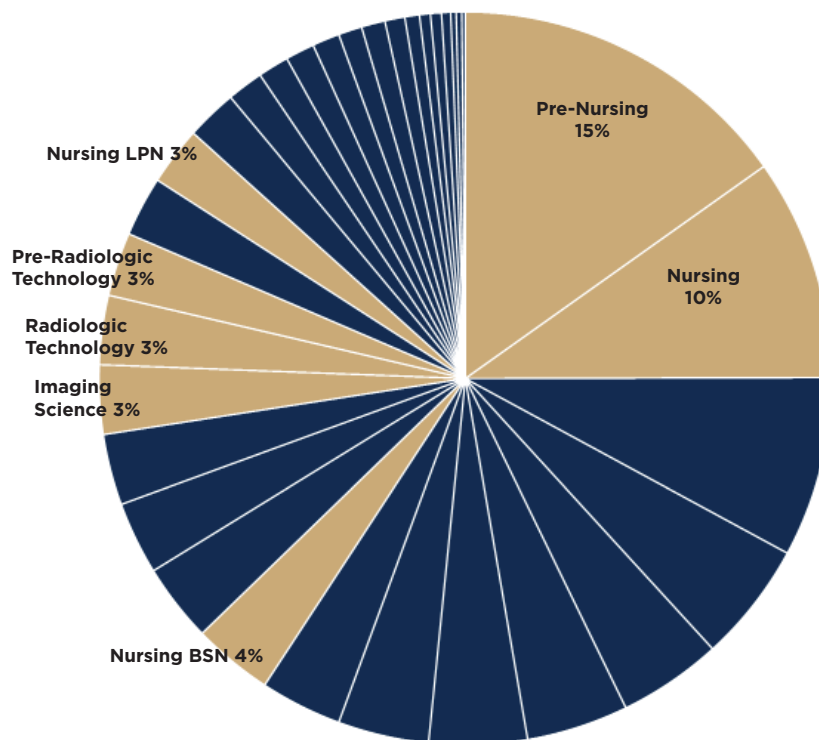
**FALL 2029 SPACE NEEDS ANALYSIS
(EXCLUDING SCHOOL OF NURSING AND
ALLIED HEALTH)**

As new programs, on-campus housing, and other strategic initiatives are implemented, the number of students physically attending the Bluefield sites is projected to increase. Changes in enrollment and staffing, combined with facility needs that were identified as part of current strategic and academic planning initiatives are represented in the fall 2029 or Target Year space needs analysis. As the School of Nursing and Allied Health is planning to move to the Bluefield State Medical Education Center in 2022, all staff for this unit were excluded from this analysis. A total of 10,629 ASF of space occupied by the College was placed in a separate category as “Inactive/Conversion Space” as noted in the space needs table (below the campus total).

Reviewing the 12 space categories for the fall 2029 analysis, space surpluses were generated in six categories. The largest surplus was in the Offices and Service category.

The analysis notes that additional space will be needed in social and collaborative gathering areas outside of the William B. Robertson Library. Additional lounge space outside the Othello Harris-Jefferson Student Center will be needed for students who live on campus.

Application of the space standards generated a total need for 181,425 ASF, a surplus of 30,250 ASF when compared to existing space. If the 10,629 ASF of inactive space is included in the total, the surplus increases to 40,879 ASF. In the future, the Main Campus will have ample space for new initiatives at anticipated enrollment levels.



Students in School of Nursing and Allied Health programs represented 40 percent of all College students enrolled in fall 2019.

SPACE NEEDS ANALYSIS | SCHOOL OF NURSING AND ALLIED HEALTH

Bluefield State College acquired the former Bluefield Regional Medical Center in June 2021 and will expand its health science programs, while Princeton Community Hospital will lease its Emergency department and related medical services at the facility from the College. The acquisition follows from a Memorandum of Understanding announced by the College and the hospital on September 1, 2020.

The College intends to extend its course offerings and student housing at the new site, located less than one half mile from the Main Campus. The acquisition will enable the College to move their entire School of Nursing and Allied Health to the site to train more students to help fill the demand for highly skilled, well-paid health care professionals in the region.

As part of the space needs analysis, SmithGroup calculated available square footage by space type in the main hospital building and the former dialysis

center building that could be repurposed for College health programs. Second, SmithGroup, using benchmarking studies from previous health programs, developed an academic space needs analysis for both existing and proposed programs. As noted in the table, space for the three existing programs and College administration equated to 16,228 ASF. Four near-future programs equated to 10,621 ASF for a total academic space need of 26,848 ASF for the School of Nursing and Allied Health. The Provost has indicated the longer term addition of up to 14 new programs.

The breakdown of ASF by space use code is noted in the table.

- The largest space need (7,206 ASF) will be in offices for faculty, staff, and administration. This also includes conference rooms and office support spaces such as copy and mail rooms.
- With 7,078 ASF, the next largest category will be in teaching laboratories. These include spaces using specialized equipment for the teaching, demonstration, and skill building for the identified programs.

PROGRAMMATIC ANALYSIS – SCHOOL OF NURSING & ALLIED HEALTH

Space Needs Program

Space Use Code	ASF
<i>Existing Programs/Administration</i>	
Nursing, Associates	6,983
Nursing, Bachelors	1,362
Radiologic Technology/Imaging	3,051
School Administration	2,020
Resource Library/Study/Collaboration	2,812
Subtotal Existing Programs/ Administration	16,228
<i>Future Programs</i>	
Dental Hygiene	4,494
Medical Laboratory Technician	1,910
Respiratory Therapy	2,225
Surgical Technologist	1,992
Subtotal New Programs	10,621
TOTAL	26,848

ASF = Assignable Square Feet

Space Needs by Space Use Code

Space Use Code	ASF
Classrooms	6,686
Teaching Laboratories	7,078
Open Laboratories	1,890
Offices	7,206
Collaborative Study	2,812
Departmental Space	1,176
TOTAL	26,848

ASF = Assignable Square Feet

- Another large category of space (6,686 ASF) is classrooms. Classrooms have been programmed to include space for newer instructional technologies and the teaching of multiple pedagogies that allow students to work collectively in groups or provide flexibility for faculty to teach in a lecture style format.
- Open laboratories (1,890 ASF) include spaces that are not formally scheduled for instruction. These include spaces for high and low fidelity adult, infant, and birthing mannequin simulation and control rooms, especially for the nursing program.
- The final space category is departmental space (1,176 ASF). This category includes reception and patient check in and work areas for programs that have clinical components. A faculty lounge, as well as briefing and debriefing rooms, related to simulation, are also included in this category.

SPACE NEEDS ANALYSIS | BLUEFIELD STATE MEDICAL EDUCATION CENTER

A space needs analysis for the Bluefield State Medical Education Center and the seven academic programs in the first phase of implementation was developed as part of the planning process. The space needs analysis table notes the outcomes. SmithGroup estimated that approximately 49,273 ASF of existing space is available at the Bluefield State Medical Education Center in the main hospital building and in the former dialysis building for academic purposes.

The space needs for academic programs in the School of Nursing and Allied Health are summarized by space category in the guideline ASF. In addition to academic components within the College, additional space guidelines were included for physical plant and central information technology and an auxiliary student center for School of Nursing and Allied Health students learning at this location. The student center could include a small bookstore, a vending area, and a student lounge.

BLUEFIELD STATE MEDICAL EDUCATION CENTER - SCHOOL OF NURSING
AND ALLIED HEALTH | SPACE NEEDS ANALYSIS

First Phase Programs			
Space Category	Existing ASF	Guideline ASF	Surplus/ (Deficit) ASF
Academic Space			
Classrooms	-	6,686	
Teaching Laboratories	-	7,078	
Open Laboratories	-	1,890	
Academic Space Subtotal	30,735	15,654	15,081
Academic Support Space			
Offices & Service	15,207	7,206	8,001
Library/Collaborative Study	-	2,812	(2,812)
PE/Recreation/Athletics	-	-	-
Physical Plant/Central IT	3,331	1,134	2,197
Other Department Space	-	1,176	(1,176)
Academic Support Space Subtotal	18,538	12,328	6,210
Other Space			
Student Center		1,500	(1,500)
Other Space Subtotal	0	1,500	(1,500)
CAMPUS TOTAL	49,273	29,482	19,791

ASF = Assignable Square Feet

Note that the space needs analysis for the Bluefield State Medical Education Center does not address space needs for student housing or related living spaces. The existing ASF does not include the former patient rooms on floors 3 and 4, and the guideline ASF does not include the student rooms and supportive residential spaces for those residents. There is an existing full-service cafeteria and kitchen within the Bluefield State Medical Education Center that is not included in this analysis that will provide meals to students and staff on both Bluefield sites.

In summary, the space needs analysis suggests that approximately 20,000 ASF of space will be available in the future to accommodate additional programs and other initiatives beyond the first phase programs.

SPACE NEEDS ANALYSIS | BECKLEY SITE

The Beckley Higher Education Center hosts a consortium of higher education institutions which includes Concord University and Marshall University. The College would like to expand offerings and grant full degrees from this location and is working towards this goal. Currently, four-year degree programs in nursing and radiology are offered. Additional course offerings will impact the needs of this location, which are represented in the enrollment projections.

The following table notes the space needs analysis for this center. The following observations are noted:

- The College has an arrangement to share classrooms with other institutions. The analysis assumes that the use of classroom space will continue to be shared resource. As course data for the other campuses was not available, the space guideline generated a surplus of space for the base year and target year.
- Teaching laboratory space is specific to the College and this space is sufficient for the student enrollment in 2019. Additional programs are planned with a need for one additional laboratory in fall 2029.
- The amount of space classified as open laboratory is in balance at the current enrollment and is recommended to increase as student enrollment grows.
- There is a need for additional office space at the Beckley Higher Education Center as faculty and some staff are sharing offices or have other functions (such as the central copier) within their offices. New programs will increase the need for faculty and staff in the target year.
- The Beckley Higher Education Center has a common library shared by all partners. The College's needs are for quiet study areas and collaborative and group study spaces outside of the formal library. Enrollment growth will increase the need for these types of spaces.
- The building currently consists of a centralized area that is used by all the institutions. This space includes tables and chairs, as well as a small vending space. The College has a bookstore, with this area included in the analysis. The bookstore and some student activities storage space is projected.

For the fall 2029 Target Year, application of the space standards generated a total need for 23,513 ASF, a deficit of 3,621 ASF when compared to existing space. The greatest needs are in collaborative learning spaces, offices, and open laboratories. The College intends to address the need for additional space with its Beckley Higher Education Center partners as new initiatives and programs are projected to increase overall enrollment levels.

CAMPUS-WIDE SPACE NEEDS ANALYSIS | BECKLEY HIGHER EDUCATION CENTER

Space Category	Base Year Student Headcount = 200 Staff Headcount = 6				Target Year Student Headcount = 550 Staff Headcount = 14			
	Existing ASF	Guideline ASF	Surplus/ (deficit)	Percent Surplus (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus (Deficit)
	Academic Space							
Classroom & Service	10,998	3,280	7,718	70%	10,998	8,129	2,869	36%
Teaching Laboratories & Service	3,877	2,832	1,045	37%	3,877	4,736	(859)	(22%)
Open Laboratories & Service	1,356	936	420	31%	1,356	2,360	(1,004)	(74%)
Academic Space Subtotal	16,231	7,047	9,184	57%	16,231	15,224	1,007	6%
Academic Support Space								
Offices & Services	1,566	1,150	416	27%	1,566	2,680	(1,114)	(71%)
Library & Collaborative Learning	1,373	1,092	281	20%	1,373	3,003	(1,630)	(119%)
Physical Plant/Central IT	165	395	(230)	(139%)	165	461	(296)	(179%)
Academic Support Space Subtotal	3,104	2,637	467	15%	3,104	6,144	(3,040)	(98%)
Other								
Student Center	557	936	(379)	(68%)	557	2,145	(1,588)	(285%)
Other Subtotal	557	936	(379)	(68%)	557	2,145	(1,588)	(285%)
CAMPUS TOTAL	19,892	10,620	9,272	47%	19,892	23,513	(3,621)	(18%)

ASF = Assignable Square Feet

§133-12-5. CAMPUS DEVELOPMENT PLAN
REQUIREMENT

**5.2.b. An assessment of the general condition and
suitability of buildings and facilities**

**5.2.e. An analysis as to all buildings and facilities as to
the need for renovations, additions, demolition, or any
combination thereof;**

3

EXISTING BUILDING ASSESSMENT

CAMPUS FACILITY HISTORY

The City of Bluefield’s history began in the 18th century after two families settled in the rugged hills of southern West Virginia. After building a small community, in 1882 the families sold a portion of their land for the development of the Norfolk and Western Railway, thus initiating the development of the City of Bluefield through coal extraction.

As part of the Pocahontas Coal Fields, growth in Bluefield flourished with the development of the coal industry. In search of industrial work, Bluefield began attracting immigrant Europeans and migrant Blacks from the farther south to the mountainous region.

In the late 19th century, the Norfolk and Western Railway Company selected Bluefield as the site for its headquarters and massive Pocahontas Division rail yards, continuing to stimulate the growth of the local economy and population. Booming overnight, the City of Bluefield was officially incorporated in 1889.

The southern West Virginia coal mining industry attracted many Black residents. The Black population in this area grew by over 700 percent between 1870 and

1910. West Virginia law prohibited Blacks and whites from attending public schools together. To address the training needs, the state established what was then called the Bluefield Colored Institute in 1895, with an appropriation from the second 1890 Morrill Act to purchase land and construct a building. This segregating action was the outgrowth of thoroughly discredited political “separate but equal” doctrine.

The new Institute was located on four acres of hillside on the north side of the Norfolk and Western Railway’s rail yards, away from the commercial center of Bluefield. Graduates from the area’s segregated secondary schools attended the institute. After classes, many of the Black students would travel across the tracks to work as maids and butlers in city households.

This predecessor to Bluefield State College began modestly in 1896 with 18 students under the supervision of Hamilton Hatter, Bluefield State’s first president, serving under the title of “principal.” Hatter oversaw the construction of Mahood Hall (the

INSTITUTION NAMES	
BLUEFIELD COLORED INSTITUTE	1895 - 1932
BLUEFIELD STATE TEACHERS COLLEGE	1932 - 1943
BLUEFIELD STATE COLLEGE	1943 - PRESENT
COLLEGE PRINCIPALS/PRESIDENTS	
HAMILTON HATTER	1895 - 1906
ROBERT P SIMS	1906 - 1936
HENRY L DICKASON	1936 - 1952
STEPHEN J WRIGHT	1953 - 1957
LEROY B ALLEN	1958 - 1965
WENDELL G HARDWAY	1966 - 1973
BILLY L COFFINDAFFER	1973 - 1975
J WADE GILLEY	1976 - 1978
JEROLD O DUGGER	1978 - 1988
GREGORY D ADKINS	1988 - 1993
ROBERT E MOORE	1993 - 2002
ALBERT L WALKER	2002 - 2011
MARSHA KROTSENG	2012 - 2018
ROBIN CAPEHART	2019 - PRESENT

IMPORTANT DATES	
FULL ACADEMIC ACCREDITATION	1947
BROWN V. TOPEKA (KANSAS) BOARD OF EDUCATION	1954
HISTORICALLY BLACK COLLEGES AND UNIVERSITIES STATUS ESTABLISHED	1965
FIRST TIME A MAJORITY OF STUDENTS ARE WHITE	1965
BOMBING OF ARTER GYMNASIUM AND CLOSURE OF RESIDENCE HALLS	1968
COMMUNITY COLLEGE COMPONENT GROWS	1970S
BECKLEY CENTER OPENS	1970S
FAILED MERGER WITH CONCORD COLLEGE	1973-6
LEWISBURG SITE OPENS (FORMER GREENBRIER VALLEY EXTENSION CENTER)	1975
ENROLLMENT PEAK OF JUST UNDER 3,000 AND 637 GRADUATES	1993
MOST TWO-YEAR PROGRAMS SEPARATED TO HELP FORM NEW RIVER COMMUNITY AND TECHNICAL COLLEGE	2003

administrative building), as well as Lewis Hall and West Hall residence halls.

In 1906, Robert P. Sims, the assistant principal, succeeded Hatter. Sims adopted formal teacher training – “normal education” – in 1911. In 1928 the Institute began to offer course leading to the bachelor’s of science degree.

With enrollment growth to 235, the Institute expanded to 23 acres by 1924. It added Payne Hall, Conley Hall, the current William B. Robertson Library, faculty residences, and the President’s House (Hatter Hall). Many students lived on the close-knit campus, termed the “terraced hills” for its verdant landscaping. In the late 1920s Bluefield State’s “Big Blue” football team won two national Negro College Athletic Association championships.

Academic Dean and Institute alumnus Henry Dickason succeeded Sims in 1936. After a half-century of inadequate salaries, extreme sacrifice, and passionate dedication, Bluefield State College was awarded full academic accreditation in 1947, and the College was permitted to grant non-teaching

degrees in 1949. Under Dickason, the campus added Mahood Hall in 1937 and Dickason Hall in 1950.

Two concurrent movements led to a radical change in the demographics of the College. First, the 1954 *Brown v. Topeka (Kansas) Board of Education* U.S. Supreme Court decision reaffirmed the Constitutional principle that racially segregated public education was unlawful, rejecting the discredited “separate but equal” notion which existed at the time the Institute was originally founded in 1895 (*Plessy v. Ferguson*). Demographics at the College gradually changed as students of all races came to Bluefield State seeking better opportunities for themselves through education.

Second, the decline of the mining industry that started after World War II encouraged workers to move to other states. The result was a total population loss in Mercer and McDowell Counties of over 33 percent and a Black population loss over 50 percent between 1954 and 1970.

By 1965, 1,116 undergraduate students were enrolled in the College, both Black and white.

The 1960s saw unrest and protests on the campus, mirroring the unrest in the rest of the nation. This was heightened by the appointment of a controversial President for the College in 1966. In response to the campus protests and a “bombing” in 1968 at the school’s gymnasium, President Hardway closed the residence halls, had them demolished, and essentially turned the College into a commuter school. A foot bridge across the railroad tracks permitting students to the downtown was also later demolished.

The mid 1970s at Bluefield State saw three presidents in five years, as well as a temporary “coordinate relationship” with Concord College. Stability returned with the 10-year presidency of Jerold Dugger, when the College embarked upon the largest growth in its history. Enrollment grew as the College offered expanded programs in two-year technical education, and the community college component grew. Campus life, however, suffered with, among other things,

the termination of a number of sports, including football.

Under the subsequent presidencies of Gregory Adkins and Robert Moore and the innovative development of the Associates Degree curricula, enrollment grew to a peak of nearly 3,000 students and a record 637 graduates matriculated from the College in 1993, when the College had sites in Beckley and Lewisburg.

In 2003, the West Virginia Legislature and Governor enacted law which nearly closed the College. The College’s popular two-year programs, (except for those in nursing and engineering technology) which were of primary importance to the College as a commuter school, were taken from the College and, without compensation, given to the newly formed New River Community and Technical College.

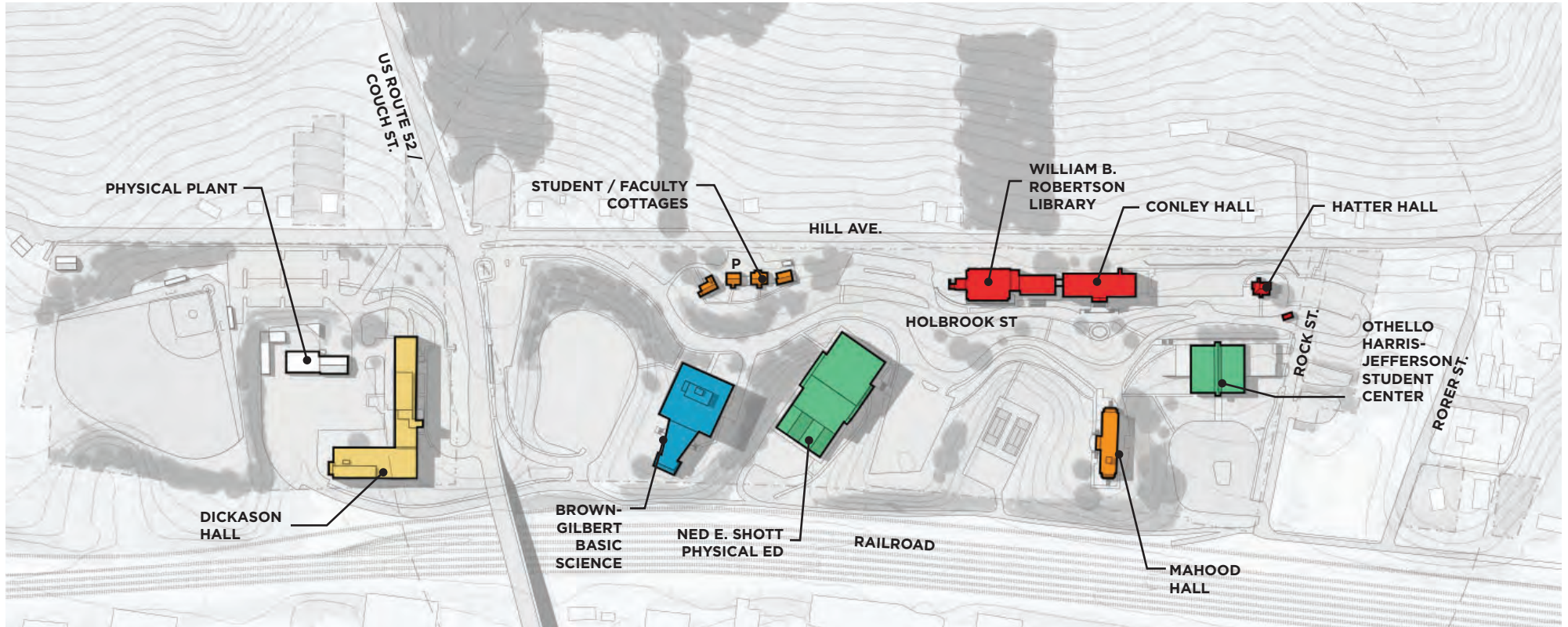
Beginning in 2019, after 15 years of declining enrollments and financial viability, the College began a renaissance. That year, the College announced the planned construction of Heritage Village marking the return of

CAMPUS DEVELOPMENT PLAN HISTORY	
CAMPUS MASTER PLAN	1992
CAMPUS DEVELOPMENT PLAN (INCLUDED GREENBRIER COMMUNITY COLLEGE)	2002
CAMPUS FACILITIES MASTER PLAN	2014

the first on-campus housing since 1968. Additionally, in August 2020, the College announced the addition of 12 athletic programs, including the restoration of the College’s football program, which had been cancelled in 1981. In June 2021, the College acquired the former Bluefield Regional Health Center, intending to relocate and expand nursing and allied health programs into the healthcare spaces, convert patient rooms into potentially 206 residential on-campus beds, and provide athletic and other academic growth for the College.

FACILITY HISTORY

MAHOOD HALL (ADMIN) (FIRE)	1986 - 1937
EAST HALL (WOMEN'S DORM AND DINING HALL, LATER RENAMED LEWIS HALL)	1897 - PRE-1968
WEST HALL (MEN'S DORM)	1900 - PRE-1968
CONLEY HALL	1929 - PRESENT
WILLIAM B. ROBERTSON LIBRARY	1929 - PRESENT
PAYNE HALL / MAHOOD HALL	1937 - PRESENT
PRESIDENT'S HOUSE (HATTER HALL) (NATIONAL REG OF HISTORIC PLACES)	1930 - PRESENT
PRESIDENT'S GARAGE	1930 - PRESENT
ARTER HALL	1938 - PRE-1968
DICKASON HALL	1950 - PRESENT
OTHELLO HARRIS-JEFFERSON STUDENT CENTER	1962 - PRESENT
HEALTH-PHYSICAL EDUCATION	1965 - PRESENT
DICKASON HALL ADDITION	1969 - PRESENT
BROWN-GILBERT BASIC SCIENCE BUILDING	1970 - PRESENT
WILLIAM B. ROBERTSON LIBRARY ADDITION	1970 - PRESENT
PRESIDENT'S HOME	1989 - PRESENT
ERMA BYRD CENTER	2007 - PRESENT



MAIN CAMPUS BUILDINGS BY YEAR OF CONSTRUCTION

LEGEND

 1920-30	 1951-60
 1931-40	 1961-70
 1941-50	

MAIN CAMPUS HISTORICAL ASSESSMENT

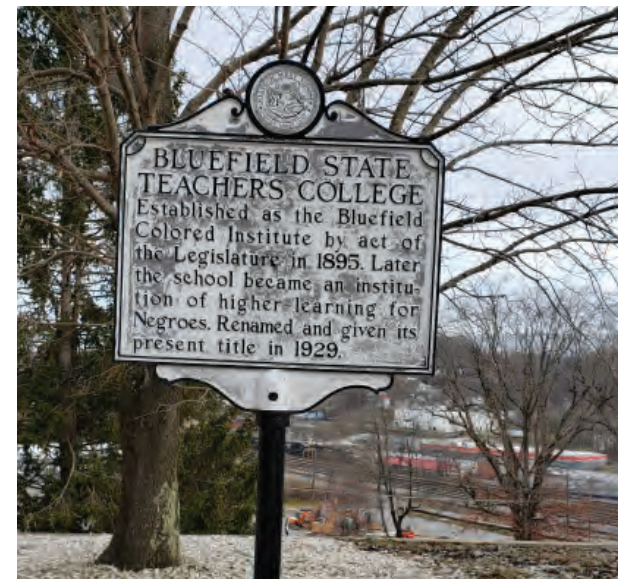
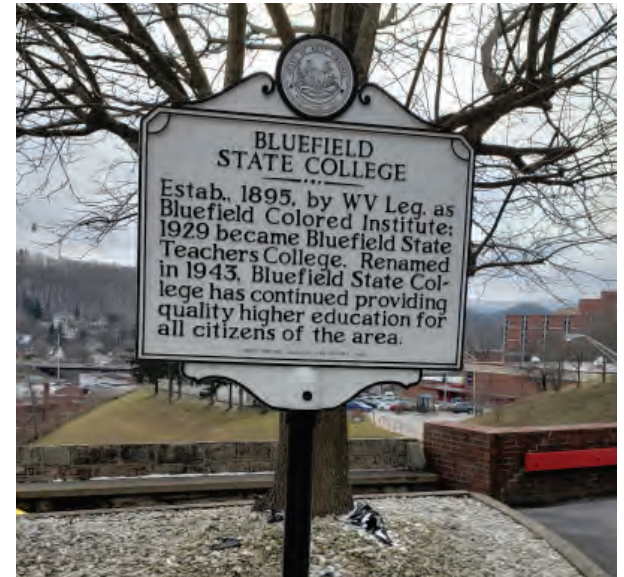
The College has a long and rich history as a Historically Black College, providing higher education to students in West Virginia.

During the 1930s and 1940s, the College experienced growth in enrollment, programs, and facilities as it expanded to a four-year institution. The famed Bluefield architect Alex Mahood designed several prominent buildings for the College during this period of growth. Mahood was a prolific architect, designing buildings on the campus of West Virginia University, as well as many office buildings, courthouses, schools, and private homes throughout West Virginia. Conley Hall, Mahood Hall, and William B. Robertson Library stand as examples of his most impressive work at the College.

The Main Campus of the College should be recognized as a historic landmark. The College is considering whether to seek a listing of all or part of the Main Campus on the National Register of Historic Places (National Register) for its significance as a historic Black college and its collection of work by notable architect Alex Mahood. Such a

designation may provide benefits for raising funds for current and deferred maintenance on historic buildings. However, such a listing also brings limitations which must be considered. The College will perform a cost-benefit assessment on the potential.

The recommended boundaries for the historic college campus include the buildings that date between 1895, when founded the College was founded, and 1954, when Bluefield State College was integrated. Within the recommended boundaries are Hatter Hall, Conley Hall, Mahood Hall, William B. Robertson Library, and the Cottages. Almost all of these buildings were designed by Alex Mahood and are unified by a shared architectural vocabulary. Dickason Hall and the Physical Plant (Maintenance) Building may also be included in the boundaries, if desired.



Historic markers near Conley Hall

EXISTING FACILITY ASSESSMENT SUMMARY

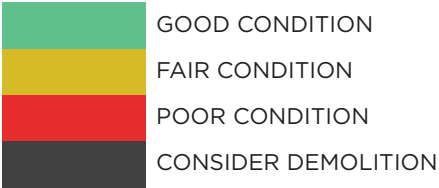
FACILITIES	OVERALL BUILDING CONDITION	OVERALL FACILITY RATING	ASSET GROUP			PROJECT CATEGORY					INVESTMENT NEEDS					MAINTENANCE PACKAGE			
			EDUCATIONAL AND GENERAL	AUXILIARY	TRANSITIONAL	REPAIR/MAINTENANCE	MODERNIZATION	ALTERATION	NEW CONSTRUCTION	RELIABILITY	ASSET PRESERVATION	PROGRAM IMPROVEMENT	ECONOMIC OPERATIONS	LIFE/SAFETY CODE	NEW CONSTRUCTION	BUILDING ENVELOPE	BUILDING SYSTEMS	LIFE/SAFETY/CODE	SPACE RENEWAL
MAIN CAMPUS																			
Mahood Hall		1																	
President's Residence																			
Hatter Hall		14																	
Brown-Gilbert Basic Science		24																	
Student Cottage A		25																	
Student Cottage B		25																	
Student Cottage C		25																	
Student Cottage D		25																	
Faculty House F		25																	
Dickason Hall		33																	
Physical Plant		33																	
Conley Hall		35																	
Othello Harris-Jefferson Student Center		35																	
Ned E. Shott Physical Education		36																	
William B. Robertson Library		46																	

See pages 110-111 description of Overall Building Condition and Overall Facility Rating.

	GOOD CONDITION
	FAIR CONDITION
	POOR CONDITION
	CONSIDER DEMOLITION



MAIN CAMPUS BUILDINGS BY OVERALL FACILITY RATING



EXISTING FACILITY ASSESSMENT NARRATIVES

BROWN-GILBERT BASIC SCIENCE BUILDING

GENERAL

The Brown-Gilbert Basic Science Building opened in 1970. The building consists of four primary levels, a mechanical penthouse, and an auditorium which connects off of the ground floor. The total area of the building is 78,686 square feet. The building consists of classroom and research laboratories, general classrooms, staff offices, and a large auditorium. Significant renovations occurred in 2011 to the HVAC system and in 2014 to the laboratories on the second and third floors.

SITE

The Brown-Gilbert Basic Science Building is centrally located on Main Campus. Twenty-four parking spaces are provided under the building. Access to the ground floor from the parking area is provided by elevator and sidewalk. A portion of the ground floor is exterior. This exterior space is sheltered by the building above but is open to the elements otherwise. The floor of the exterior space is a concrete slab which is shared with the enclosed ground floor

spaces. Sidewalk and stairs provide access to the exterior space and building entrance from Holbrook Street.

The concrete exterior walkway slab, sidewalks, and stairs are in good condition with minor repairs needed in select locations. All exterior railing should be replaced. Landscaping is sparse but in fair condition.

Further development and a landscaping upgrade is recommended. An accessible ramp is needed from the upper sidewalk down to the ground floor, main entry. A trash bin is recommended to serve the building.

BUILDING ENVELOPE

Brown-Gilbert Basic Science Building is a concrete framed building. The exterior façade consists of brick and exposed cast-in-place concrete. All exterior windows are aluminum, while the doors are a combination of aluminum and steel. The roof is a combination of a sheet asphalt roof system and standing-seam metal roof system.



The brick and concrete are in good condition with the exception of some minor cracking in the brick and several old wall pipe penetrations that need resealing. All existing windows and storefront, with the exception of new main entrance doors, are nearing the end of their expected life cycle and will ultimately need to be replaced. The existing asphalt roof system is generally in good condition. However, all wall-to-roof terminations will need to be repaired as the caulk is deteriorating in many locations. Additionally, the roof above the auditorium will soon be in need of replacement. The existing standing seam metal roof is functionally sound. However, the paint is delaminating on several panels. Although not a high priority at present, the College intends to replace the standing-seam metal roof be replaced. Several pieces of HVAC equipment are located within 10-feet of the roof edge. Guardrails for each of these pieces of equipment will be requested.

INTERIOR ENVIRONMENT

Interior walls consist of painted concrete masonry units (CMU), premanufactured metal wall panels, and studs sheathed with drywall. Interior doors are steel frames with wood doors and select few steel doors. All finished ceilings are acoustical ceiling tile or plaster. The primary floor finishes in the building are vinyl composition tile (VCT), terrazzo, carpet, and ceramic tile.

Renovations have recently been completed on the second and third level laboratories. Door hardware replacement has been ongoing. Second and third level finishes, doors, and hardware are like new or in good condition. First level and auditorium finishes are worn and/or dated but in fair condition. It is anticipated that auditorium seating will ultimately be replaced. The auditorium dressing rooms are also in need of renovation. The wheelchair lift at the auditorium will be replaced. Approximately 10 percent of the doors and frames are still in need of replacement due to heavy use or multiple hardware installations. All carpet as well as the auditorium stage floor are

heavily worn and/or damaged. All other floor finishes are worn and/or dated but are still serviceable. Many of the window shades throughout the building do not function properly. All should be repaired or replaced. The operable partition in Conference Room G08 is damaged and should be repaired or replaced. Select pieces of casework are heavily worn and/or damaged and should be replaced. Restrooms throughout the building are dated and will need renovation as well as interior stair railings.

MECHANICAL SYSTEMS

The HVAC system consists of chilled water air handlers. The air handlers for the first, second, and third floor provide conditioned air to variable air volume (VAV) boxes located in the ceiling of each floor. The VAV boxes have electric reheat coils that modulate the discharge air temperature based on zone thermostat settings. The air distribution system consists of slot type diffusers at the windows and louvered type diffusers for the interior. Outside air is provided to the air handlers on the top three floors by a roof mounted chilled water energy recovery ventilator (ERV) with electric heat. The units that serve the first floor have electric heat and receive outside air from wall mounted louvers. The HVAC systems, replaced in 2011, are in excellent condition, with the exception of AH-3, a direct expansion cooling unit that is approximately 40 years old and serves part of the ground floor. It is recommended that AH-3 be replaced at some point with a chilled water air handler. A makeup air unit with gas heat and 12 exhaust fans were recently added for classroom chemistry hoods and are in like new condition.

PLUMBING SYSTEMS

The existing plumbing system is in good working order with no visible leaks or damaged piping. The majority of the building has copper for the water piping. Waste piping is a combination of cast iron and PVC. There are some sections of waste piping from the classrooms/laboratories that are glass piping. Plumbing fixtures throughout the building are in good working order but dated. This building is sprinklered. The sprinkler system is tested regularly and is in good working order.

There are a few fixtures throughout the building that are in poor condition and should be replaced. The second floor icemaker that is located in the hallway does not have a proper drain for its condensation. A new location for ice maker is preferred with a proper floor drain for condensate. Hot water service time was tested at multiple locations in the building. It took +/-3 minutes for the water to change temperature. A more detailed study of the entire hot water system should be completed to determine if the building's system is providing the proper amounts of hot

water. An assessment of existing safety equipment, such as emergency eye washes and showers, will be evaluated. The existing chemical sump is 12- to 15-foot deep and approximately 5-feet in diameter. The concrete floor is cracked which is allowing ground water to seep into the tank. The walls themselves are in serviceable shape. The sump should be replaced. The building has an existing gas line. The gas valve is in need of replacement.

ELECTRICAL SYSTEMS

The electrical system is a 3000 amp service at 480/277 volt three phase to service the heavy laboratory equipment and HVAC loads along with the general building loads. The power system is near the design life but the equipment is in good condition and replacement parts and breakers are still manufactured and still readily available. Lighting is new and modern for the upper three floors. Ground floor lighting could be converted to LED for better energy savings and as an update. The lighting for the auditorium may be updated when the new LED theatrical systems are applied with new electronic dimming

systems as needed for better scene control and color. Consideration will be given to upgrading the existing 15 KW generator to include all life safety, fire alarm, and emergency means of egress lighting, along with any standby loads for selected laboratory refrigeration and equipment loads. Fire alarm, security systems, and computer/data telephone systems are in good condition and will not require replacements. A variable-frequency drive (VFD) or soft start controller is recommended for the air handling unit (AHU) below the stage since Physical Plant (Maintenance) noted that belt problems have occurred on this unit during starting.

CONLEY HALL

GENERAL

Conley Hall opened in 1929 in conjunction with the original library (first phase of the current William B. Robertson Library). The building consists of three primary levels and a basement providing a total area of 29,160 square feet. Conley Hall is connected to the William B. Robertson Library building on the first level. The building originally contained classroom spaces but has evolved over time to currently house student services, security services, and administrative spaces.

SITE

Conley Hall is located on the northern edge of Main Campus and serves as the College's marquee building. The building is constructed into the face of the mountain with a retaining wall holding back grade along the rear of the building. Eleven parking spaces are provided along the access road directly in front of the building. Supplementary parking is provided by the parking lot adjacent to the William B. Robertson Library and a second lot adjacent to

Hatter Hall. Access to the basement is provided directly off of the access road, while access to the first level is provided by stairs, as well as a series of ramps.

The concrete retaining wall at the rear of the building is leaning severely toward the building. The leaning is a slow failure and poses no immediate risk. That said, the wall should be replaced in the near future. The exits (means of egress) out of the rear of the building should be studied for consideration of building changes. The trash bin is in poor condition and should be replaced. Landscaping is sparse.

BUILDING ENVELOPE

Conley Hall is a cast-in-place concrete framed building. The exterior façade consists of brick with limestone trim and ornamentation. All exterior windows are double-hung aluminum-clad wood, while the doors are a combination of aluminum and steel. The primary roof is an EPDM membrane roof system while the portico roof is slate shingles.

The brick and limestone are in good structural condition. The exterior façade



and stonework should be periodically professionally cleaned. There are several crawl space vents that do not have screens. Screens should be provided at all vents to block rodents. All existing windows are in fair condition, but window replacement should eventually be planned. The window caulking is deteriorating and lintels are rusting. Consideration should be given to recaulking the windows and repainting the lintels as preventative maintenance. The existing EPDM membrane roof system on the primary roof is in poor condition. There are signs of severe insulation delamination while soil and vegetation are preventing proper drainage. A complete roof replacement should eventually be considered. The existing chimney is also in poor condition. The chimney cap is damaged while the chimney walls are missing a significant amount of the brick mortar. It is recommended that the chimney be refurbished to prevent moisture infiltration. The slate portico roof is also in very poor condition and will ultimately need to be replaced along with the portico soffit. The iron railing above the main entrance is weathered

and heavily rusted. The existing railing should be refurbished or replaced with an aluminum railing system of similar character to provide a less maintenance-prone installation. All exterior door hardware is heavily worn and will ultimately need to be replaced, along with select exterior doors.

INTERIOR ENVIRONMENT

Interior walls consist of painted CMU, plaster, ceramic tile, and studs sheathed with drywall. There are multiple installations of vinyl wallcovering. Interior doors are a combination of steel and wood frames with wood doors and select few steel doors. All finished ceilings are acoustical ceiling tile or plaster. The primary floor finishes in the building are VCT, terrazzo, carpet, and ceramic tile.

Renovations have been done in small areas throughout the building over its lifetime. Asbestos abatement was completed on the third level. Interior walls are in fair to good condition with repair only needed at select locations to address cracks. Much of the vinyl wallcovering throughout the building

is delaminating. All delaminated wallcovering should be replaced or removed with wall paint provided in lieu of. All ceilings are in fair to good condition. Replacement should be considered as part of any HVAC upgrade. Approximately 50 percent of all doors and 10 percent of all frames will ultimately need to be replaced due to heavy use or multiple hardware installations. All door hardware will ultimately need to be replaced. All carpet and ceramic tile is heavily worn and/or damaged and will ultimately need to be replaced. All other floor finishes are worn and/or dated but are still serviceable. The building's crawl space does not have a vapor barrier. One should be provided to prevent future moisture issues. Rest rooms throughout the building are in need of renovation. Stair tread/riser covers are heavily worn and will ultimately need to be replaced along with all interior stair railings. The existing elevator is dated and should be reviewed for possible refurbishment or replacement.

MECHANICAL SYSTEMS

The HVAC system consists of a mixture of window units, split systems, and a rooftop unit. Perimeter heat is provided by two steam boilers located in the basement that are in good condition. Makeup water is preheated by a preheat boiler before being fed to the steam boilers. The window units ranged from poor to good condition, but provide no outside air. The window units should be replaced with split systems that can provide outside air. The split system heat pumps in the basement are in poor condition and should be replaced. The split systems that serve the first floor are in good condition. A rooftop unit which serves a conference room on the second floor will soon need to be replaced. An intake louver and an exhaust fan controlled by a humidistat should be added to the crawl space to control humidity.

PLUMBING SYSTEMS

The existing plumbing system is in good working order with no visible leaks or damaged piping. The main water line enters the building as a steel pipe but quickly changes to copper after the strainer. There is no backflow preventer

on this building. The waste piping is a combination of cast iron and PVC. The plumbing fixtures throughout this building are serviceable but dated. A small section of the building's basement is sprinklered. The sprinkler system is supplied directly from the domestic water line.

It is recommended that a new backflow preventer be installed on the main domestic line entering the building. It is also recommended that a backflow preventer be installed on the line that feeds the sprinkler system. There are several fixtures located throughout the building that are dated. It is recommended that all be replaced. Hot water service time was tested at multiple locations in the building. It took +/-3 minutes for the water to change temperature. A more detailed study of the entire hot water system should be completed. The building has an existing gas line. The gas valve is in need of replacement.

ELECTRICAL SYSTEMS

Conley Hall is powered by 1200 amp single phase as service equipment and was upgraded over a decade ago and appears in good condition. Power in the hall is limited to 167.5 KVA due to the overhead transformer. If the building is upgraded with an elevator, the power system should be upgraded to three phase power to accommodate the elevator. If the HVAC system recommendations are made and the window AC units are removed in favor of more central systems above 5 ton, the building should be upgraded with three phase power systems. The old distribution panel in the women's toilet (room 113) should be replaced and relocated.

The lighting fixtures where incandescent down light and track lights and should be upgraded with more energy efficient LED or fluorescent type lamps. Emergency lighting via battery units appeared suitable. Fire alarm, security systems, and computer/data telephone systems are in good condition and will not require replacements. Replacement of exterior wall pack lights with architectural style sconces for entrance illumination will be considered.

DICKASON HALL

GENERAL

Dickason Hall was constructed in two phases. The first phase was constructed in 1950 while the addition was constructed in 1969. The original building consists of three primary levels and a basement. The later addition consists of three primary levels and a mechanical penthouse. The total area of the building is 74,576 square feet. The building houses laboratories, classrooms, staff offices, and a lecture hall.

SITE

Dickason Hall is located on the western side of Main Campus, west of US Route 52. The building is constructed into the face of the mountain and can be entered at the lowest level of each phase from the rear of the building or the upper level of the original building from the front. The building is served by a large parking lot at the rear of the building and a smaller parking lot in front.

ADA-compliant parking spaces are provided. A review of parking spaces and accessibility should be undertaken. There are several site walls and stairs

which do not have railing and should be studied for correction. The retaining wall at the third level entrance is in poor condition and should be replaced. The trash bin is in poor condition and should be replaced. Landscaping is sparse.

BUILDING ENVELOPE

Dickason Hall is a combination cast-in-place concrete and steel frame construction. The exterior façade consists of brick, painted cast-in-place concrete, metal wall panels, and exterior insulation finishing system (EIFS). All exterior windows are aluminum, while the doors are a combination of aluminum and steel. The roof is a membrane system and it has been replaced. The brick, metal wall panels, and painted concrete are in good structural condition. A professional cleaning and repainting of the concrete should periodically be performed. Cracks are visible in the EIFS façade and porticos. All should be repaired to prevent moisture infiltration. The majority of the existing windows are in poor condition. Perimeter caulking and glazing sealant is deteriorated with visible signs of moisture infiltration. It is recommended



that all windows ultimately be replaced. All exterior entrance doors at the fourth level of the original building and first level of the addition will ultimately need to be replaced.

INTERIOR ENVIRONMENT

Interior walls consist of painted CMU, plaster, ceramic tile, and studs sheathed with drywall. There are multiple installations of vinyl wallcovering. Interior doors are a combination of steel and wood frames with wood doors and select few steel doors. All finished ceilings are acoustical ceiling tile or plaster. The primary floor finishes in the building are VCT, painted concrete, carpet, and ceramic tile.

Renovations have been done in small areas throughout the building over its lifetime. Renovations have occurred at the first level classrooms of the original building. Interior walls are in fair to good condition with repair only needed at select locations to address cracks or deteriorated plaster. Much of the vinyl wallcovering throughout the building is delaminating. All delaminated wallcovering will ultimately need to be

replaced or removed with wall paint provided as the finish. The majority of the doors and frames are in fair to good condition with recently upgraded hardware. Certain doors and frames are in need of maintenance. However, replacement is not necessary. Window treatments throughout the facility are damaged or heavily worn and should be replaced. Many ceilings have recently been replaced and are in good condition. Some ceilings in all offices, conference rooms, and remaining classrooms should ultimately be replaced. All carpet and ceramic tile, as well as approximately 30 percent of all VCT, is heavily worn and/or damaged and should be replaced. All painted concrete floors are in need of repainting. All other floor finishes are worn and/ or dated but are still serviceable. The fixed seating in the lecture hall should ultimately be considered for replacement. Rest rooms throughout the building are in need of renovation. All stair tread/riser covers are heavily worn and should be replaced along with all interior stair. The existing elevator is dated and should be considered for refurbishment or replacement.

MECHANICAL SYSTEMS

The HVAC system for Dickason Hall consists of a mixture of steam heat, chilled water air handler with hot water heating system, rooftop units, and VRF units. Gravity steam heat is provided to the original building by two natural gas fired boilers located in the basement. The gravity steam heating system provides heat to steam convectors, cabinet heaters, and unit ventilators along the perimeter of the building, and is in good condition. The 1969 wing addition has two natural gas fired boilers located in the penthouse that provides heating water to two heating coils in the penthouse air handler. The second and third floors of the original building is served primarily by high velocity heating and cooling supply air ductwork and mixing boxes during a renovation in 1991. Rooftop units with electric heating coils provide heating and cooling to the fourth floor. The rooftop units range in age from 2 years old to 20 years old. The rooftop units that are 15 years and older are beyond their service life and should be replaced. Two VRF systems have been recently installed in the original

building and are in like new condition. The chiller, cooling tower, two hot water boilers, and air handler that serve the 1969 wing addition are nearing the end of their service life and should ultimately be considered for replacement. The original building is ventilated by unit ventilators located in the classrooms and exhaust fans in the shops and rest rooms. Ventilation to the 1969 wing addition is provided by an outdoor air intake into the penthouse air handler. The outside air is mixed with return air and then supplies the building through two large high pressure ducts, one for heating and one for cooling. These ducts distribute the air to high velocity boxes serving each zone. Heating and cooling supply air is mixed in the boxes as required by zone thermostat settings. Additional ventilation for the 1969 addition is provided by exhaust fans in the rest rooms and mechanical spaces. Damper and valve actuators are served by pneumatic controls. The rooftop units that serve the fourth floor have outside air intakes to provide ventilation. The ventilation systems should be considered for replacement along with some of the heating and cooling system

pipings which is corroded. HVAC should also be considered for addition to areas of the building that are currently unconditioned.

PLUMBING SYSTEMS

The north side of the building is fed by a 2-inch steel pipe with a backflow preventer. The south side of the building is fed with a 3-inch steel pipe with its own backflow preventer and pressure reducer. The existing plumbing system is in good condition with no visible leaks or damaged piping. The majority of the building has copper for the water piping and a combination of cast iron and PVC for the waste piping. There are some sections of the waste piping that comes from the classroom/laboratories that are made of glass pipe. The plumbing fixtures throughout the building are serviceable but dated. The College will consider addition of a sprinkler system.

There are select fixtures that are in poor condition and should be replaced. Hot water service time was tested at multiple locations in the building. It took +/-3 minutes for the water to change temperature. It is recommended that a

detailed study of the entire hot water system be completed to determine if the building's system is providing the proper amounts of hot water. It is also recommended that existing safety equipment, such as emergency eye washes and showers, be evaluated. The building has an existing gas line. The gas valve is in need of replacement.

ELECTRICAL SYSTEMS

Dickason Hall is powered by a 750 KVA packaged unit substation at 15KV with a 1600 amp back feed to a switchboard and a second feed at 800 amps to the other wing of the building. Some of the older Westinghouse busway is over the 40-year design life and may need future replacement. The packaged unit substation should be replaced with a conventional commercial switchboard and exterior pad mounted transformer due to age and obsolescence of replacement breakers and insulation age of the devices. The 50 KW Generator appeared adequate for the life safety loads; however, a larger 100 KW unit should be applied for the computer system standby emergency loads to include uninterruptible power supply

(UPS) back up. Most of the building lighting had been retrofitted with T-8 lighting kits as a recent upgrade. Fire alarm, security systems, and computer/data telephone systems are in good condition and will not require replacements.

OTHELLO HARRIS-JEFFERSON STUDENT CENTER

GENERAL

The Othello Harris-Jefferson Student Center was constructed in 1962. The building consists of two levels with a total area of 25,198 square feet. The building contains a game room/lounge and the campus bookstore, dining facilities, student government offices, and campus life (student services).

SITE

The Othello Harris-Jefferson Student Center is located on the eastern side of Main Campus. Parking is provided east of the building across Rock Street in a 12-space parking lot and a 18-space parking lot. The primary entrance to the building is on the lower level and accessed by stair from Heritage Village. Secondary entrances are provided on the east and west façade at the upper level and are entered at grade. A brick patio is provided adjacent to the dining area on the west. A mechanical trench is provided below grade along the east side of the building.

In general, the concrete stairs, landings, and sidewalks are in fair to good

condition. Select areas of sidewalk are heavily weathered and will need to be repaired. The sealant joint between the building and sidewalk is also in need of replacement. Site railing leading from the Heritage Village site is in good condition. However, the upper level railing at the patio and upper parking area are in need of replacement. The brick patio is in poor condition. Approximately 15 percent of the mortar is in need of repointing, approximately 50 percent of the edge banding is in need of resetting, and much of the field brick are uneven due to settlement.

The east wall of the mechanical trench is a cast-in-place concrete retaining wall with intermittent concrete beams back to the building face to support metal grating. Spalling is evident atop each concrete beam and should be repaired. The west wall of the mechanical trench is unpainted CMU. A bituminous coating should be applied to the exposed CMU to prevent moisture infiltration. The trash bin is in poor condition and should be replaced. Landscaping is sparse.



BUILDING ENVELOPE

The Othello Harris-Jefferson Student Center is a cast-in-place concrete framed structure. The exterior façade consists of brick, metal wall panels, and exposed concrete. All exterior windows are aluminum, while the doors are a combination of aluminum and steel. The roof is an EPDM membrane roof system which has been recently replaced.

The brick and concrete are in good structural condition. There are several damaged metal wall panels on the south façade and southwest corner, as well as panels missing on the west facade. All panel issues will be addressed to prevent moisture damage. An aluminum louver located on the north façade is insufficiently anchored and falling out of the wall. The louver should be properly anchored as a maintenance item to prevent moisture damage and block rodents. Louvers located in the mechanical trench have damaged blades and should be replaced. All exterior windows, doors, and door hardware are nearing the end of their life cycle and will be considered for replacement.

All lintels should be repainted as doors and windows are replaced. The existing EPDM membrane roof system is in good condition. However, it is not equipped with overflow drains or scuppers which will be provided in the future.

INTERIOR ENVIRONMENT

Interior walls consist of painted CMU and studs sheathed with drywall. Interior doors primarily consist of steel frames with wood doors with a select few steel doors. All finished ceilings are acoustical ceiling tile or plaster. Floor finishes in the building consist of VCT, carpet, ceramic tile, quarry tile, and painted concrete.

Interior walls are in fair to good condition with repair only needed at select locations of drywall. The kitchen is dated but serviceable. Kitchen equipment should be evaluated to determine if future menu needs can be met. Although not critical, complete renovation of the food serving area and kitchen will be considered in conjunction with the development of the Medical Education Center cafeteria/food service. All doors, frames, and hardware are

in eventual need of replacement due to heavy use or multiple hardware installations. Most ceilings are in fair to good condition. All areas carpet, quarry tile, and ceramic tile are heavily worn and/or damaged and will be replaced in the future. All painted concrete floors are in need of repainting. All other floor finishes are worn and/or dated but are still serviceable. Rest rooms throughout the building will need to be renovated. All stair tread/riser covers are heavily worn and will ultimately be replaced. Installation of an elevator is recommended.

MECHANICAL SYSTEMS

The HVAC system consists of a main air handler that provides heat only to part of the building including the cafeteria and kitchen. The air handler should be replaced with an air handler with cooling and heating. Heating water for the air handler and hydronic heaters is provided by three gas fired boilers. The boilers are in good condition. There are three split system heat pumps on the lower level that provide heating and cooling to office areas and the student

recreation room. The split systems have no electric heat and an intake louver provides ventilation to the split systems. A control system shuts motorized dampers to close the outside air duct in each air handler during heating mode. The split systems are in good condition, but some are near their expected service life and should be replaced soon with split system heat pumps with auxiliary heat. A split system heat pump serves the campus bookstore and is in good condition. The kitchen has a hood exhaust fan and dishwasher exhaust fan on the roof. The exhaust fans are in fair condition and should be replaced in the near future. The offices and conference room on the upper level are served by three split system heat pumps. The heat pumps were recently installed and are in good condition.

PLUMBING SYSTEMS

The existing plumbing system is in good working order with no visible leaks or damaged piping. According to the existing plan of the building, the water system is not equipped with backflow prevention. A new backflow

preventer should be installed on the main water line entering the building. Most supply water line throughout the building is copper while the waste piping is a combination of cast iron and PVC. Plumbing fixtures are serviceable but dated. At this time there are only a couple of areas that are sprinkled and these areas are the cafeteria and dining room.

There are several fixtures located throughout the building that are dated and in poor condition. Hot water service time was tested at multiple locations in the building. It took +/-3 minutes for the water to change temperature. It is recommended that a detailed study of the entire hot water system be completed to determine if the building's system is providing the proper amounts of hot water. The kitchen will need to be renovated for coordination with the Medical Education Center's food service. In the interim, a grease line and grease interceptor should be provided. The building has an existing gas line. The gas valve is in need of replacement.

ELECTRICAL SYSTEMS

The main power distribution system is 1200 amp at 120/240 volt single phase and is in good condition with vintage 2000 for the service entrance transformer and main distribution panel. If a new elevator is added, a change to three phase may be needed especially if kitchen renovation and new HVAC renovations are planned. Emergency power is by battery units and freezers and coolers are not on emergency power. A generator could be added when economic loss due to power outage exceeds the associated emergency generator cost. The existing power service capacity is adequate for the present loads observed for the building. Lighting systems appeared older and in need of retrofit and relamp to LED in various areas to replace incandescent or where fluorescent lamps are not available for relamp. Lens in some fluorescent may need replacement as a future item. Fire alarm, security systems, and computer/data telephone systems are new, in good condition, and will not require replacements.

HATTER HALL

GENERAL

Hatter Hall (President's House) was constructed in 1930 and underwent extensive renovations in 2002. The building consists of three primary levels and a basement with a total area of 3,683 square feet. The building originally served as the College president's residence but currently serves as an alumni hall with administrative spaces for alumni services. The building was placed on the National Register in 1999.

SITE

Hatter Hall is located on the eastern side of Main Campus. The building is served by two moderately sized parking lots on each side of the building. The first level can be accessed by sidewalk from all sides. A stair also provides direct access from Holbrook Street. A precast concrete crib retaining wall is located on the northern portion of the site.

In general, the building site is in good condition. That said, the joints are widening in the brick paver sidewalks leading to the building, creating an uneven walking surface. This is a sign of

settlement. It is recommended that the brick sidewalks be repaired. Landscaping around the building is sparse.

BUILDING ENVELOPE

Hatter Hall is a wood framed building with a masonry walled basement. The exterior façade consists of brick with limestone trim and ornamentation. All exterior windows are historic steel type and are still intact with new secondary windows installed on the interior.

Exterior doors are wood. The roof is a combination of EPDM membrane roofing, asphalt shingles, standing seam metal roofing, and stainless steel roofing.

The brick are in good condition. However, select areas of re-pointing are recommended where mortar is loose or missing. Select pieces of stone parapet coping are in need of replacement and all stone trim is in need of professional cleaning. All eaves are in need of repainting. Existing windows are in good condition with no visible signs of leaks. The existing roof systems are in fair condition; however, complete replacement is recommended. There is



an apparent leak above room 302 which should be investigated and repaired in the interim. Gutter repair is necessary on the rear of the building to prevent future moisture damage. All exterior doors are in fair condition but need repainting. The French patio doors on the west façade require adjustment to operate smoothly and new hardware.

INTERIOR ENVIRONMENT

Interior walls consist of plaster-coated CMU, plaster, ceramic tile, and studs sheathed with drywall. All interior doors and frames are wood. The majority of the finished ceilings are plaster. The primary floor finishes in the building are stained hardwood, painted concrete, VCT, and ceramic tile.

Exterior perimeter walls at the basement level have severe moisture damage. An exterior sub-grade moisture barrier system is recommended for the full perimeter of the building. Once in place, all interior plaster coating should be repaired. The kitchen is dated and will need renovation in the future. All other walls at the upper levels are in good condition. However, repainting is recommended. Interior doors and frames

at the basement level are moisture-damaged. Replacement is recommended after the aforementioned moisture issues are addressed. All upper level doors and frames are historic and in good condition. Ceilings throughout the facility are in good condition with the exception of the plaster ceiling in room 302 which is moisture-damaged due to a roof leak. The ceiling in room 302 should be repaired as a maintenance item after the roof leak is addressed. All floors in the basement are painted concrete and heavily worn. Repainting is recommended. All other floor finishes in the facility are in good condition. Select pieces of plastic laminate countertop are damaged and in need of replacement.

MECHANICAL SYSTEMS

The HVAC system consists of two split system heat. The air handler in the basement serves the first floor and the air handler located on the upper level serves the top two levels of the house. The split systems are in good condition, but at the end of their service life and should be replaced. Exhaust fans in the bathrooms were in good condition.

PLUMBING SYSTEMS

The existing plumbing system is in good working order with no visible leaks or damaged piping. The main water line entering the building is a 3/4-inch copper pipe that has a backflow and pressure reducer. There is a 2-inch copper line that enters the building for the sprinkler system. Only the two storage rooms in the basement are sprinklered. The waste piping is constructed of PVC. All plumbing fixtures are in good condition. There are no plumbing upgrades recommended at this time.

ELECTRICAL SYSTEMS

Hatter Hall has a 400 amp single phase service with a 150 amp sub feed to panels in the basement. Emergency lights were applied with remote heads. Most of the lighting had been retrofitted to fluorescent sources. Some LED lighting could be applied in the future in selected fixtures. Fire alarm, security systems, and computer/data telephone systems are in good condition and will not require replacements. The system appeared good and in good serviceable condition.

MAHOOD HALL

GENERAL

Mahood Hall was constructed in 1937 and underwent extensive renovations in 2011. The building consists of three primary levels and a basement with a total area of 23,200 square feet. The building originally served as a men's residence hall (Payne Hall) but currently houses classroom and staff offices for the W. Paul Cole Jr. School of Business.

SITE

Mahood Hall is located on the southeastern side of Main Campus. The building is served by a small parking lot on its eastern side and 20 parallel parking spaces along Holbrook Street. The first level can be accessed by sidewalk and stair from the north, south, and west sides. Basement level entrances are provided on the east and west façade.

The building site is in good condition. All site railings in immediate proximity, sidewalks, and stairs were replaced during the renovations in 2011. The existing landscaping has variety but is in need of weeding. A trash bin is not

provided on-site to serve the building. One is recommended.

BUILDING ENVELOPE

Mahood Hall is constructed with load-bearing masonry walls which carry concrete slabs atop steel bar joists. The exterior façade consists of brick with limestone trim and ornamentation. All exterior windows are aluminum. Exterior doors and frames are primarily aluminum with select steel units. The roof is an EPDM membrane roofing system.

The brick and stone trim are in good condition. However, select areas of re-pointing are recommended where mortar is loose or missing. All windows, doors, and roof system were replaced as part of the renovation effort and are in like new condition. All plumbing vents should be extended as they are shorter than the overflow drains, and roof drains are in need of cleaning to remove soil/vegetation. Both may be handled as maintenance items.



INTERIOR ENVIRONMENT

Interior walls of Mahood Hall consist of painted CMU, plaster, ceramic tile, and studs sheathed with drywall. All interior doors are wood with steel frames. The majority of the finished ceilings are acoustical ceiling tile with select areas of drywall. The primary floor finishes in the building are VCT and luxury vinyl tile (LVT) with entrance grade course carpet tile used at primary entrances.

All interior finishes and amenities were replaced as part of the renovation work in 2011 and are like new. There are a few instances of moisture-damaged ceiling tile, which will be replaced as a maintenance item. The moisture source should be investigated.

MECHANICAL SYSTEMS

The HVAC system for Mahood Hall consists of fan coil units that receive cooling water from a water cooled chiller and heating water from two electric boilers. A cooling tower is located on the roof of the building. A dedicated outdoor air unit delivers conditioned outside air to each classroom/office.

Additional ventilation includes exhaust for each of the rest rooms. The fan coil units, chiller, boilers, cooling tower, and dedicated outdoor unit are in like new condition.

PLUMBING SYSTEMS

The existing plumbing system is in good condition with no visible leaks or damaged piping. The main waterline is a 2-inch copper pipe that has a backflow preventer and pressure reducer. There is also a 4-inch line that enters the building for the sprinkler system. All of the existing water piping seems to be made of copper, while most of the waste piping is a combination of cast iron and PVC. The plumbing fixtures throughout the building are in like new condition. No upgrades are recommended at this time.

The domestic water main enters the building at the basement mechanical room. There is a noticeable whistling noise that occurs every few minutes. This noise seems to be caused by a drop in pressure on the line. This system was installed with a pressure gauge on the incoming line and after the backflow preventer. The incoming lines gauge

will show 80 PSI and then will drop well below that to around 40 PSI. During the few moments it needs to return to the original pressure the pipe will make a whistling sound. This constant dropping in pressure should be studied to see if this is a campus-wide occurrence or is it isolated to this building.

ELECTRICAL SYSTEMS

Mahood Hall's power system is at 800 amps 480/277 volt three phase, and is in new condition as all lighting is in new condition. Fire alarm, security systems, and computer/data telephone systems are new, in excellent condition, and will not require replacements.

PHYSICAL PLANT (MAINTENANCE) BUILDING

GENERAL

The Physical Plant (Maintenance) Building was constructed in two phases. The original building was constructed in the early 1920s with a later addition. The building consists of two primary levels and a mezzanine providing a total area of 9,997 square feet. The Physical Plant (Maintenance) Building contains shop and storage space with a staff break room and administrative support spaces.

SITE

The Physical Plant (Maintenance) Building is located on the western side of Main Campus. Parking is provided by two moderately sized parking lots that are shared with Dickason Hall. Two overhead coiling doors and two pedestrian entrances are on the south façade of the building and are on grade. A single secondary exit is provided on the north façade. Additional storage sheds for salt and materials are provided to the north and west sides of the facility.

The salt storage shed and general storage shed are in disrepair and should be replaced. The fuel storage tank and the security fencing will be replaced in the future.

BUILDING ENVELOPE

The Physical Plant (Maintenance) Building is a load-bearing masonry structure. The exterior façade is painted masonry. Exterior windows and doors are steel. The building's roofing system is a combination of shingle roof and a membrane roof system.

The building exterior walls are in fair condition but in need of repainting. All windows, doors, door hardware, overhead coiling doors, and overhead door operators are at the end of their life cycle and should be replaced at some point in the future. All roofing was recently replaced and is in like new condition.



INTERIOR ENVIRONMENT

Interior walls of the Physical Plant (Maintenance) Building consist of studs sheathed with drywall and painted masonry. Interior doors consist of steel frames with wood doors. Finished ceilings, where provided, are drywall. Floors consist of painted concrete and synthetic hardwood.

The office area finishes are dated and worn but serviceable. The remainder of the interior walls and doors are in fair condition. All ceilings are in fair condition but are recommended for replacement as part of any proposed HVAC upgrade. All painted concrete and synthetic hardwood is worn but still serviceable. Repainting is recommended but not critical. Rest rooms throughout the building are in need of renovation. The shop areas are not configured to securely store tools. A secure storage area and/or cabinet should be provided. Additional storage areas are also needed. It is recommended that the existing mezzanine and second level stairs, guardrail, and structure be upgraded to support storage.

MECHANICAL SYSTEMS

The HVAC system for the Physical Plant (Maintenance) Building consists of mainly suspended overhead gas fired unit heaters and window units in the office areas. Only the offices have cooling. Combustion air discharge vents exist for the gas fired unit heaters. Intake air for the unit heaters is drawn from the surrounding space. Ventilation is provided through natural ventilation via operable windows and garage doors. One office has a gas fired wall heater that is in good condition. The window units are in good condition. The unit heaters are in fair condition. The window units should be replaced in the future with a split system that can provide outside air to the offices. Some of the gas piping should be replaced due to corrosion.

PLUMBING SYSTEMS

The existing plumbing system is in good working order with no visible leaks or damaged piping. The main water line entering the building is a 3/4-inch copper pipe which does not have a backflow preventer or pressure reducer.

There is also a 4-inch line that enters the building for the sprinkler system. The waste piping is a combination of cast iron and PVC. The plumbing fixtures throughout this building are dated but serviceable.

A new backflow preventer and pressure reducer should be installed. There are select fixtures throughout the building which should be considered for replacement. The building has an existing gas line. The gas valve is in need of replacement.

ELECTRICAL SYSTEMS

The electrical is the original 400 amp single phase power system and will require replacement due to age in the near future. Lighting and wiring systems are near the age for replacement. Exterior wall packs and building mounted floods should be replaced and updated with LED for energy conservation. Fire alarm, security systems, and computer/data telephone systems are new, in good condition, and will not require replacements.

PRESIDENT'S RESIDENCE

GENERAL

The President's Residence was constructed in 1989. It is located off-campus on Bland Street. The building is a single story residence with a basement and garage. The total area of the house is approximately 5,657 square feet.

SITE

The President's Residence is located approximately 3 miles from Main Campus on 2701 Bland Road. The house is accessed by a semicircular driveway and may be entered on-grade at the primary entrance and garage on the north façade. Four secondary entrances are provided on the south façade, each of which are accessible by a slightly elevated porch, concrete sidewalk on-grade, or stoop on-grade. The rear of the house requires traversing through the lawn. All sidewalks are cast-in-place concrete and dated. Landscaping is well maintained

BUILDING ENVELOPE

The President's Residence is traditional wood framed residential construction. The exterior façade is clad with brick and stone. Exterior windows and doors are a combination of wood and aluminum. The house is topped with a shingle roof.

The brick and stone are in good condition and well maintained. The windows are in fair condition but near the end of their life cycle. Perimeter caulking is deteriorated and could lead to moisture issues. Immediate replacement is not necessary but replacement should be planned. Replacement of caulking should be done if replacement is deferred. The porch on the rear of the house is dated but serviceable.

INTERIOR ENVIRONMENT

Interior walls consist of painted drywall, wood paneling, painted CMU, and brick. Select areas are finished with vinyl wallcovering. Interior doors and frames are wood. Finished ceilings are a combination of drywall and acoustical ceiling tile. Floor finishes are a combination of stained hardwood, carpet, linoleum, ceramic tile, VCT, and painted concrete.

Consideration should eventually be given to renovation of the kitchen and bathroom as both are dated and worn. The laundry room is small but serviceable. All interior doors are in good condition. Installations of carpet, ceramic tile, and VCT are dated and the painted concrete floor in the basement is partially complete. The ceiling tile in the basement is in fair condition but dated.

MECHANICAL SYSTEMS

The HVAC system consists of a split system heat pump located in the basement. The unit has a duct mounted humidifier that is no longer in operation. Supplemental baseboard heaters are located in several perimeter rooms. The split system and baseboard heaters are in good condition. However, the split system is nearing the end of its service life. To provide adequate ventilation, an exhaust fan should be added to the bathroom in the basement.

PLUMBING SYSTEMS

The existing plumbing is in good working order with no visible leaks or damaged piping. The main water line entering the building is a 3/4-inch copper pipe that has a backflow preventer and pressure reducer. Piping within the house is a combination of galvanized steel and copper. The waste piping is a combination of cast iron and PVC.

Based on fixture count, the water line entering the building is not large enough for the amount of fixtures. This may be acceptable at the moment given the number of occupants. However, this could lead to low water volume and pressure in the future. Fixtures throughout are dated but serviceable. It is recommended that all galvanized piping be replaced with copper at some point.

ELECTRICAL SYSTEMS

The President's Residence is all electric heat supplemented with gas log heat. The power system is single phase with two 200 amp residential load center panels. Lights have been changed mostly to fluorescent and the building has NMC non-metallic sheathed cable wiring methods. The system is well maintained and in good condition. The house has an intercom system. Recessed down lights could be retrofitted to LED for additional energy saving as a future project. Residential smoke detectors were installed and appeared in good condition.

WILLIAM B. ROBERTSON LIBRARY

The William B. Robertson Library was constructed in two phases. The original library was constructed in 1929 in conjunction with Conley Hall. An addition was later constructed in 1970. The building consists of two primary levels and a first level mezzanine providing a total area of 26,319 square feet. The building houses all library functions and archives.

Deferred maintenance items on the exterior of the building include sidewalk and retaining wall repair, trash bin replacement, entry plaza landscaping, providing a code-compliant second means of egress, façade cleaning, metal wall panel replacement, roof replacement, elevator penthouse repair, and replacement of all doors, windows, and skylights.

Interior items include addressing moisture issues in the crawl space, replacement of floor and ceiling finishes, addressing moisture issues on the rear exterior wall of the original library, providing an elevator, renovating the rest rooms, replacing stair railings, modifying access to the boiler/mechanical room, and upgrades for all mechanical, electrical, and plumbing systems. All deferred maintenance items should be addressed as part of planned holistic renovation effort.



NED E. SHOTT PHYSICAL EDUCATION BUILDING

GENERAL

The Ned E. Shott Physical Education Building was constructed in 1965. The building consists of five primary levels and a pool equipment room at the basement level providing a total area of 77,256 square feet. The building consists of a swimming pool, gymnasium, baseball/golf training area, locker rooms, classrooms, student health services, campus broadcasting services, printing services, purchasing management/storage, and staff offices.

SITE

The Ned E. Shott Physical Education Building is centrally located on Main Campus. The building is stepped into the face of the mountain with each level offset from the one below to respond to the existing terrain. Parking is provided by a 59-space parking lot to the east of the building and a 11-space parking lot adjacent to the pool at the first level. Entrances to the building are provided at the fourth level and are accessed by steel balconies. A series of concrete stairs, retaining walls, and sidewalks provide a circulation route from the upper parking lot to entrances at the first and second level.

The concrete stairs, landings, and sidewalks are in poor condition and in need of replacement. All site railing is in poor condition or missing and should be replaced. Spalling is evident atop the concrete retaining walls and should be repaired. The exits (means of egress) out of each side of the building lead to areas without a defined path to safety. The trash bin is poorly located with regard to circulation, in poor condition, and should be replaced. Landscaping is sparse.



BUILDING ENVELOPE

The Ned E. Shott Physical Education Building is a cast-in-place concrete framed structure. The exterior façade consists of brick, metal wall panels, translucent wall panels, exposed concrete, and exposed steel. All exterior windows are aluminum, while the doors are a combination of aluminum and steel. The roof is a sheet asphalt roof system which was recently replaced.

The brick are in good structural condition. Exposed concrete columns near the pool are cracked and should be repaired. All exposed concrete should be repainted. There are several damaged metal wall panels on the west façade which should be replaced. The translucent wall panels are weathered but in fair condition and do not currently need replacement. All exterior windows, curtain wall, doors, and door hardware are nearing the end of their life cycle, heavily worn, and in need of replacement. There are several exterior vents that do not have screens. The existing sheet asphalt roof system is in excellent condition. However, ponding is evident on the balcony canopies

and on the first and third level roofs. Additionally, many roof drains are partially clogged with roof sediment/vegetation, select pieces of metal flashing are damaged, and overflow drains or scuppers are not provided on the gymnasium roof. All roof items should be addressed. All balcony steel is in need of repainting.

INTERIOR ENVIRONMENT

Interior walls consist of painted CMU, glazed masonry, ceramic tile, and studs sheathed with drywall. Interior doors primarily consist of steel frames with wood doors with a select few steel doors. All finished ceilings are acoustical ceiling tile, plaster, or drywall. Floor finishes in the building consist of VCT, carpet, ceramic tile, and painted concrete.

Renovations have been done in small areas throughout the building over its lifetime. The offices and classrooms on the second and third levels, the printing services storage areas, all locker rooms, rest rooms, and the baseball/golf practice area are dated and heavily worn and in need of eventual renovation. Interior walls at all other areas are in fair to good condition with repair only needed at select locations to address cracks. All ceilings are in fair to good condition. Approximately 30 percent of all remaining doors and 10 percent of all frames are in need of replacement due to heavy use or multiple hardware installations which have left them in disrepair. Approximately 50 percent of

all door hardware should be replaced to match the standard campus keying system. All remaining carpet is heavily worn and/or damaged and should be replaced. All painted concrete floors are in need of repainting. All remaining VCT is worn and dated but still serviceable with only minor repairs needed. All student lockers located in the corridors are rarely used. It is recommended that all be removed and floors and walls repaired upon their removal. Select casework throughout the building is dated and heavily worn or damaged and should be replaced. All interior stair railings should be replaced. All stair tread/riser covers are heavily worn and should be replaced. The existing elevator is dated and in need of refurbishment or replacement. All gymnasium seating is dated and heavily worn.

MECHANICAL SYSTEMS

Hot water is provided to the building air handlers by three air boilers located on the first floor that are in good condition. The boilers serve the hot water heating coils in the air handlers, as well as the hot water convectors, cabinet unit heaters, finned tube radiant heaters, classroom unit ventilators, and the pool heater convector. Pneumatic controls and thermostats are used to control most of the heating units.

Ventilation is provided by outdoor air intakes at the eight air handling units located throughout the building. Outdoor air is mixed with return air in all of the air handlers except the locker room air handler. Classrooms on the south end of the building have unit ventilators to provide outside air. Pneumatic thermostat and damper actuators are used for zone control of the multizone air handling units. Exhaust/relief is provided by roof mounted exhaust fans and gravity relief vents. The pool has a tunnel around the base below the pool which serves as a supply plenum for ventilation of the pool area. Supply air is provided to the pool

by a unit with an open duct discharge that supplies air into the tunnel. The ventilation systems are in poor condition and should be replaced. The HVAC system for the gymnasium consists of two heating only air handlers that have day-night switch control. The air handlers are in poor condition and should be replaced with two chilled water air handlers with hot water reheat. The locker rooms adjacent to the gymnasium are heated and exhausted only. A split system should be added to this area to provide heating, cooling, and outside air to the rooms. Many of the offices are conditioned by window units. The window units are in good condition but do not provide outside air as required by the mechanical code. The window units should be replaced with split systems or a central air handler that can provide outside air to the rooms. Wall louvers provide outside air to the air handlers for the first, second, and third floors. The air handlers that serve the second and third floors are in poor condition and should be replaced. The first floor air handler was recently replaced and is in good condition. The unit that serves the pool is in poor condition and should be

replaced. Some of the gas piping should be replaced due to corrosion. The pumps and controls are in good condition. An indoor chiller with remote condenser provides chilled water for the cooling coils in the second floor air handler. The chiller and remote condenser are in good condition.

PLUMBING SYSTEMS

The existing plumbing system is in good working order with no visible leaks or damaged piping. The building has a 4-inch domestic water line that is constructed of copper. The waste piping is a combination of cast iron and PVC. The plumbing fixtures throughout this building are serviceable but dated. The building houses the campus swimming pool. The pool equipment room is in good working order and all of the equipment is in like new condition.

There are several fixtures located throughout the building that are dated and in poor condition. Hot water service time was tested at multiple locations in the building. It took +/-3 minutes for the water to change temperature. It is recommended that a detailed study of the entire hot water system be completed to determine if the building's system is providing the proper amounts of hot water. The building has an existing gas line. The gas valve is in need of replacement.

ELECTRICAL SYSTEMS

The building has a packaged unit substation with 500 KVA transformer and 2000 amp service at 120/208 volts three phase. This system is over the 40-year design life, is a vintage 1965 model, and should be replaced with a new commercial switchboard in a room separated from the mechanical room. The emergency generator should be replaced and relocated outside with the pad mounted transformer as a utility service. Electrical power distribution systems throughout the building should be upgraded to newer panels and feeders due to age. Gymnasium lights no longer meet energy codes and could be replaced by either LED or fluorescent high bay fixtures. High pressure sodium lighting in the lockers could be replaced with LED for better color correction. Pool locker area lighting lenses need replacement. Fire alarm, security systems, and computer/data telephone systems are new, in good condition, and will not require replacements.

BLUEFIELD REGIONAL MEDICAL CENTER, MAIN BUILDING

GENERAL

The College acquired the former Bluefield Regional Medical Center in June 2021. The complex consists of nine buildings.

SITE

There were no observed major deficiencies with the site. The parking lots and access roads are in good serviceable condition. The hillside layback from the original construction period appears to be solid with minimal erosion. It is understood that a Phase 1 Environmental Assessment was performed in the recent past by Thrasher Engineering. This high-level facility assessment defers to the more conclusive Thrasher Engineering report for any of their findings. This assessment does not address any hazardous material identification.

BUILDING ENVELOPE

The building is predominantly non-combustible construction of a steel frame, concrete slabs, metal studs, brick veneer, aluminum ribbon windows, aluminum storefront entrances, and a combination of newer thermoplastic polyolefin (TPO) and older EPDM ballasted roofing.

The brick veneer is predominantly in good condition with minimal cracking. Cracking (horizontal) was only evident in a few small areas that were likely attributed to relieve angles settling or with some minor water infiltration. Vertical cracking was evident only in a few areas and could be attributed to minor settling of materials when building additions were made. Those vertical cracks were seen at the connection to Building A.

The aluminum ribbon windows were mostly in good serviceable condition. There were minor evidence of the 1-inch thermal barriers of the glazing breaking down causing fogging. There were a few instances of the spandrel glass

units having film failure which is more cosmetic in nature.

The majority of roofs have been replaced in the past five years with a newer TPO system. It is recommended the College secure the warranties that should be held with these systems for transfer. The only areas that appeared to not have newer roofs were the older EPDM ballasted system predominantly over the Emergency Department portion of the 2nd Floor.

INTERIOR ENVIRONMENT

Interior Cosmetic

The building interior has been maintained in good serviceable condition. There are instances of floor tiles showing signs of deterioration and cracking but is fairly minimal. There are some locations where suspended ceiling tiles are damaged from water leaks but those could be attributed to minor gaps in duct insulation, sprinkler piping, or domestic water. This is normal wear for a building of this age.

Interior Life Safety & Egress

The building horizontal and vertical circulation and egress system is clearly defined with proper existing signage. The facility's previous use as a hospital would have the most strenuous exiting and egress criteria. The West Virginia State Fire Marshall and Office of Health Facility Licensure & Certification has domain over this facility. It is understood that there were no major deficiencies with the operation of this building prior to transfer. As such, it is reasonable that it's continued use would not have major implications.

Most of the observed elevator systems had received recent upgrades (audio and visual) to their controls which comply with the ADA requirements.

The only obvious deficiency observed is that the stairwell handrails do not include 42-inch guardrails that comply with the 4-inch sphere criteria. This deficiency can be corrected in future renovations.

MECHANICAL SYSTEMS

Heating & Chilled Water

The facility is equipped with two separate heating water systems. Heating Water System #1 is located in the Main Mechanical Room and is a skid mounted system consisting of a steam-to-water heat exchanger, steam condensate pump, and two variable speed heating water pumps configured to one run-one standby. Heating Water System #2, located in the Small Mechanical Room on the south side of the building near Radiology, consists of two steam-to-water heat exchangers, a duplex steam condensate pump, and two sets of two heating water pumps, each configured to one run-one standby.

The facility is equipped with three separate chilled water systems.

Steam

The facility is equipped with a steam generation plant which is used to provide steam for both heating use as well as sterilization purposes.

Air

A large percentage of the patient rooms utilize packaged terminal air conditioning units (PTAC) as their main source of heating, cooling, and ventilation. Individual space temperature control in areas served by larger indoor/outdoor air handling units is achieved through the use of VAV boxes equipped with hydronic reheat coils. Both pneumatic and electronic controlled VAV boxes are used throughout the facility. Multiple types of air handling equipment are used to provide heating, cooling, and ventilation throughout the facility.

Controls

Building automation/temperature control system is a mixture of Trane pneumatic and direct digital control system, mainly based on the year the area was renovated.

PLUMBING SYSTEMS

The facility appears to be equipped with a 6-inch domestic waterline located in the northeast corner of the main mechanical room. No pressure gages were observed to verify pressure. Domestic hot water is produced by steam fired semi-instantaneous water heaters. Maintenance staff indicated one water heater is used to support the entire facility. Rest room plumbing fixtures are mainly vitreous china type. A mixture of both manual and automatic flush valve and flush tank water closets are utilized throughout the facility. A duplex water softener is used to create soft water for boiler makeup water.

The building is equipped with a 6-inch fire service with backflow prevention and is located in the northeast corner of the main mechanical room. The piping enters the building from below grade and appears to be in good condition. Existing stairwells are equipped with standpipes with exposed hose valve connections. The kitchen hood in the serving area is equipped with an Ansul system which is mounted on the wall.

ELECTRICAL SYSTEMS

Normal Power Electrical Distribution

The complex's main electrical service is provided from a primary utility line on the north side of the site. There are two main electrical service feeders that terminate in padmount transformers for the main hospital and emergency departments. The main hospital is served by a fused switchboard on the first floor in the main mechanical room. The emergency department service is a circuit breaker switchboard located on the second floor in an electrical room near the emergency department waiting room. Both services are 480/277V, 3 phase, 4 wire. Both main electrical services are limited access for authorized personnel only.

Emergency Power Electrical Distribution

The emergency power for the complex is provided by two exterior diesel generators located near the first floor mechanical room (Heating Water System #1) and the second floor emergency department (Heating Water System #2). These two generators service the

existing (original building) and the emergency department respectively. Both systems have multiple transfer switches segregating the essential loads for equipment, critical, and life safety branches. The systems function as two independent emergency power systems.

Fire Alarm System

The Edward System Technology EST-3 fire alarm system is a networked addressable system that includes multiple fire alarm expander panels and annunciators throughout the building/campus with an annunciator in each nurse's station, the security office, the PBX/Data Center, and the maintenance office. The system monitors several nodes in the network including, the elevators, the air handler's exhaust fans, fire and smoke dampers, and the fire door holders.

Powder supplies for extending annunciation circuits are spaced throughout the building. Elevator systems have a smoke detector within 5-feet of elevator doors and heat detectors are within 24 inches of sprinkler heads in the elevator machine

room. Recall features for elevator systems are achieved via relay panel in the elevator machine room.

Paging System

Existing paging speakers are located throughout the facility. Ceiling speakers appear spaced adjacent to smoke detectors at approximately 25- to 30-feet on center. Spacing is a little further than the recommended 2x mounting height, but owner reports no audibility issues.

Access Control System

Door access control within the facility is a combination of Securitron Power Supplies with Tyco iStar Edge door controllers. Card readers are limited in use within the facility. The ICU/CCU on the fourth floor and the maternity on the second floor are secured wards.

Telecommunications

Wireless access points are located throughout the hospital. Network racks are not all in dedicated closets, some share space with the electrical equipment in main electrical rooms.

There is a combination of rack mounted equipment/patchpanels and 110 wall field blocks. Most cable witnessed is cat 5e.

Lighting

Most of the lighting throughout the facility is linear fluorescent.

BUILDING B, BUILDING C, BUILDING D, BUILDING E, BUILDING F

These outbuildings are all the exception are residential wood framed unprotected construction. All use electric heat pumps.

DIALYSIS BUILDING

The Dialysis Building is a Type 2B building. It uses electric heat pumps.

BUILDING CONDITION EVALUATION RATINGS

BUILDING	PRIMARY USE(S)	STORIES	GROSS SQUARE FEET	YEAR BUILT	BUILDING AGE	RENOVATED	RENOVATION AGE
Main Campus							
Mahood Hall	Academic, originally men's residence hall (Payne Hall)	3	23,200	1937	84	2011	10
President's Residence	Residential	1	5,657	1989	32		
Hatter Hall	Alumni Hall, originally President's Home	3	3,683	1930	91	2002	19
Brown-Gilbert Basic Science	Academic	4	78,686	1970	51	HVAC 2011 2 / 3 FI Labs 2014	10 7
Student Cottage A	Residential	1	2,127	1970s	46		
Student Cottage B	Residential	1	2,730	1970s	46		
Student Cottage C	Residential	1	2,400	1970s	46		
Student Cottage D	Residential	1	2,400	1970s	46		
Faculty House F	Residential	1	2,542	1970s	46		
Dickason Hall	Academic	3	74,576	1950	71	1991	30
Physical Plant	Support	2	9,997	1920s	99		
Conley Hall	Administrative	3	29,160	1929	92		
Ned E. Shott Physical Education	Academic and Athletics / Recreation	5	77,256	1965	56		
Othello Harris-Jefferson Student Center	Union	2	25,198	1962	59		
William B. Robertson Library	Library	2	26,319	1929	92		
William B. Robertson Library Addition	Library			1970	51		

Summary of system conditions, as identified in 2014 Campus Facilities Master Plan.

	GROUNDS	ROOF	MASONRY	WINDOWS	DOORS (EXT.)	PAINT (EXT.)	FINISHES	LIFE SAFETY	ADA	ELEVATOR	DOORS (INT.)	FLOORING	ELECTRICAL	FIRE ALARM / SECURITY	PLUMBING	SPRINKLER	HEATING	AIR CONDITIONING	OVERALL FACILITY RATING	OVERALL BUILDING CONDITION	
Main Campus																					
Mahood Hall	0	0	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0	1		
President's Residence																					
Hatter Hall	1	0	1	1	1	1	1	0	2		0	0	0	0	0	0	3	3	14		
Brown-Gilbert Basic Science	1	2	1	3	1	1	3	2	3		2	3	1	0	1	NA	0	0	24		
Student Cottage A	1	1	1	3	3	2	0	1	2	NA	1	2	0	0	2	0	3	3	25		
Student Cottage B	1	1	1	3	3	2	2	1	2	NA	1	2	0	0	2	NA	3	3	27		
Student Cottage C	1	1	1	3	3	2	2	1	2	NA	1	2	0	0	2	NA	3	3	27		
Student Cottage D	1	1	1	3	3	2	2	1	2	NA	1	2	0	0	2	NA	3	3	27		
Faculty House F	1	1	1	3	3	2	2	1	2	NA	1	2	0	0	2	NA	3	3	27		
Dickason Hall	2	0	1	3	3	2	2	1	3	3	1	2	2	0	3	NA	2	3	33		
Physical Plant	2	0	1	3	3	3	2	1	3	NA	2	2	3	0	1	1	3	3	33		
Conley Hall	2	3	1	2	2	1	1	1	3	3	3	3	2	0	3	1	1	3	35		
Ned E. Shott Physical Education	3	1	1	3	3	2	3	2	3	0	2	3	1	0	2		3	3	35		
Othello Harris-Jefferson Student Center	1	1	1	3	3	1	2	1	3	3	3	3	2	0	2	1	3	3	36		
William B. Robertson Library	1	3	1	3	3	1	3	2	2	3	3	3	3	3	3	3	3	3	46		
William B. Robertson Library Addition																					

COMPONENT RATINGS

- 0 GOOD CONDITION
- 1 MINOR WORK NEEDED
- 2 MAJOR WORK NEEDED
- 3 COMPLETE REPLACEMENT

CONDITION SUMMARY

- GOOD CONDITION (0-10)
- FAIR CONDITION (11-27)
- POOR CONDITION (28-44)
- CONSIDER DEMOLITION (45-54)

§133-12-5. CAMPUS DEVELOPMENT PLAN
REQUIREMENT

5.2.h. A delineation of clear property acquisition boundaries that are reasonably appropriate for campus expansion;

5.2.i. If an institution has multiple campuses within 50 miles of each other, a delineation of how the campuses should interact and support each other to minimize duplication of facilities, improve efficiency and be aesthetically compatible;

4

INTERACTION AMONG CAMPUSES

BLUEFIELD STATE COLLEGE SYSTEM

The current Bluefield State College system of site consists of the Main Campus in Bluefield and the Beckley center. This Campus Development Plan Update plans for the addition of a second site in Bluefield at the former Bluefield Regional Medical Center and the potential delivery of courses elsewhere in West Virginia.

Bluefield State College (College) intends that its system of sites reduces duplication of academic programs, each site is operated efficiently, and the facilities are aesthetically compatible.

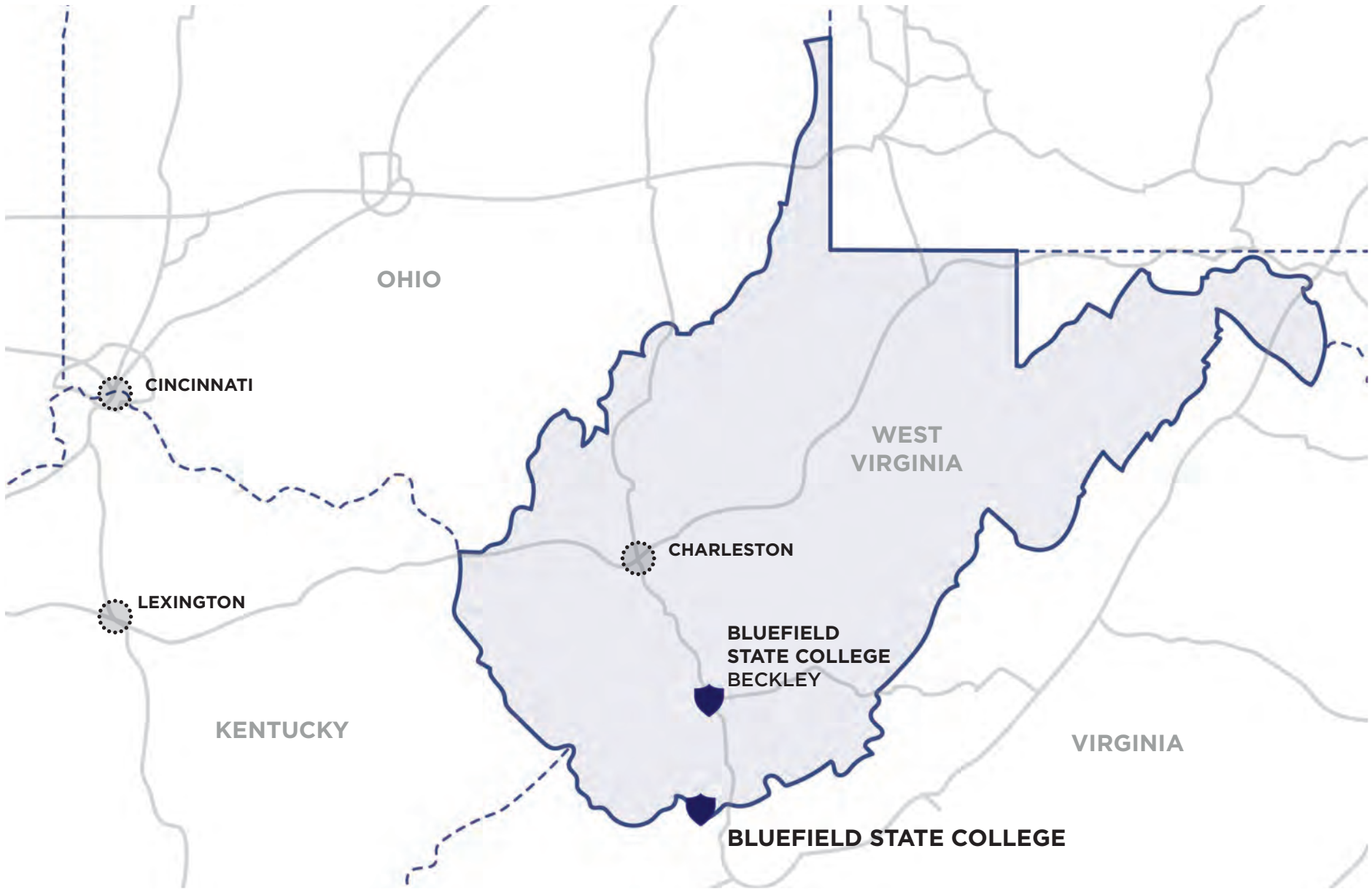
BECKLEY AND POTENTIAL OTHER SITES

The Beckley Higher Education Center, in Beaver, West Virginia, is approximately 35 miles away directly or an approximately 50 mile drive from the Main Campus.

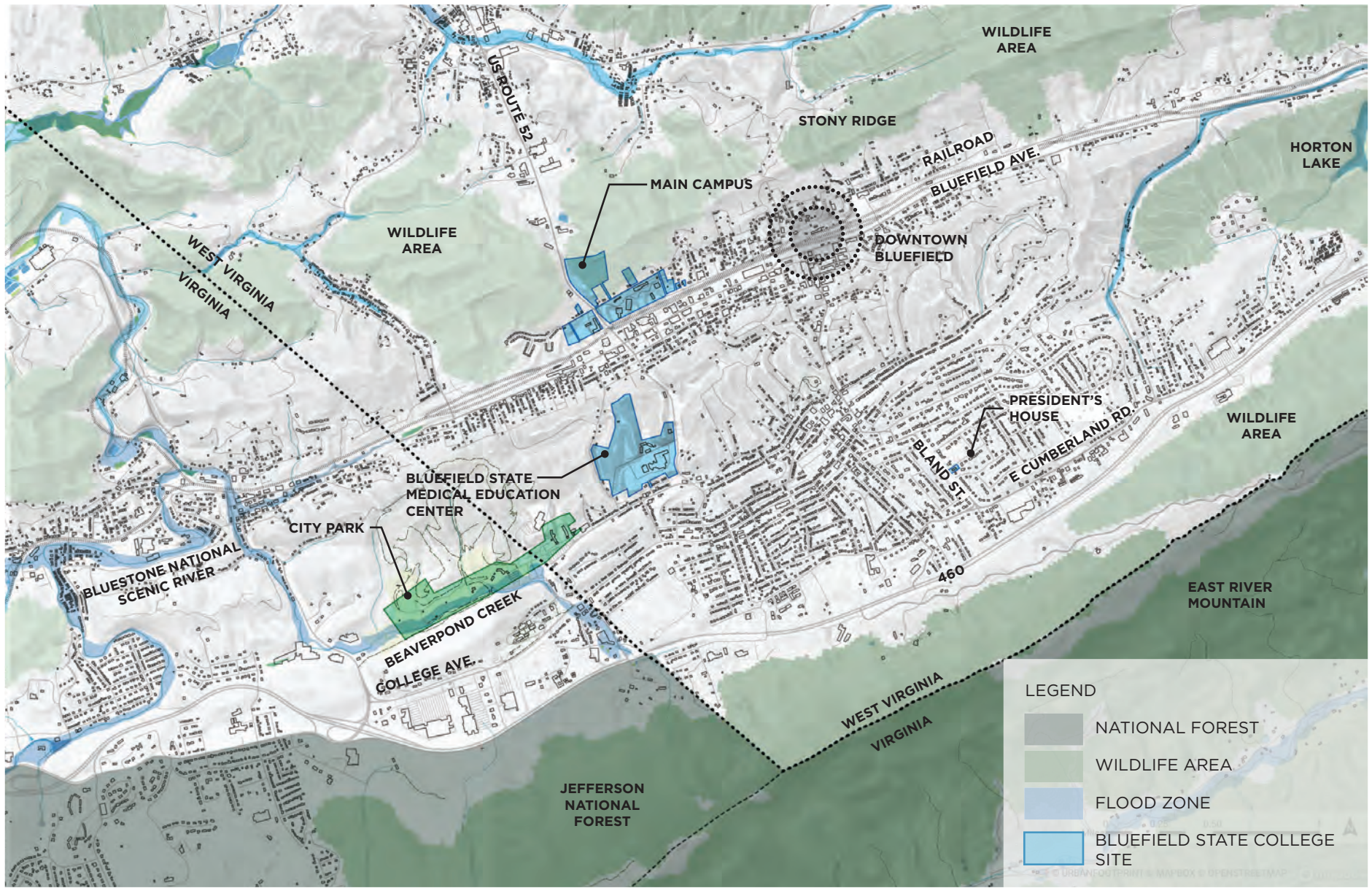
Due to the distance between the Main Campus and the Beckley Higher Education Center and any other potential teaching sites, the Main Campus and other sites coordinate actions yet operate independently. Students attending the two sites can start and finish their training certificates or associate degrees without attending courses on the Main Campus. Instructors will occasionally travel from the Main Campus to teach courses at the Beckley Higher Education Center.



Beckley Site



BLUEFIELD STATE COLLEGE CAMPUS AND SITE LOCATIONS



BLUEFIELD CAMPUSES AND RELATED SITES

BLUEFIELD SITES

In the Bluefield, West Virginia region, the College will have a Main Campus, an academic and residential center at the Medical Education Center, and several related sites. The programming and identity of these multiple locations are interconnected.

BLUEFIELD SITES

The Main Campus is the historic campus north of the rail line and divided by US Route 52. This campus has been and will remain the administrative and academic center. Most administrative offices, instructional spaces, athletics and recreation facilities, and student life facilities are at the Main Campus.

This Campus Development Plan Update plans for a second Bluefield center, the Medical Education Center, at the former Bluefield Regional Medical Center. At the new Medical Education Center the College will provide instruction primarily through the School of Nursing and Allied Health which will relocate to the Center. Additionally, approximately 206 students will live in a new residence

hall, located in the repurposed former patient bed tower. Supportive student life facilities such as a cafeteria, study support, and bookstore are planned for the Medical Education Center, as well as sports and intramural facilities. The College will grow into other clinic and office buildings located at the Medical Education Center.

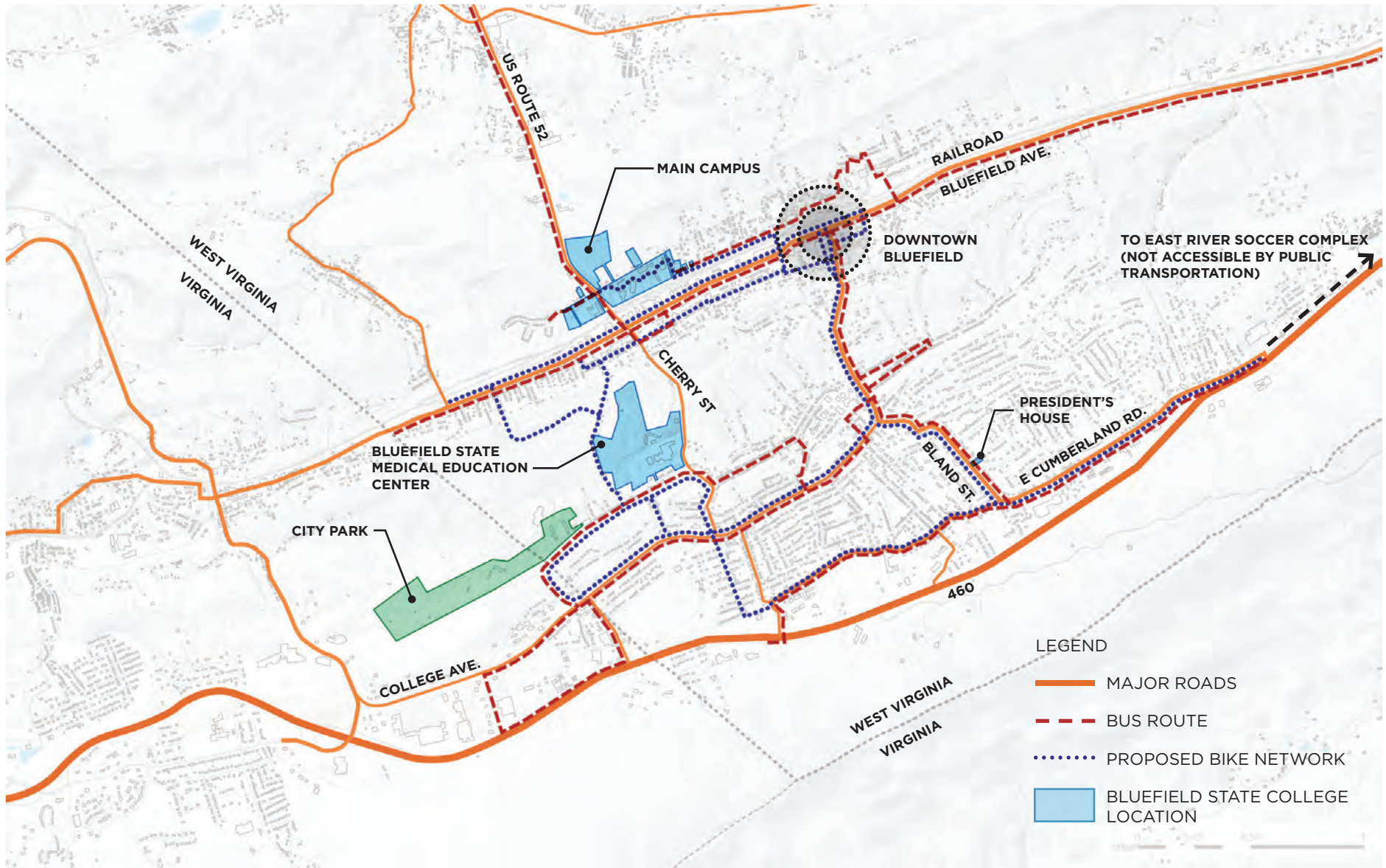
The Bluefield State Medical Education Center is a half mile drive from the Main Campus. Students in the School of Nursing and Allied Health will travel between the two campuses using private vehicles and buses. General and introductory courses like chemistry and biology laboratories and academic support services like tutoring will be offered on the Main Campus, reducing duplication.

The students living in the traditional residence hall at the Bluefield State Medical Education Center are expected to be freshmen and sophomores. They will not necessarily be affiliated with the School of Nursing and Allied Health, and thus they will travel to the Main Campus for instruction, academic support, athletics and recreation, and

student life. Similarly, students living in the Main Campus suite-style residence hall may be affiliated with the School of Nursing and Allied Health and will travel to the Bluefield State Medical Education Center.

The Bluefield State Medical Education Center will have a large cafeteria and kitchen. To avoid the duplication of two kitchens, the Bluefield State Medical Education Center kitchen will serve both Bluefield locations. Food prepared for Main Campus cafeteria and catering will be transported from the Bluefield State Medical Education Center kitchen.

The two locations will be aesthetically linked through the consistent use of branded gateway and building signage. The Main Campus does not have a consistent aesthetic of buildings, signage, or gateways. As new building and gateway signage is installed at both locations, adherence to the brand standards will develop a consistent aesthetic.



BLUEFIELD AREA CIRCULATION

Most if not all travel between the Main Campus and the Bluefield State Medical Education Center will be via private vehicles and buses. The primary entrances to both locations are directly linked via Highway 52.

While the Main Campus Heritage Village and the Bluefield State Medical Education Center are both at 2,550-foot elevation, significant topography change between them makes both walking and biking difficult.

The City of Bluefield has a conceptual bike network, as depicted in their 2019 Bluefield WV Parks, Recreation, and Open Space Master Plan. It is unknown when the bike network plan will be implemented. One recommended bike path is along Bryant/Maple Streets, connecting the west entrance to the Bluefield State Medical Education Center to Highland Avenue and Couch Street to arrive at the Main Campus. While the 1.5-mile length is reasonable for an amateur cyclist, the terrain and traffic will make the path desirable for only the most skilled cyclists.



Couch Street/US Route 52 sidewalk and bridge

RELATED SITES

The College also has specialized programming at other sites throughout the City of Bluefield. Athletic teams have practices and competitions off-campus in partnership with other institutions. Sports that now or are planned to practice or compete in near-campus facilities:

- Men's Baseball: Bowen Field at City Park
- Men's and Women's Cross Country
- Men's and Women's Golf: at Fincastle Country Club, 5.5 miles away in Bluefield, Virginia
- Men's and Women's Tennis: at existing tennis courts in City Park
- Women's Bowling
- Men's and Women's Indoor Track and Field: in the planned convocation center at the Bluefield State Medical Education Center
- Men's and Women's Outdoor Track and Field: at local high schools until a

planned center is constructed at City Park

- Women's Soccer: East River Soccer Complex, 7 miles away, not accessible by public transit

It is anticipated that athletic teams will have College van transportation and leased or purchased 52-passenger and 26-passenger buses to practices and competitions.

The President's House is 3 miles from the Main Campus off Bland Street. The President's House is the location of occasional fundraising and partnership events.

The College anticipates acquiring the historic Elks Building in downtown Bluefield in 2021. This property will require extensive rehabilitation, but will ultimately provide students and the community a needed entertainment and arts facility. As downtown redevelops it is expected that on-campus residents will seek food, coffee, and entertainment in downtown. Downtown is only a 1-mile walk from the Main Campus, with comfortable topography and existing sidewalks via Pulaski and Mercer Streets.

Downtown is 1.7-miles from the Bluefield State Medical Education Center, and driving is the most likely travel mode.

PROPERTY ACQUISITION

No property acquisition is necessary to meet the goals of this Campus Development Plan Update.

Parcels that had been owned by the College through the Bluefield State College Research and Development Corporation have been disposed of.



Panoramic view to the south from Conley Hall parking lot. The Bluefield State Medical Education Center is beyond the background ridge.

§133-12-5. CAMPUS DEVELOPMENT PLAN
REQUIREMENT

5.2.d. A comprehensive list of deferred maintenance projects individually exceeding \$75,000 that need to be addressed for each campus by building or facility including an estimated cost for each;

5.2.i. A list of proposed new facilities and building sites;

5

MAJOR BUILDING IMPROVEMENTS

INTRODUCTION

This chapter describes the recommended changes to buildings that are owned and maintained by Bluefield State College (College), as well as programming recommendations for leased space.

The proposed new buildings, building space repurposing and renovations, and deferred maintenance projects are categorized by location:

- The historic Main Campus in Bluefield
- The Bluefield State Medical Education Center located at the former Bluefield Regional Medical Center
- The Beckley Higher Education Center, which is leased from the Higher Education Policy Commission (Commission)

The College will through its Executive Vice President and its Construction Manager determine prioritization for the following Major Building Improvements along with a proposed budget for each endeavor. In consultation with the College's President and Chief Financial Officer, the Executive Vice President will determine revenue sources for each budget.

As for deferred maintenance projects, the Executive Vice President will determine prioritization for deferred maintenance projects with the College's Construction Manager, and will establish a budget for each. With input from the College's Chief Financial Officer, a dedicated percentage of net revenue will be established in each yearly budget to resolve the deficiencies of past insufficient maintenance efforts. Such dedicated funds will be used to resolve such deferred maintenance problems by resorting to the prioritization list. The dedicated percentage will be established by the President in consultation with the Executive Vice President.

MAIN CAMPUS

OVERVIEW OF BUILDING IMPROVEMENTS AND DEFERRED MAINTENANCE

The proposed building improvements for the Main Campus responds to the desired goals of growing student headcount student enrollment to 1,825, expanding academic programs, re-establishing a thriving on-campus residential population, and expanding a robust athletics program.

The Campus Development Plan Update recommends the following building projects for the Main Campus:

- Renovate vacated portions of Dickason Hall
- Construct Heritage Village residence hall
- Renovate the Othello Harris-Jefferson Student Center
- Renovate and repurpose portions of the Ned E. Shott Physical Education Building for athletic offices
- Renovate the William B. Robertson Library to provide more group study spaces and records collection
- Upgrade strategic classrooms and class laboratories
- Repurpose strategic classrooms for collaborative spaces
- Address deferred maintenance in all buildings



RENOVATE VACATED PORTIONS OF DICKASON HALL

THE NEED

The School of Nursing and Allied Health is relocating to the Bluefield State Medical Education Center, vacating 10,629 assignable square feet (ASF) in Dickason Hall. Programs in the School of Engineering Technology & Computer Science seek to expand into this vacated space. Potential new programs include cyber security.

THE PROJECT

The College should determine the School of Engineering Technology & Computer Science programs that will expand and program the necessary types of spaces. The vacated space represents approximately 20 percent of Dickason Hall.



Dickason Hall

CONSTRUCT HERITAGE VILLAGE RESIDENCE HALL

THE NEED

The College seeks to recruit students from a geographically diverse area beyond a reasonable commuting distance and seeks to recruit student athletes from across the country. On-campus housing is necessary for both goals.

THE PROJECT

Through agreements with the Collegiate Housing Corporation, a 501(c)(3) corporation, the College will offer a continuum of room types, to support the changing developmental needs of residents. Pursuant to an agreement with the College, the Collegiate Housing Authority will construct the Heritage Village residence hall on the current Othello Harris-Jefferson Student Center parking lot. It is estimated that the residence hall will be available to students beginning in January 2022.

As designed, the project consists of four buildings, two stories each, with 15 to 16 beds per floor, resulting in 124 beds total. In this suite-style hall, each double room has its own toilet and shower, and four rooms share a common area with a kitchen. Suite-style

rooms are appropriate for sophomores and juniors who are transitioning from the very social traditional style to the independent apartment style. Because every suite has a kitchen, it is less important that the Othello Harris-Jefferson Student Center cafeteria provide a wide food selection for every meal every day.

By way of its Agreement with the College, the Collegiate Housing Authority will eventually convey the ownership of Heritage Village to the College.



Heritage Village Student Residence Hall (Edward Tucker Architects - design, SmithGroup - illustration)

RENOVATE THE OTHELLO HARRIS-JEFFERSON STUDENT CENTER

THE NEED

Fundamental to a thriving on-campus residence life is a functional and attractive student center.

THE PROJECT

The College will renovate the Othello Harris-Jefferson Student Center to serve both resident and commuter students. Resident students will expect unrestricted and secure access to student gathering spaces, student organization meeting rooms, a cafeteria, and residence life staff offices.

The cafeteria is currently offering a variety of food for every meal and every day of the week. Since the Heritage Village suites include kitchens, an extensive food service is not necessary. Food will be prepared at the Bluefield State Medical Education Center cafeteria and transported to the Othello Harris-Jefferson Student Center. Temporary food trucks can expand the menu options.



Othello Harris-Jefferson Student Center Lounge and Game Room



Western Michigan University Valley Dining Center (SmithGroup)



RENOVATE AND REPURPOSE PORTIONS OF THE PE BUILDING FOR ATHLETIC OFFICES

THE NEED

The Athletics program is adding 12 sports before fall 2021. The practice or competition facilities for four of these sports – men’s and women’s swimming, men’s wrestling, women’s acrobatics and tumbling – are located in the Ned E. Shott Physical Education Building. Coaches offices for at least these sports should be located in or near this building.

THE PROJECT

A back office department has moved out of the Ned E. Shott Physical Education Building and into Dickason Hall. Existing available spaces will be renovated to athletic offices and other uses.



Ned E. Shott Physical Education Building former TV Studio

RENOVATE WILLIAM B. ROBERTSON LIBRARY TO PROVIDE MORE GROUP STUDY SPACES AND RECORDS COLLECTIONS

THE NEED

Nationally, the traditional college library has been transforming from just a book depository to a learning commons. Since digital content can now be accessed ubiquitously, libraries are transforming to study and learning spaces.

On the Bluefield State College campus, the library's role as an academic support environment has become increasingly more important. The William B. Robertson Library now devotes more space to study and group learning activities than previously.

The library could also help create a sense of community on campus, particularly as the campus transitions to a more residential campus.

THE PROJECT

The College should create more group study and informal gathering spaces in the library. The College's historical collections and heritage and collegiate sports history will be better displayed and preserved.



William B. Robertson Library



Auburn University Brown-Kopel Engineering Student Achievement Center (SmithGroup)



University of Arkansas Champions Hall (SmithGroup)

UPGRADE STRATEGIC CLASSROOMS AND CLASS LABORATORIES

THE NEED

Many classrooms and class laboratories do not support modern instructional methods, due to their layout, furnishings, or technology. The 2014 Campus Facilities Master Plan educational adequacy evaluation indicated that teaching spaces in the Brown-Gilbert Basic Science Building and Dickason Hall scored low.

THE PROJECT

The classroom and teaching laboratory utilization analysis indicates that many teaching spaces are underutilized. The College may renovate and improve a handful of classrooms and class laboratories in strategic locations. Improvements would enable technology-rich instruction, flexible instruction methods with moveable student stations, and increased physical comfort for student and instructor. These strategic renovated classrooms will demonstrate for faculty the opportunities for modern instructional techniques and virtual learning, and improve utilization of these teaching spaces.



Ned E. Shott Physical Education Classroom



Brown-Gilbert Basic Science Class Laboratory



Georgia State Law School Active Classroom (SmithGroup)



University of Michigan Flint Murchie Science and Laboratory Building Renovation (SmithGroup)

REPURPOSE STRATEGIC CLASSROOMS FOR INFORMAL COLLABORATIVE SPACES

THE NEED

Learning often takes place outside the classroom. The academic buildings are efficiently designed with classrooms off narrow hallways. There is not room for informal learning spaces outside the classroom where peer-to-peer and faculty-to-student collaboration can happen any time of day. The space needs analysis indicates that the campus has extra classroom space.

THE PROJECT

The College should repurpose classrooms in highly visible and accessible locations for informal learning spaces. Informal learning spaces, located near clusters of classrooms, could provide collaboration spaces for student groups both before and after scheduled classes.

Informal collaboration spaces do not need to be large, but should offer seating, tables or counters, access to power, and access to technology. Informal learning spaces should be distributed at key nodes in classroom areas or in common circulation areas.



Auburn University Brown-Kopel Engineering Student Achievement Center (SmithGroup)



Arizona State University Psychology Building Renovation (SmithGroup)

ADDRESS DEFERRED MAINTENANCE IN ALL BUILDINGS

THE NEED

The building condition of most Main Campus buildings has suffered due to decades of deferred and neglected maintenance.

THE PROJECT

Through a long-term program of minor and major renovations and equipment replacement, the College should systematically invest in existing facilities.



Ned E. Shott Physical Education Locker Room



Othello Harris-Jefferson Student Center Cafeteria



Brown-Gilbert Basic Science Laboratory



Dickason Hall Laboratory

BLUEFIELD STATE MEDICAL EDUCATION CENTER

OVERVIEW OF BUILDING IMPROVEMENTS

The proposed improvements for the Bluefield State Medical Education Center responds to the desired goals of 1,825 headcount student enrollment, expanding academic programs, particularly in the School of Nursing and Allied Health, establishing a thriving on-campus residential population, to expanding a robust athletics program.

The Campus Development Plan Update recommends the following building projects for the Bluefield State Medical Education Center:

- Convert floor 2 for the delivery of courses largely related to Nursing and Allied Health Sciences and faculty office space
- Construct new commuter student entrance to Medical Education Center
- Ultimately convert the dialysis building to Dental Hygiene
- Convert floors 3 and 4 to a residence hall
- Convert floor 1 to the residence hall entrance, bookstore, and dining
- Construct the convocation center
- Renovate external buildings for residential and other uses

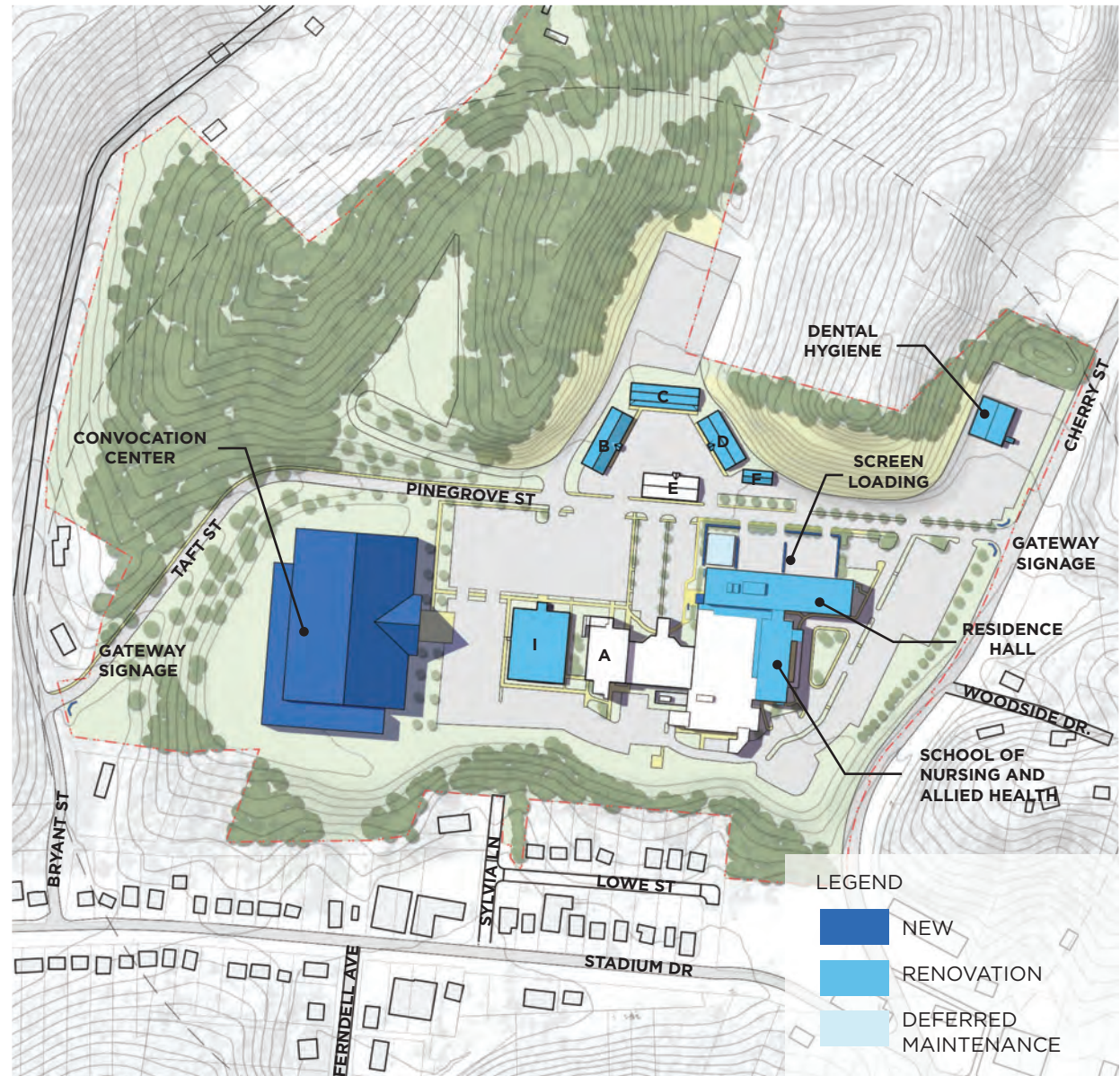


Bluefield State College acquired the former Bluefield Regional Medical Center in June 2021 from Princeton Health System. Princeton Community Hospital will lease space from the College and continue to be an occupant in a portion of the complex as it continues to provide Emergency and other ambulatory medical services to the Bluefield community. Princeton Health System will continue to operate in Building A.

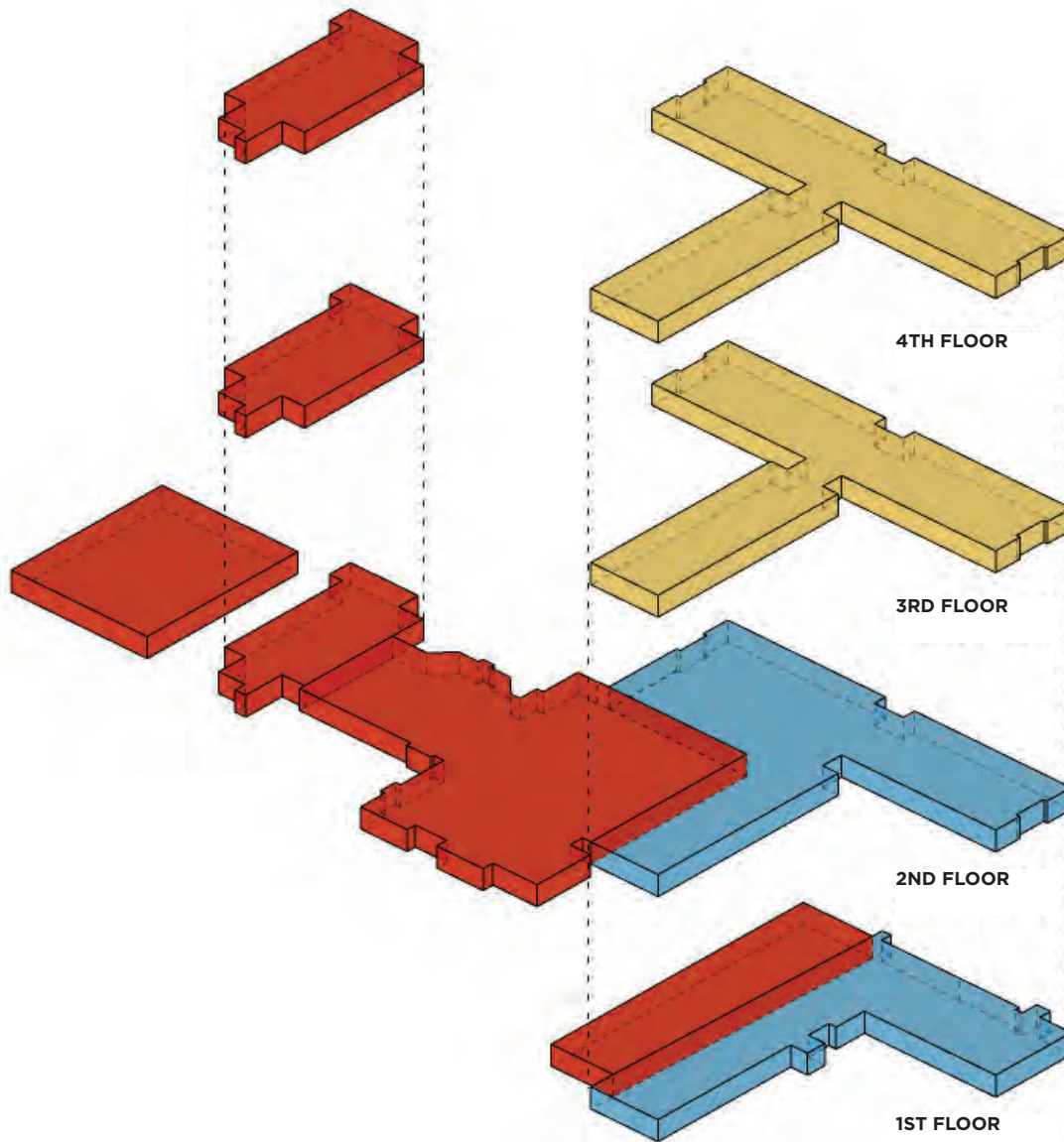
Occupancy in the main hospital building is mixed. A physical separation of the main hospital floor between the portion used by the College and that used by the Hospital is estimated to be completed in July 2021. The diagram on the next page indicates the primary user in each section of the first and second floors. The College will control the entirety of the third and fourth floors.

COSTS RELATED TO DEVELOPMENT OF THE BLUEFIELD STATE MEDICAL EDUCATION CENTER

Based upon information thus far gathered and reviewed by the College, the estimated build out costs for the Medical Art Center will depend on a number of factors. It is currently estimated to be between \$3-\$4 million. This does not include the proposed Convocation Center.



RECOMMENDED BUILDING PROJECTS, BLUEFIELD STATE MEDICAL EDUCATION CENTER



LEGEND

- BLUEFIELD STATE COLLEGE SCHOOL OF NURSING AND ALLIED HEALTH
- BLUEFIELD STATE COLLEGE CAMPUS HOUSING
- PRINCETON HEALTH

PRIMARY OCCUPANTS OF THE MAIN BUILDING, BY FLOOR

CONVERT FLOOR 2 TO THE SCHOOL OF NURSING AND ALLIED HEALTH

THE NEED

The School of Nursing and Allied Health seeks to add programs, faculty and staff, and expand its enrollment. The School of Engineering Technology & Computer Science also seeks to expand its programming within Dickason Hall.

THE PROJECT

The College will repurpose portions of the second floor of the former regional medical center and the former dialysis building for nursing, allied health, and ultimately dental hygiene instruction. Many of the existing laboratories will provide real-world training conditions.

The portions of the second floor and the former dialysis building provide significant space for the School of Nursing and Allied Health to grow. The School is vacating 10,629 ASF in Dickason Hall. The School will need approximately 30,000 ASF for its current programs and four near-term programs it seeks to create. The areas designated for the School total almost 50,000 ASF, providing ample space for new programs and initiatives.



Texas A&M University Commerce Nursing and Health Sciences Building (SmithGroup)

CONSTRUCT NEW COMMUTER STUDENT ENTRANCE TO MEDICAL EDUCATION CENTER

THE NEED

An entrance to the Medical Education Center's second floor instructional area is needed for commuting students.

THE PROJECT

The College will repurpose the existing exit on the west side the second floor to serve as the primary entrance for the academic area. Ample parking is present for commuters at this entrance to the Medical Education Center.



Proposed School of Nursing and Allied Health Entrance (above), Existing (right)



CONVERT THE DIALYSIS BUILDING TO DENTAL HYGIENE

THE NEED

The School of Nursing and Allied Health seeks to add a Dental Hygiene program to the College's curriculum. The College will undertake a review to determine the demand for such an accredited program.

THE PROJECT

If the demand is demonstrated for such a program, the College will repurpose the former dialysis building for a new academic program, Dental Hygiene. The existing layout of the large treatment area will lend quickly for dental hygiene teaching laboratory space. Benchmarking suggests the new Dental Hygiene program may need approximately 4,500 ASF, and the dialysis building has approximately 4,000 ASF.



Former Dialysis Center



Boston University Henry M. Goldman School of Dental Medicine Renovation and Expansion (SmithGroup)



CONVERT FLOOR 1 TO THE RESIDENCE HALL COMMONS

THE NEED

The residents of floors 3 and 4 will be freshman and sophomores and they will expect a traditional residential campus experience. These residents may commute to the Main Campus to access some of the residential support services, but there will be a need to provide some on the Bluefield State Medical Education Center.

THE PROJECT

The College will repurpose a large portion of the first floor as the residence hall commons area. The primary entrance of the former regional medical center that faces Cherry Street will serve as the front door of the residence hall. The lobby can become a student gathering space with bookstore outlet, a convenience store, and a study area.

The cafeteria and kitchen will be renovated to serve as the residential dining hall and source for delivery of food services on campus. The cafeteria will serve students of the School of Nursing and Allied Health and Princeton Community Hospital employees. The kitchen will also serve as the primary kitchen for the Othello Harris-Jefferson

Student Center at the Main Campus; it is adjacent to a convenient loading dock.

The residential areas must remain secure, so shared circulation must be carefully designed and designated.

The program for the residence hall should include other resident-supporting uses like loud and quiet study rooms, indoor recreation like lounges and game rooms, student organization meeting space and offices, and perhaps a self-reflection room. Resident students will have access to the adjacent hospital facility.



Former Hospital Cafeteria

CONVERT FLOORS 3 AND 4 TO A RESIDENCE HALL

THE NEED

The College seeks to recruit students from a geographically diverse area and student athletes from across the country. As of Fall 2021, the College has enrolled students from 33 states. On-campus housing is necessary to recruit and house students from outside southern West Virginia. The College should offer a continuum of room types, to support the changing developmental needs of residents.

THE PROJECT

The College will convert former patient rooms on floors 3 and 4 to a traditional residence hall with a mix of double and single rooms and resident advisor rooms. Up to 206 total potential traditional beds are possible. Every room will have its own sink, toilet, and shower.

The center spaces should be converted to spaces that will support residence life – loud and quiet study rooms for groups and individuals, loud and quiet gathering spaces, indoor workout and recreation, and simple vending.

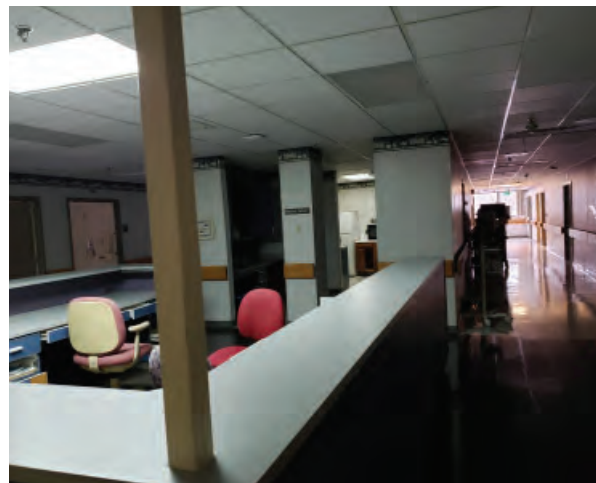
Traditional residence call room styles – shared bedrooms, no kitchens, common

gathering areas – are appropriate for freshmen and sophomore students because they facilitate interaction and community building.

The first floor cafeteria will provide daily food for residents. Recreation opportunities include the proposed convocation center and outdoor opportunities at the Medical Education Center. The recreation facilities at City Park are less than a mile away. The outdoor and indoor recreation facilities at Main Campus are just a half mile away.



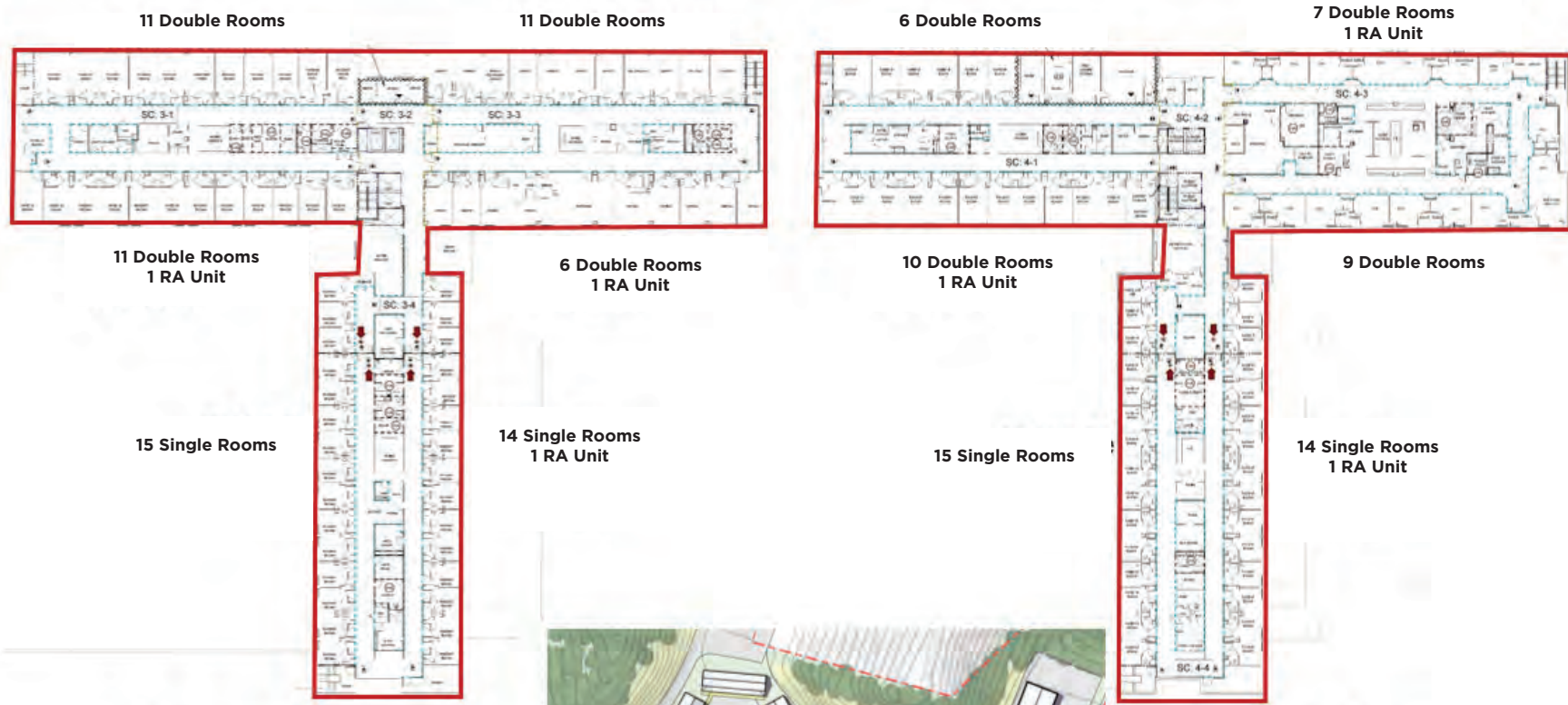
Remodeled Student Room



Former Nurses Station



Remodeled Student Gathering Space



11 Double Rooms

11 Double Rooms

6 Double Rooms

7 Double Rooms
1 RA Unit

11 Double Rooms
1 RA Unit

6 Double Rooms
1 RA Unit

10 Double Rooms
1 RA Unit

9 Double Rooms

15 Single Rooms

14 Single Rooms
1 RA Unit

15 Single Rooms

14 Single Rooms
1 RA Unit

3rd Floor - 108 Beds

4th Floor - 96 Beds



**206 Total Potential
Traditional Beds**

POTENTIAL CONFIGURATION OF
FLOORS 3 AND 4

CONSTRUCT A CONVOCATION CENTER

THE NEED

The College seeks to expand its indoor competitive sports, beyond the capacity of the gymnasium in the Ned E. Shott Physical Education Building. Additionally, indoor track and field requires a 200 meter track, which cannot be accommodated in any existing College building.

THE PROJECT

In collaboration with the Bluefield Regional Sports Authority and the City of Bluefield, the College should construct a convocation center in the far west parking lot. The facility should accommodate both men's and women's basketball practice and competition and NCAA indoor track and field practice and competition, and other sports. The basketball floor can be laid over the track and field floor; portable bleachers can serve both sports. Other school and community events will utilize the convocation center.



Convocation Center, Basketball Configuration (Edward Tucker Architects)

RENOVATE EXTERNAL BUILDINGS FOR RESIDENTIAL AND OTHER USES

THE NEED

The acquisition of the Bluefield Regional Health Center complex included multiple out buildings, previously and currently used for medical or medical support uses.

THE PROJECT

The College will renovate the free-standing out buildings as demand for the indicated use dictates and resources are available. Potential future uses for these buildings are:

- Buildings B, C, D and F - athletic use, including physical conditioning, a weight room, and training
- Buildings E and I - remain medical uses while leased to others



BECKLEY CENTER

PROGRAMMING IMPROVEMENTS

The College plans to expand the existing School of Nursing and Allied Health programs and introduce business and criminal justice programs. With this program expansion, the College expects to grow enrollment. To accommodate the additional academic programs and student enrollment, the College will have different and additional space needs.

The College should coordinate with the managers of the Erma Byrd Higher Education Center and Allied Health Wing to reallocate space to provide this needed space.

- Office space – Additional faculty and administrative staff will be necessary to support the additional academic programming. Some faculty will be adjunct, who can share a common hoteling office.
- Library/collaboration space – The larger student enrollment will require additional space for group learning outside of the classroom. This collaboration space may occur in a reprogrammed or expanded library, or may occur in informal gathering spaces near the Bluefield State

College classrooms. Additionally, nursing accreditation requires a library where common materials are available.

- Student center space – The lobby and adjacent vending now serve as the informal student center. With a larger enrollment and more intense use of the building, the Beckley campus will need more student center spaces, such as loud and quiet study rooms, a gathering space like a lounge, and perhaps a co-curricular student organization meeting space and office.



§133-12-5. CAMPUS DEVELOPMENT PLAN
REQUIREMENT

5.2.d. A comprehensive list of deferred maintenance projects individually exceeding \$75,000 that need to be addressed for each campus by building or facility including an estimated cost for each;

5.2.i. A list of proposed new facilities and building sites;

6

SITE IMPROVEMENTS

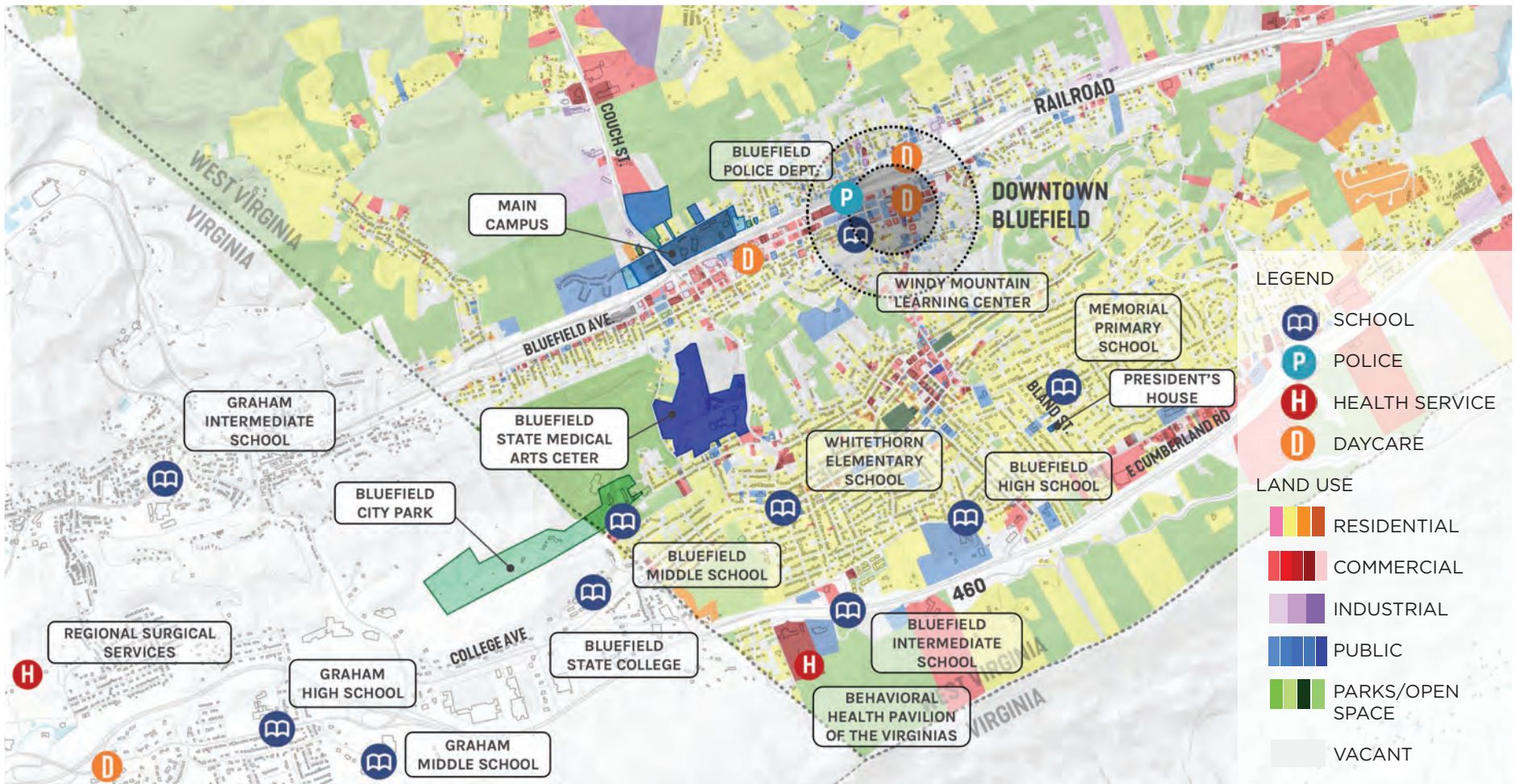
MAIN CAMPUS

The Main Campus stands on a steep ridge that overlooks the City of Bluefield. The magnificent streaming ridges of the Blue Ridge Mountains, which ribbon through the edge of eastern West Virginia, create an impressive setting for the Bluefield State College (College).

The Main Campus is largely “land-locked” in terms of its future development potential. The tracks of the Norfolk and Western Railway, which are still active and heavily used, border the campus to the south. North of the campus are a few residential lots and the slope of the mountain ridge. East of the campus is a predominantly low-income residential neighborhood. West of the campus, adjacent to June O. Shott Field, are multifamily apartment buildings, owned by the Bluefield Housing Authority. The Main Campus is disconnected from its host community. The rail line isolates the campus from much of Bluefield. The Main Campus is over a mile from downtown Bluefield.

There are no safe methods to walk to community entertainment or shopping, or between the Main Campus and the Bluefield State Medical Education Center.

Even as the Main Campus re-establishes on-campus housing, the College will retain significant commuter students. Both commuter and residential students will use private vehicles. In addition to such private transportation, the College/City will collaborate to support a robust transit service.



CITY OF BLUEFIELD COMMUNITY LAND USE PATTERN AND INSTITUTIONS

OVERVIEW OF MAIN CAMPUS SITE IMPROVEMENTS

The proposed site improvements for the Main Campus responds to the desired goals to re-establish a thriving on-campus residential population, encourage enrollment growth by improving the campus visitor experience, and expand a robust athletics program.

The Campus Development Plan Update recommends the following site projects for the Main Campus:

- Convert Pit Parking Lot to a green space with a heritage memorial garden for recreational use
- Construct Rock/Pulaski Streets parking lot in conjunction with the building of Heritage Village
- Construct Pulaski Street gateway
- Develop June O. Shott Field to a Softball and Baseball Complex
- Repave parking lots
- Prepare a landscape plan

CONVERT PIT PARKING LOT TO A GREEN SPACE WITH A HERITAGE MEMORIAL GARDEN

THE NEED

The Main Campus features the baseball field and the recreational tennis courts, but it does not have green space for recreation.

THE PROJECT

The College will convert the Pit parking lot into a green space for recreational use. A heritage memorial garden and walking paths may be added.



Pit parking lot (left foreground), Ned E. Shott Physical Education Building (right background) (Google Earth)

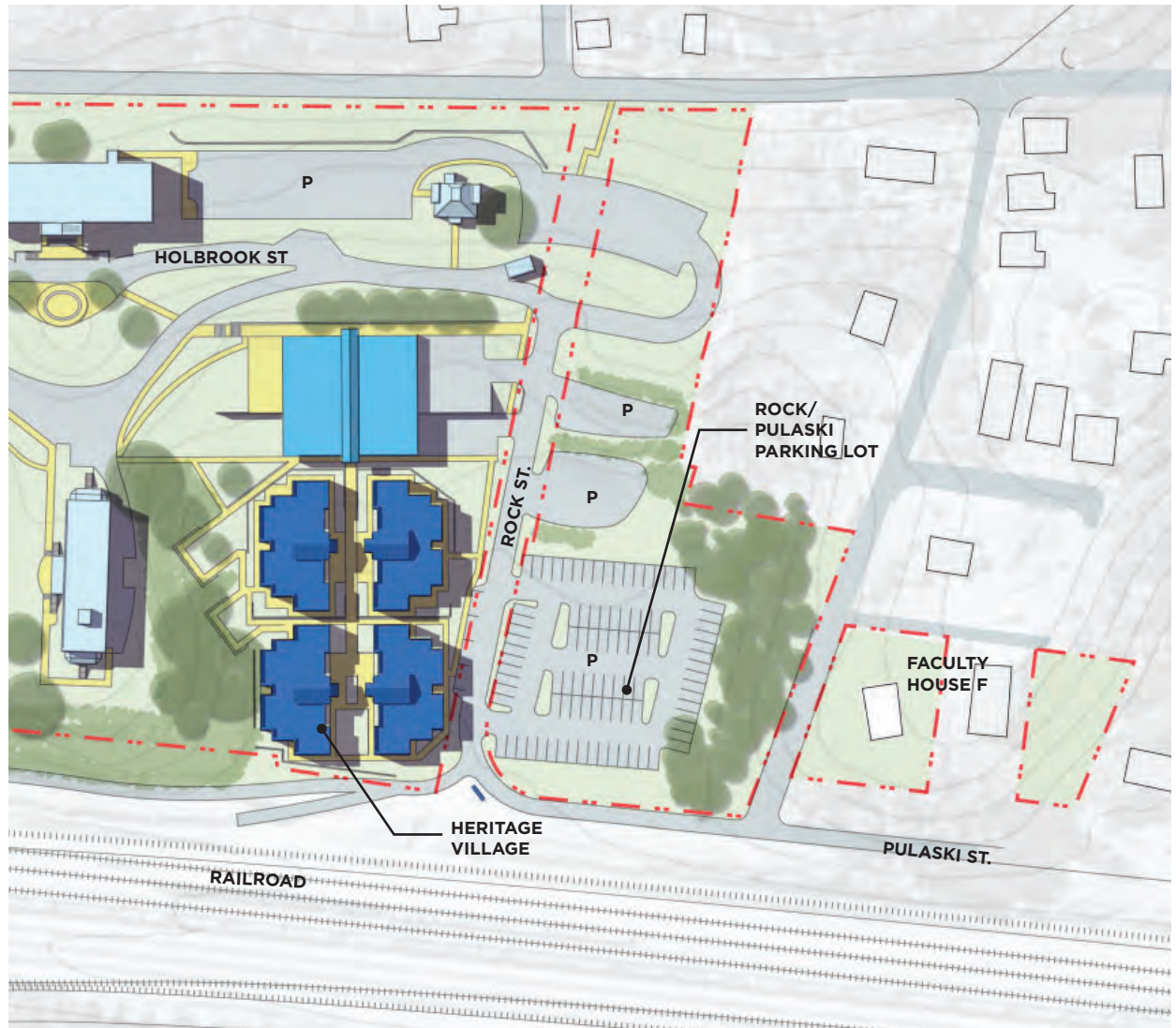
CONSTRUCT ROCK/PULASKI STREETS PARKING LOT

THE NEED

The construction of the Heritage Village residence hall on Othello Harris-Jefferson Student Center parking lot will remove 70 parking spaces. The new residents will increase the need for parking on the east end of Main Campus.

THE PROJECT

The College will construct a surface parking lot on the northeast corner of Rock Street and Pulaski Street. In 2020 Diversified Energy Company granted and released to the College the two parcels which comprise the area. Preliminary lot design suggest a lot capacity of approximately 94 spaces.



PROPOSED PARKING LOT LAYOUT

CONSTRUCT PULASKI STREET GATEWAY

THE NEED

The east half of the Main Campus has only two gateways – a highway-oriented entry point at US Route 52 and Holbrook Street, and a pedestrian-scaled gateway at Pulaski Street and Rock Street. For pedestrians and some vehicles, the southeast gateway is the best access point to the revitalizing downtown Bluefield. The Pulaski gateway will become more important with the construction of Heritage Village. Gateways are the first impression for visiting potential new students.

THE PROJECT

The College will reconstruct the Pulaski Street and Rock Street intersection so that it becomes an effective and attractive entry point into the campus from the east.

The intersection should be reconstructed so that Pulaski Street turns (i.e. flows) into Rock Street. The gateway will include edge signage and ground landscaping which promotes the College brand.



PROPOSED PULASKI STREET GATEWAY, HERITAGE VILLAGE IN BACKGROUND

CONVERT JUNE O. SHOTT FIELD TO A SOFTBALL AND BASEBALL COMPLEX

THE NEED

Men's baseball currently practices and competes at Bowen Field in City Park, and women's softball currently practices and competes on the fields of various high schools. The College seeks to bring both men's baseball and women's softball back to campus to a softball and baseball complex on June O. Shott Field, west of Dickason Hall.

THE PROJECT

The College will develop the June O. Shott Field to a NCAA regulation softball and baseball complex using a common clubhouse.



PROPOSED SOFTBALL FIELD (EDWARD TUCKER ARCHITECTS)

REPAVE PARKING LOTS

THE NEED

Based upon discussions with campus maintenance personnel regarding the condition and operation of the existing roads and parking areas on campus, several improvements to the system are recommended.

THE PROJECT

Based upon their age and condition, it is recommended that the parking lots at Higgenbotham Field, Brown-Gilbert Basic Science Building, and Ned E. Shott Physical Education Building have existing cracks repaired, surface resealed, and the lots restriped. The Higgenbotham Field lot also has an area where a section of pavement will need to be removed and the area repaved.

As the age and condition of these lots worsens over time, it is recommended that these lots eventually be repaved and restriped. It is further recommended that the garage area of the Brown-Gilbert Basic Science Building be milled, repaved and restriped, and the lot at the Physical Plant (Maintenance) Building be reconfigured and repaved to provide improved operational access.



Dickason and Physical Plant (Maintenance) Building Parking

PREPARE A LANDSCAPE PLAN

THE NEED

In the early 20th century, the campus was described as the “terraced hills” for its verdant landscaping. Currently there are 33 acres of the campus that depend on lawn maintenance, and most of this land is on steep terrain. Campus lawn areas require an extraordinary amount of maintenance that includes mowing, seeding, fertilizing, and weeding, not to mention the amount of maintenance required to keep the equipment running in good condition.

THE PROJECT

The College should prepare a campus landscape master plan that reduces the amount of lawn while also improving the character of campus. The landscape master plan should consider removing turf in areas difficult to maintain and planting groundcovers, shrub massings, and tree cover that requires less maintenance.



Lawn on steep slopes

BLUEFIELD STATE MEDICAL EDUCATION CENTER

The Bluefield State Medical Education Center is relatively disconnected from its host community. While it lies along a major community vehicular route, due to topography, the center has no adjacent neighbors and its self-contained. The area contains approximately 70 acres, mostly flat, and has ample parking.

Development opportunities are numerous. The former regional medical center site is one of the largest developable sites in the area, while the Main Campus does not have any remaining developable sites left, other than parking lots and the tennis courts. The west parking lots are the intended location for a proposed convocation center.



BLUEFIELD STATE MEDICAL EDUCATION CENTER EXISTING SITE

**§133-12-5. CAMPUS DEVELOPMENT PLAN
REQUIREMENT**

5.2.d. A comprehensive list of deferred maintenance projects individually exceeding \$75,000 that need to be addressed for each campus by building or facility including an estimated cost for each;

5.2.g. An analysis of telecommunications, utilities and other infrastructure improvements that are campus expansion

5.2.i. A list of proposed new facilities and building sites;

7

INFRASTRUCTURE IMPROVEMENTS

INFRASTRUCTURE ASSESSMENT

WATER SYSTEM

MAIN CAMPUS

The water distribution system that serves the Main Campus is connected to an existing 12-inch public water distribution main located along Couch Street (US Route 52). From this connection point, the College's distribution system extends west-to-east through the middle of campus to the Othello Harris-Jefferson Student Center.

Based upon the current configuration, performing repair work in many areas requires that the water be shut-off to the majority of campus.

Based upon discussions with Physical Plant (Maintenance) Building personnel regarding the condition and operation of the existing water distribution system, several improvements to the system are recommended.

- Replace water distribution main – Between the Brown-Gilbert Basic Science Building and Mahood Hall, the water distribution system consists of a separate domestic water line and fire protection water line. Both of these lines are aging and repair

prone, and it is recommended that the two lines be replaced with a single water service line to provide both domestic and fire protection service.

- Install new east water system connection – To allow repair work that does not require water to be shut off to most of campus, the on-campus water distribution main should be extended to the east and connected to the existing 8-inch public water distribution main along Rock Street. This water connection should be incorporated into the Heritage Village project.
- Install isolation valves – Isolation water valves should be added at strategic locations along the on-campus distribution system. The addition of the second distribution system connection and isolation valves will allow for the isolation of leaks for repair without causing disruption of service to the remainder of campus.

SEWER SYSTEM

MAIN CAMPUS

The sanitary sewer collection system that serves the Main Campus has multiple connections to an existing public sanitary sewer main located along the Norfolk and Western Railway lines along the southern boundary of campus. From these connection points, the College's sanitary sewer collection system extends northerly to all campus buildings. Sanitary sewer service for the Cottages located along the northern side of campus is provided by a connection to an existing public sanitary sewer main located along Hill Avenue.

Based upon discussions with campus Physical Plant (Maintenance) Building personnel regarding the condition and operation of the existing sanitary sewer

system, several improvements to the system are recommended.

- Replace Hill Avenue sanitary sewer line - Based upon the age and condition of some of the sanitary sewer lines, it is recommended to replace the service line along the northern side of campus that serves the Cottages, William B. Robertson Library, and Conley Hall.
- Add cleanouts at every building - To aid in maintenance of the system, it is recommended that sanitary sewer cleanouts be added at each service connection point to buildings.

GAS SYSTEM

MAIN CAMPUS

The gas distribution system that serves the Main Campus consists of a 2-inch gas main that extends through campus.

Based upon discussions with campus Physical Plant (Maintenance) Building personnel regarding the condition and operation of the existing gas distribution system, several improvements to the system are recommended.

- Replace entire gas distribution system - Due to the age of the system, it is recommended that the existing gas distribution system be replaced.
- Add gas valves - Since the College currently has no way of shutting off gas to an individual building, it is recommended that gas valves be added to the distribution system at each building connection point.

STORM DRAINAGE SYSTEM

MAIN CAMPUS

The stormwater on the Main Campus is collected by a series of ditches, culverts, and storm drains and conveyed by a storm drainage system to the southern side of the campus where it is discharged to existing storm drains beneath the Norfolk and Western Railway.

Based upon discussions with campus Physical Plant (Maintenance) Building personnel regarding the condition and operation of the existing storm drainage system, several improvements to the system are recommended.

- Replace storm drain system at Ned E. Shott Physical Education Building – The existing system is greatly deteriorated and appears to be inadequately sized.
- Install trench drain system at Ned E. Shott Physical Education Building – Due to drainage issues along the western side of the lower level of the Ned E. Shott Physical Education Building, it is recommended that a trench drain be installed along

the edge of the sidewalk along the western side of the building.

- Replace storm drain system at Cottages – The existing system is greatly deteriorated and appears to be inadequately sized.
- Improve drainage at Pit parking lot – The existing storm drainage system in the Pit parking lot (west of the Brown-Gilbert Basic Science Building) has several drainage structures and pipes that need to be replaced. It is recommended that these structures and pipes be replaced and additional structures and pipes be added to facilitate several poorly drained areas along the northern side of the parking lot.

RELATED SITES

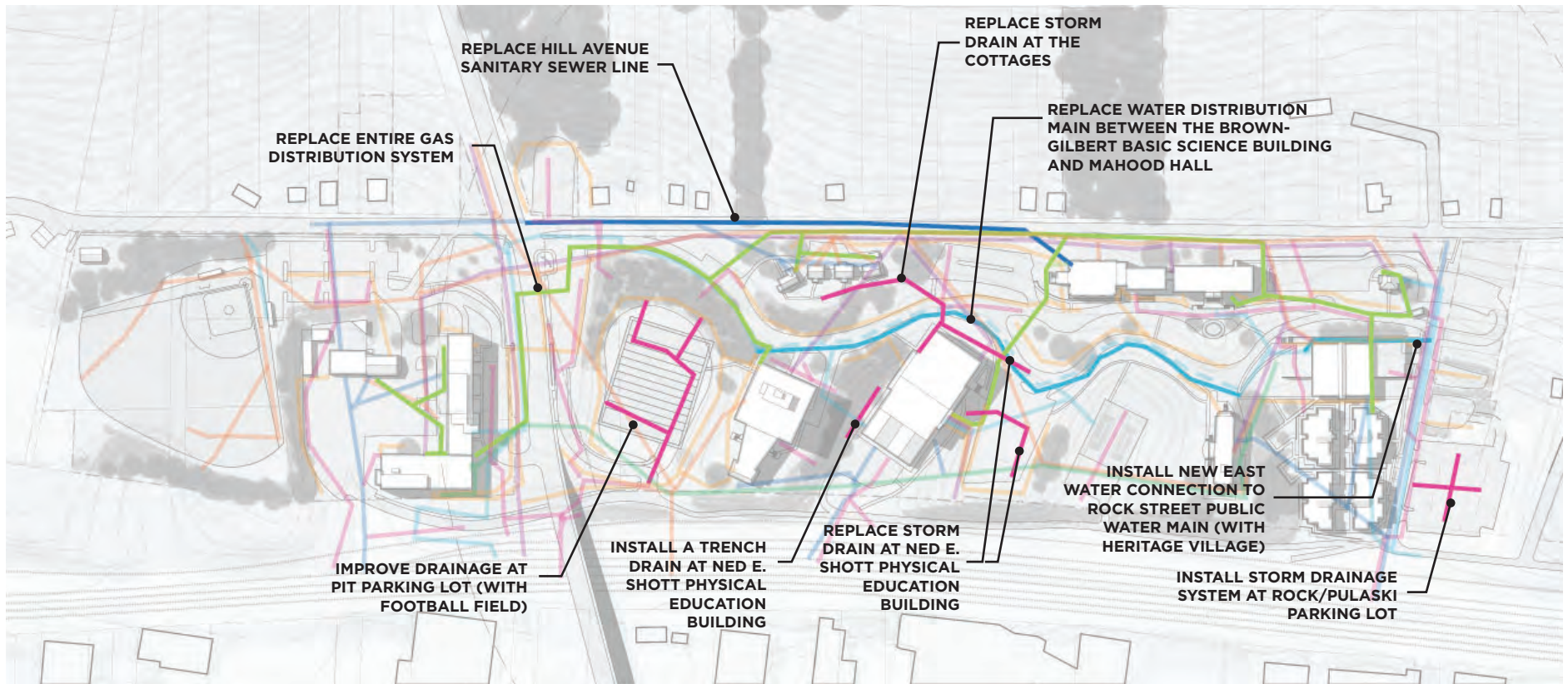
- Improve drainage at the President's Residence – It is recommended that improvements be implemented along the rear of the President's Residence to mitigate drainage problems currently being experienced.












LEGEND

- | | |
|--|---|
| — DRAINAGE | — POWER |
| — FIBER OPTIC | — SEWER |
| — FUTURE USE | — WATER |
| — GAS LINE | - - FIRE PROTECTION WATER |
| — OUTSIDE LIGHTS | |

INFRASTRUCTURE DISTRIBUTION SYSTEM, MAIN CAMPUS, EXISTING



LEGEND

- | | | | |
|--|----------------|---|-----------------------|
|  | DRAINAGE |  | POWER |
|  | FIBER OPTIC |  | SEWER |
|  | FUTURE USE |  | WATER |
|  | GAS LINE |  | FIRE PROTECTION WATER |
|  | OUTSIDE LIGHTS | | |

The College's Executive Vice President in coordination with the College's President, Chief Financial Officer and Construction Manager will establish a prioritization for projects, a budget for each capital project, and an assessment of the funding potentials for capital projects from net revenue and other sources. Thus, projects will be initiated in a coordinated phasing and sequencing manner taking into account the College's needs and the College's finances. This will be a dynamic process and will be ongoing.

8

CAPITAL PROJECT IMPLEMENTATION

§133-12-5. CAMPUS DEVELOPMENT PLAN
REQUIREMENT

5.2.m. A statement of the impact of the plan upon the local community and the input afforded local and regional government entities and the public with respect to its implementation;

5.2.n. An estimate of the plans' impact on the institution's capacity utilization, operating costs including depreciation, and projected financial status; and

5.2.o. Any other requirement established by the Commission and Council in these rules.

9

DEVELOPMENT PLAN IMPACTS

INSTRUCTIONAL SPACE UTILIZATION

The utilization of classrooms and teaching laboratories has declined over the last few years in step with reductions in student enrollment and the gradual move towards more online courses. It was noted that in fall 2019 approximately 40 percent of courses have some online or hybrid component as Bluefield State College (College) extends its geographic reach and provides greater flexibility in scheduling for adult learners.

The College intends to develop more online courses or create additional hybrid courses. This will ultimately reduce the overall utilization of classrooms and some laboratories in the future. At the same time, the College is looking at additional new programs to meet regional workforce needs. The development of new programs should increase the utilization of existing classrooms and some laboratories.

The boldest initiative of the plan is to move the School of Nursing and Allied Health to the Bluefield State Medical Arts Center less than half a mile south of the Main Campus. As the School of Nursing and Allied Health is one of the largest academic units on campus, there will be vacated classrooms and laboratories that will be under utilized. The College is planning to repurpose many of these spaces for their growing computer science and cyber security program. Once the move is complete, utilization should be restored.



Instructional laboratories in Brown-Gilbert Basic Science (top) and Dickason Hall (bottom)

FINANCIAL STATUS

The financial sustainability of the College has been a concern locally and at the state level for decades. Enrollment has declined since the early 1990s and many of the most lucrative academic programs were two-year programs which were taken away from Bluefield State College in 2003 to form New River Community and Technical College.

Since 2019, under the College's current Administration, the College has achieved one of the highest Cumulative Financial Indexes (CFI's) of any public institution of higher education in West Virginia. It is also one of three such institutions not to lose enrollment during the COVID-19 pandemic. The College is currently the fastest growing public institution of higher education in West Virginia, and has increased the geographic diversity of its students from six states to 33 states. Enrollment is currently anticipated to grow 10-20% in the short term.

This Campus Development Plan Update targets a reversal of the enrollment decline. Through new strategies - new academic programs, expanded athletic programs, and reintroduced on-campus housing - the College seeks to recruit

from beyond southern West Virginia. The facilities described in this document will enable and encourage that student enrollment growth.

The estimated costs for facility expansion and improvement are substantial. The phasing plan spreads those costs over a decade, allowing time for community funding partnerships to form.



Conley Hall

LOCAL COMMUNITY BENEFITS

The City of Bluefield, West Virginia encompasses 9.03 square miles and has a population around 10,000 people. The Bluefield economy survives off of locally generated jobs and its location a short distance off a major interstate. The City has recently been successful in attracting jobs in the technology industry to the downtown area.

The health and vitality of the City of Bluefield has long depended on the health and vitality of the College, and vice versa. Within the last decade, the City and the College have formed an ever tightening partnership that benefits both parties. With the implementation of the Campus Development Plan Update, the College and the City of Bluefield will further deepen their partnership and both will benefit.

The City will benefit from the redevelopment of the former regional medical center, a highly visible parcel that otherwise may have gone dark.

The expanded student enrollment and the reintroduction of on-campus housing will support economic activity within the City, particularly with restaurants, cafes, and other entertainment venues that cater to students.

The College is a major local employer. The largest fields of employment in the Bluefield West Virginia/Virginia metropolitan area include healthcare and education, the College ranks as the eighth largest employer. The Campus Development Plan Update estimates that the number of faculty and staff will grow by 20 percent, and many of them will live in the community.



City of Bluefield from East River Mountain Overlook

