

PERU STATE COLLEGE

Peru, Nebraska
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2012 Campus Master Plan



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PERU STATE COLLEGE

Peru, Nebraska

2012 Campus Master Plan

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President's Forward



As Nebraska's first college, Peru State has a long history of educating individuals to benefit society. Building on its traditional strength of providing a responsive, personalized education, as well as its innovative outreach through distance education programs, the College has undertaken a comprehensive planning process resulting in the 2011-2017 Sesquicentennial Strategic Plan. The vision driving the Strategic Plan is that Peru State College will be a college of choice fostering excellence and student achievement through engagement in a culture that promotes inquiry, discovery and innovation.

The comprehensive strategic planning process, which occurred during the 2010-2011 academic year, included the concurrent work of the College's accreditation Self-Study Committee, the Enrollment Management Committee, the Strategic Marketing Committee and the Athletic Strategic Planning Committee. Input from all constituencies, including students, was crucial in developing the Strategic Plan. The results of the comprehensive strategic planning process informed this 2012 Campus Facilities Master Plan.

The 2012 campus facilities master planning effort was part of a system-wide initiative of the Nebraska State College System. The State College System contracted with Bahr Vermeer Haecker Architects and The Clark Enersen Partners to conduct research and complete campus facilities master plans for each of the three colleges in the System. Peru State College's Campus Facilities Master Plan outlines the plan for facility development, renovation, and growth at Peru State for the next ten years. Its achievement will result in an enhanced educational environment and increased prominence, which will serve the College and its students well into the future.

Dan Hanson
President

2012 Peru State College Campus Master Plan

Executive Summary

Purpose of the Master Plan

The purpose of the 2012 Peru State College Campus Master Plan is to provide Peru State College with a collection of background information, an analysis of key issues, and a list of potential projects for implementation over the next decade. The Master Plan lays out a vision for the future that is both consistent with and an extension of the College's Strategic Plan. This vision was conceived in workshops with campus stakeholders over many months combined with a thorough analysis of campus issues and opportunities. The result is a Master Plan designed to further the strategic goals of the College and encourage the development of an efficient, safe, vibrant, and beautiful campus.

Master Plan Goals

Goals identified during the early phase of the masterplanning process guided the development of recommendations and the final master plan concept. Among the most important goals of the Master Plan are: creating a vibrant campus vision, enhancing student quality of life, and capturing a distinct campus culture that is rooted in regional tastes and values. Other goals include promoting sustainable practices, improving circulation around campus, and improving and upgrading facilities.

Overview of Recommendations

The Master Plan summarizes the planning team's observations, analysis and recommendations in six distinct areas: 1) Academic Space Utilization, 2) Land Use and Facilities, 3) Circulation and Parking, 4) Aesthetics, Open Space, and Landscape, 5) Utilities/Infrastructure, and 6) Environmental Sustainability. Master Plan recommendations address specific campus improvements, suggested locations of future development, open spaces that should be maintained, and historic buildings that should be preserved. It includes recommendations for enhancing views into and across campus, keeping parking at the perimeter of campus, encouraging student gathering areas in the campus core, and reducing conflicts between pedestrians and vehicles.



Executive Summary continued

The Master Plan offers recommendations for upgrading campus utilities and infrastructure to meet program needs and code requirements. It also recommends improvements designed to improve efficiencies and reduce energy consumption, including the adoption of a College-wide Sustainability Plan that would articulate goals with measurable objectives and identify specific projects and strategies for meeting them.

Master Plan Concept

The Master Plan concept, illustrated below and included as the last page of the full 2012 Peru State College Master Plan document, proposes a vision for the campus that can be implemented over the next ten years or as funding becomes available.



Introduction

Historic Overview

Campus History

Peru State College (PSC) was founded December 2, 1865, as Mount Vernon College, under “the care and management of the Methodist Episcopal Church.” Soon after, Colonel T.J. Majors, a leader during the Civil War and State legislator, proposed that Mount Vernon College become a State University. This proposal was rejected, but the State legislature did accept the College as a “Normal School” on June 20, 1867, months before the University of Nebraska was established. Peru State College was Nebraska’s first institution of higher learning, the third teacher education institution established west of the Missouri River, and for 38 years, was the only teacher education institution in Nebraska. In 1920, the State Legislature expanded the State Normal School at Peru from a two-year institution to a four-year institution. In 1949, the College began granting the degree of Bachelor of Arts in Education and in 1965 it could grant the degrees of Bachelor of Science in Education and Bachelor of Fine Arts in Education. A Master of Science in Education degree program was established in the late 1980’s and a Master of Science in Organizational Management was established in the 200’s.

PSC grew significantly between 1885 and 1915, during which time many of the existing academic buildings were built, including Hoyt Science Building, the Old Library (CATS Building), Old Gymnasium (Library), Administration Building, and T.J. Majors. Enrollment slowed during the First World War and the Great Depression, but PSC experienced a surge in growth between the close of World War II and the mid 1960’s. A second construction boom occurred during this time, which included Oak Hill Housing Complex, Faculty Housing A&B, Jindra Fine Arts Building, and Centennial Complex.

In 1998 the Nebraska State Legislature debated a proposal to close or relocate Peru State College, due to perceived declining enrollments and state budget considerations. After much heated debate and passionate campus and community input, the Legislature did not act on the proposal. After that, a renewed level of energy, optimism and excitement for the future was evident on campus, coupled by increased state and private support to enhance campus facilities.





In 1999 the Peru State College Strategic Plan was adopted, a new president was appointed, the first Campus Master Plan was completed by The Clark Enersen Partners. Over the next decade, PSC took several steps to promote academic excellence, recruit quality faculty, improve the campus, and increase enrollment.

During this period, several major building projects were planned and implemented. These projects included the following:

- Hoyt Science Building addition & renovation (2002)
- Campus Services Building addition & renovation (2002)
- Old Gymnasium renovation and adaptive reuse as the Library (2003)
- Library renovation and adaptive reuse as CATS (2003)
- Historic schoolhouse relocation (2002)
- Administration Building renovation (2005)
- A.V. Larson codes compliance project (2008)
- Al Wheeler Athletic Center renovation (2008, 2011)
- T.J. Majors renovations (Ongoing)
- Demolition of A.D. Majors Hall (2009)
- V.H. Jindra Fine Arts Building codes compliance project (2011)
- Eliza Morgan Hall Renovation (2004, 2012)

Studies completed during this time period include the following:

- Campus Student Housing Facilities Study
by BVH Architects (1999)
- Health and Fitness Complex (AWAC and Oak Bowl) Program Statement
by DLR Group (2002)
- Park Avenue Streetscape & Entry Study
by The Clark Enersen Partners (2005)
- Program Statement for Delzell Hall Core Renovations
by Leo A. Daly (2005)
- Student Center HVAC Study
by Farris Engineering (2006)
- Biomass Energy Center Study and Program Statement
by Geary Engineering, Inc. (2009)
- Oak Bowl Program Statement
by DLR Group (2011, 2012)
- T.J. Majors HVAC Study
by Olsson Associates (2010)
- Street Improvement Study: Park Avenue
by JEO Consulting Group (2011)

Description of College Facilities

Campus Description

Peru State College is a beautifully landscaped, heavily wooded campus of 104 acres in southeast Nebraska, not far from the Missouri River. Home to the “Campus of a Thousand Oaks Arboretum,” it is one of approximately 86 affiliated sites that make up the Nebraska Statewide Arboretum (NSA.) The mission of NSA is to serve as a botanical resource for students, visitors, and residents of Nebraska. In addition to maintaining notable specimens of oaks, Ginkgo, ashes, and black walnuts, the campus recently established a quercetum (literally, a stand of oaks) located at the Centennial Complex on campus. At the present time, there are about eighty oak trees representing forty-five varieties of oak and oak hybrids in the quercetum.

The campus is striking for its hilly topography, nestled between two deep ravines on the east and the west and bordered by the City of Peru on the north. The city, with a population of approximately 1000 people including student residents, is one of Nebraska’s oldest settlements.

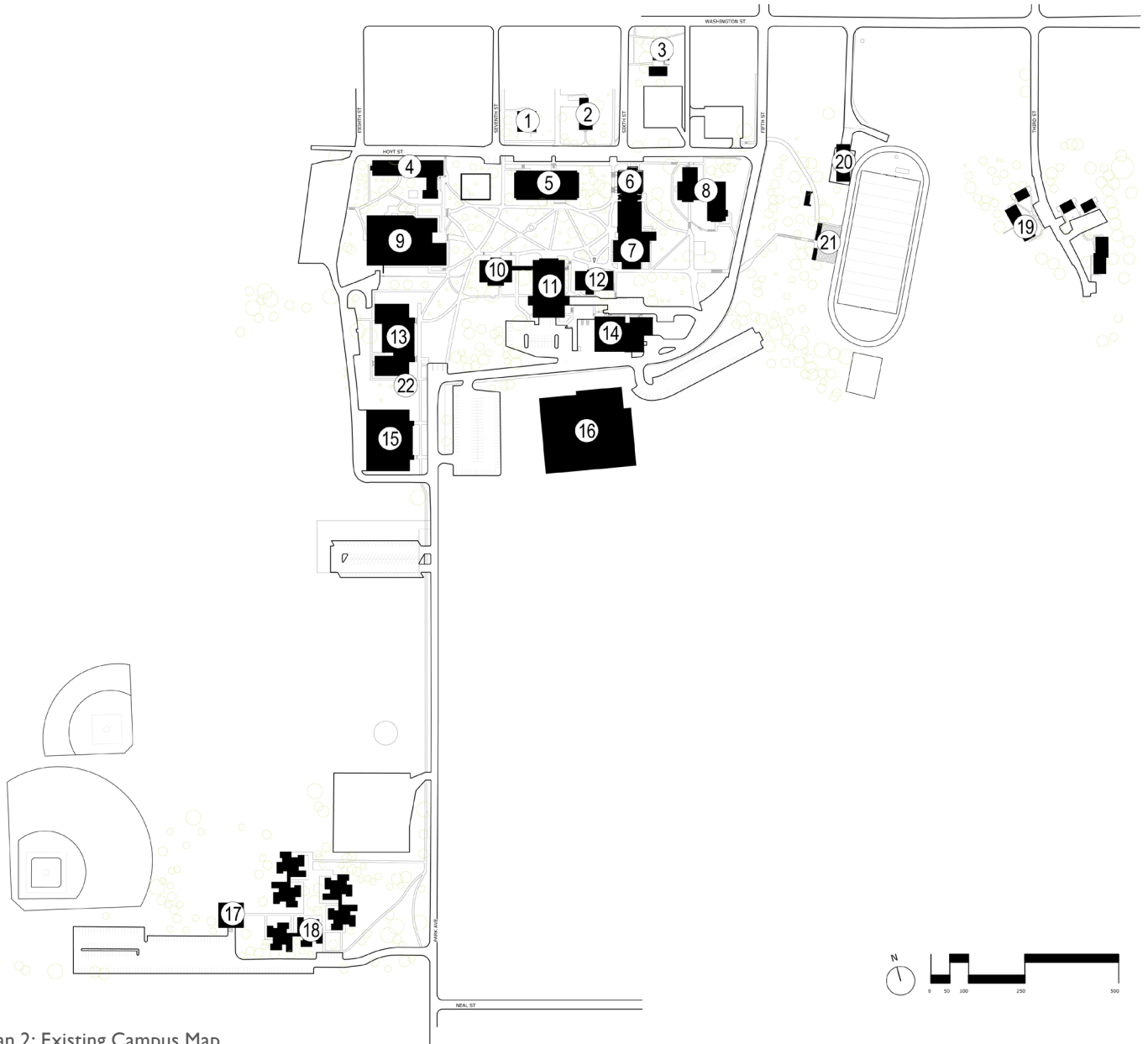




Plan I: Aerial Photo

Building Key

- | | |
|---|--------------------------------------|
| 1 FACULTY HOUSING | 12 ADMINISTRATION BUILDING |
| 2 PRESIDENTS HOUSE | 13 T.J. MAJORS BUILDING |
| 3 FACULTY HOUSING | 14 CAMPUS SERVICES BUILDING |
| 4 ELIZA MORGAN RESIDENCE HALL | 15 A.V. LARSON BUILDING |
| 5 V.H. JINDRA FINE ARTS BUILDING | 16 AL WHEELER ACTIVITY CENTER |
| 6 W.F. HOYT SCIENCE BUILDING | 17 J.F. NEAL HALL |
| 7 COLLEGE THEATRE | 18 CENTENNIAL COMPLEX RESIDENCE HALL |
| 8 W.N. DELZELL RESIDENCE HALL | 19 OAK HILL STUDENT APARTMENTS |
| 9 STUDENT CENTER | 20 FIELD HOUSE |
| 10 CENTER FOR ACHIEVEMENT AND
TRANSITION SERVICES (CATS) | 21 OAK BOWL ATHLETIC COMPLEX |
| 11 LIBRARY | 22 LITTLE RED SCHOOL HOUSE |



Plan 2: Existing Campus Map

Building Descriptions

The campus consists of the following structures.

Administrative

Administration Building (1911)

This 18,909 GSF structure houses the offices of the Peru State College President and Vice Presidents the Office of Admissions, Business Office, Office of Student Financial Aid, Office of Student Records, and other administrative support functions.

Student Services Facilities

Student Center (1961)

This 35,160 GSF structure accommodates various campus functions including the cafeteria (with seating for 350 persons), snack bar/grill, bookstore, student senate and student programs offices, conference rooms, lounge and game room.

Academic Facilities

Auditorium/Theatre (1922)

This 13,775 GSF structure is utilized for classrooms, campus assemblies, theatre, and musical productions. It has a stage and a seating capacity of 631 persons, on the main floor and balcony.

T.J. Majors Hall (1916)

Originally built as the campus education laboratory school, this 48,476 GSF structure is utilized for classrooms, computer labs, faculty offices and lecture rooms. It houses PSC's Professional Studies and Education Schools. It also accommodates offices for Graduate Programs, Distance Education, and a day care center. It was partially renovated in 1987.

V.H. Jindra Fine Arts Building (1966)

This 25,434 GSF structure, upgraded in 2011, is home to the School of Arts & Sciences, classrooms, offices and performance and rehearsal space for the Department of Music, including a black box theatre/recital hall.

Library, formerly the Old Gymnasium (1915)

Originally built as a chapel and later used as a gymnasium and art studios, this 31,661 GSF structure was renovated and adapted as the campus Library in 2004.



W.F. Hoyt Science Building (1930)

This 15,976 GSF structure houses classrooms, labs, and faculty offices for the School of Arts and Sciences. It was renovated and expanded in 2001.

A.V. Larson Building (1960)

This 27,300 GSF structure was until recently the home for industrial arts education. When the program was eliminated, the building was reconfigured for the Department of Art and the campus art gallery. The building is also home to the Peru State College Foundation and PSC Times Student Newspaper.

Center for Achievement & Transition Services – CATS, (1905)

Formerly the Library, this 16,936 GSF structure was expanded upward in 1911, and renovated in 1962, 1978, and 2004 as a home for the Center for Achievement & Transition Services (CATS).

Campus Housing Facilities

Centennial Complex (1967)

Centennial Complex is a compilation of six buildings providing campus housing in semi-suite style housing. The complex totals 62,172 GSF

Neal Hall (1967)

Neal Hall is located at the Centennial Complex. Built originally as a ballroom, it was converted shortly thereafter to a dining hall and is currently not occupied except as a storage facility and temporary uses due to its poor condition.

W.N. Delzell Hall (1939)

This 34,135 GSF residence hall serves as the male residence hall on campus, offering traditional style, double-occupancy units.

Faculty Housing A&B (1956)

These two apartment-style housing units, totaling 5,759 GSF, are located in the residential neighborhood directly north of campus.

Eliza Morgan Hall (1929)

This 32,929 GSF structure, currently under renovation, serves as the women's dormitory on campus.

Oak Hill Housing Complex (1956)

The Oak Hill Housing Complex is a compilation of seven separate one-story, apartment-style, wood-frame structures totaling 8,565 GSF.



Athletics & Recreation

Oak Bowl (1901, 1955)

This facility includes a football field, constructed in 1901, and a stadium built in 1955. The broadcast booth was renovated in 1982 and restrooms, ticket booths, and concession stand were renovated in 1999.

Field House (1966)

This 4,810 GSF structure was renovated in 1986 and re-roofed in 1999.

Al Wheeler Activity Center (1980, 2008 and 2011)

This 49,360 GSF structure was constructed in 1980 and used for basketball, volleyball courts, running track, weight room, fitness center, concessions, locker rooms, health center, and offices for athletic and recreation functions. Recent renovations completed in 2008 and 2011 included upgrades and renovations to convert the pool to a new fitness center.

Neal Park

The College leases this park on the east side of Park Avenue from the City of Peru under a 99-year lease.

Campus Support Facilities

Campus Services (1907)

This 19,939 GSF structure was enlarged three times since its initial construction in 1907. It houses the campus steam boilers, custodial and maintenance equipment storage, workshops, and the offices of PSC facilities and custodial staff.

President's Home (1892)

This 3,483 GSF two-story, wood frame structure has been the President's residence since 1904 and has been owned by the College since 1921. It has undergone some upgrades in recent years.



Master Plan Scope

The scope of the 2012 Campus Master Plan is focused on physical planning issues, as dictated by the policy requirements of the Nebraska State College system for campus planning (www.nscs.edu). These issues include land use, buildings, infrastructure, open space, circulation systems, and landscape design. Concurrent with the preparation of this master plan, an energy audit led by Olsson Associates was also prepared. This allowed the master planning team to incorporate more detailed information in the analysis of buildings and infrastructure than is typically gathered for a campus master plan. Conversely, a detailed analysis of space utilization was not undertaken as a part of this planning process due to limited scope. But a cursory evaluation was conducted by Dan Paulien to discuss and confirm current utilization of spaces and future needs.

The recommendations offered in the 2012 Campus Master Plan are based on the review of relevant background data and reports, stakeholder input, assessment of existing conditions, and a shared exploration of ideas and strategies to meet campus needs. In the next step of implementation, additional investigation and detailed programming will be necessary to confirm the feasibility, desirability and estimated costs of individual projects. This document does not attempt to provide a prioritized list of projects or proposed implementation schedule. Rather, the recommendations summarized here will allow PSC to implement projects and strategies with flexibility, as they see fit, and within the parameters that exist at a given point in time.

Planning Integration

The development of a Campus Master Plan should be a direct outgrowth of the strategic vision, mission and goals of the institution. For this reason, the first steps of the master planning process began with a review of the planning framework Peru State College currently has in place, summarized on the following pages.

The purpose of a Campus Master Plan is to create a guiding document for realizing campus improvements over a period of time.

Purpose & Objectives of Master Plans

It creates context and establishes historical benchmarks by which progress can be gauged over time. It provides background, analysis and recommendations for problem-solving and undertaking projects through documentation of campus needs, estimated costs, potential funding sources, and implementation considerations. The process of developing the vision with campus stakeholders builds consensus and generates excitement that is beneficial for retention of faculty and leadership, recruitment of students, and the securing of support from alumni, legislators, donors, and the community-at-large. A Campus Master Plan helps assure that the broadest range of ideas and possibilities are explored and it increases the likelihood that the resulting campus will be as efficient, ordered and attractive as possible. Finally, and perhaps most important, a Campus Master Plan develops and articulates a shared vision for what the campus can be. It creates a tangible statement of hope for the future.



2011 Campus Planning Workshops. Engaging a wide cross section of stakeholders.

Vision Statement

Peru State College will be a college of choice fostering excellence and student achievement through engagement in a culture that promotes inquiry, discovery and innovation.

Mission Statement

In educating the individual to the benefit of society, Peru State College cultivates the capacity and propensity for life-long learning by fostering independent inquiry and promoting the value of knowledge and discovery. Through innovative undergraduate and graduate programs, Nebraska's first college continues its commitment to making a vital contribution to the future of the region and the state.

The following is an overview of the primary themes and goals outlined in the Peru State College Sesquicentennial Plan 2011-2017.

Essential Engagement:

- Enhance the student experience
- Engage learning and achievement through proven practices
- Create dynamic learning environment

Increased Prominence:

- Strategic Communication - Branding and Targeting
- Long-term Resource Acquisition
- Improve Campus Facilities
- Create sustainable long-term growth strategies
- Improve quality of life in Peru and surrounding area

Planning Assumptions

Peru State College has experienced substantial enrollment growth in recent years, particularly in online courses. In 2010, for instance, approximately 900 of the 2,208 undergraduates enrolled were students taking classes on campus. This trend points to the need for campus planning designed to maximize use of campus resources and adapt to change. Below is a summary of enrollment trends for the last ten years by headcount (HC) and full time equivalent (FTE).

Table 1
PSC Ten Year Enrollment Trend (HC)

H.C. Enrollment	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Undergraduates	1355	1387	1343	1377	1585	1639	1765	1906	1997	2208
Graduates	270	327	286	306	374	488	542	422	495	306
Total	1625	1714	1629	1683	1959	2127	2307	2328	2492	2514

Table 2
PSC Ten Year Enrollment Trend (FTE)

FTE Enrollment	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Undergraduates	1009	1007	1007	1064	1182	1237	1316	1366	1444	1504
Graduates	124	148	160	159	214	311	336	263	289	153
Total	1133	1155	1167	1223	1396	1548	1652	1629	1733	1657

Campus Master Plan Goals

Throughout the master planning process, participants were encouraged to provide input and feedback regarding the goals that should guide the 2012 Campus Master Plan. The following are some of the most important goals expressed by members of the steering committee and consistently reaffirmed by stakeholders throughout the planning process.

<p>VISION Promote a vibrant campus vision</p>	<p>COMMUNITY Explore linkages to the community and to the Steamboat Trail</p>	<p>WAY-FINDING Direction for visitors coming to campus and to key destinations</p>	<p>SAFETY Improve pedestrian and vehicular circulation and safety</p>
<p>LIFE Enhance the quality of campus life for resident students and encourage retention</p>	<p>CULTURE Reflect a distinctly PSC culture, rooted in regional tastes and values</p>	<p>EDGES Improve campus entrances and edges</p>	<p>ATHLETICS Improve athletic facilities to improve recruitment and retention</p>
<p>STEWARDSHIP Promote sustainable campus development and stewardship</p>	<p>TEACHING Provide a variety of teaching spaces appropriate for various teaching methods</p>	<p>RESOURCES Provide a helpful tool in managing campus resources</p>	<p>VISIBILITY Leverage facilities to increase campus visibility</p>
<p>ENHANCE The Campus -Town relationship for mutual benefit</p>	<p>HISTORIC Preserve and enhance campus assets</p>	<p>GROWTH Identify areas and a framework for potential future campus expansion or land use change</p>	

Master Planning Process

The Peru State College master planning process began in March, 2011 and was completed in March, 2012. The highly participatory process involved five steps:

- Step 1. Project Orientation (goals-setting)
- Step 2. Data Gathering and Issues Analysis
(energy audits, facility assessments, space utilization analysis)
- Step 3. Needs and Project Recommendations
(stakeholder input, project identification)
- Step 4. Master Plan Concept Alternatives (campus charrette)
- Step 5. Final Master Plan Development (final concept, final draft)

The process was designed to draw input from a diverse cross-section of campus constituents and stakeholders. Multiple meetings were held on campus with various groups of people. These meetings were directed by the PSC Master Plan Steering Committee, and workshops engaged representatives from the President's Cabinet, Faculty Senate, Student Senate, PSC Foundation, Athletics, Professional Staff Senate, Support Staff Senate, Student Life, Housing, Campus Services, and members of the community.

Consultants made initial visits to campus on April 19, June 29-30, and September 2, 2011 to meet with stakeholders and focus groups. The purpose of these interviews and focus groups was to identify campus needs, deficiencies, opportunities, and future visions for the campus. The consultants also conducted site and building analysis and documented existing conditions.

On October 5-7 the master planning team held a three-day workshop to share their analysis, review goals and themes that emerged during the focus groups, and develop preliminary master plan concepts and alternatives. At the workshop, a group of about 20 people worked directly with consultants to explore options and refine ideas, ultimately reaching consensus toward a shared vision for campus. An open house was held during the workshop to solicit input from the widest possible array of campus constituents.

A follow up workshop was held November 21 to review a refined version of the preferred concept and an initial draft of the Master Plan. The final Master Plan was completed in early 2012 and submitted to the Nebraska State College Board of Trustees for approval in April, 2012.



Master Planning Process



PROJECT ORIENTATION
Goal-setting



DATA GATHERING AND ISSUES ANALYSIS
Energy audits, facility assessments, space utilization analysis



NEEDS AND PROJECT RECOMMENDATIONS
stakeholder input, project identification



MASTER PLAN CONCEPT ALTERNATIVES
campus workshops



FINAL MASTER PLAN DEVELOPMENT
final concept, final draft

Analysis, Observation & Recommendations

Academic Space Utilization

As part of the development of the PSC 2012 Master Plan, a limited review of the academic space needs and utilization was undertaken by the consultant team with the assistance of Dan Paulien of Paulien Associates, Inc. While a full academic space needs analysis was beyond the scope of this facilities master plan, the NSCS and PSC felt it would be prudent to have the academic space needs for the campus briefly evaluated by an academic planning consultant.

This evaluation process entailed a one day visit to the PSC campus on September 2, 2011 where the consultants met with key PSC academic leaders including PSC President, Vice President for Academic Affairs, Vice President for Administration and Finance, Dean of Education and Dean of Professional Studies. At this meeting the PSC “Essential Engagement” Sesquicentennial Strategic Plan 2011-2017 was discussed and the impact upon the campus facilities and space needs was examined. Following this session, a tour of representative facilities was given by PSC illustrating the facility needs as well as newly renovated facilities. After the site visit Paulien Associates issued a memorandum summarizing the academic needs and priorities for the PSC campus, confirming many of the facilities needs which aided in the completion of the master planning process.

The Paulien analysis noted that there is a relatively low utilization of classrooms and teaching laboratories at PSC. Even if the undergraduate enrollment increases to 1,100, this should allow most courses to be scheduled at optimum times and should allow better than normal access for student project groups and other non-course activities that wish to use an instructional space during unscheduled hours.

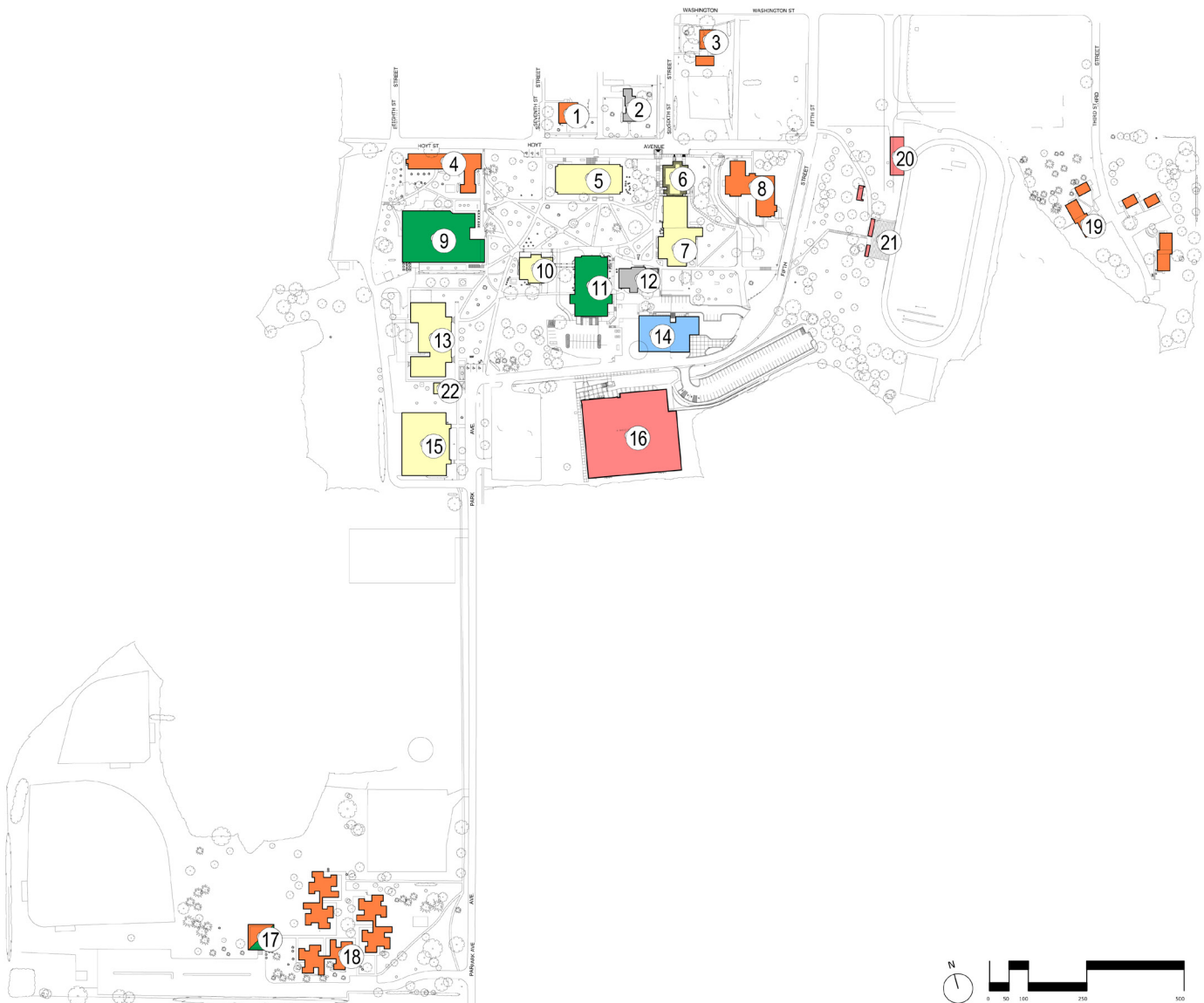
Also Paulien analysis noted that the space per student is higher than at many state colleges of its peer group but not outside of a reasonable range. The enrollment at PSC means that certain economies of scale achieved on larger campuses are not applicable here. This suggests that the total amount of non-residential space is adequate if the quality can be maintained and enhanced as necessary for current and projected programs.

Building Key

- | | |
|---|--------------------------------------|
| 1 FACULTY HOUSING | 12 ADMINISTRATION BUILDING |
| 2 PRESIDENTS HOUSE | 13 T.J. MAJORS BUILDING |
| 3 FACULTY HOUSING | 14 CAMPUS SERVICES BUILDING |
| 4 ELIZA MORGAN RESIDENCE HALL | 15 A.V. LARSON BUILDING |
| 5 V.H. JINDRA FINE ARTS BUILDING | 16 AL WHEELER ACTIVITY CENTER |
| 6 W.F. HOYT SCIENCE BUILDING | 17 J.F. NEAL HALL |
| 7 COLLEGE THEATRE | 18 CENTENNIAL COMPLEX RESIDENCE HALL |
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| 10 CENTER FOR ACHIEVEMENT AND
TRANSITION SERVICES (CATS) | 21 OAK BOWL ATHLETIC COMPLEX |
| 11 LIBRARY | 22 LITTLE RED SCHOOL HOUSE |

COLOR KEY

- HOUSING
- ACADEMIC
- STUDENT SERVICES
- ADMINISTRATION
- RECREATION
- SUPPORT



Plan 3: Building Use Map

Land Use & Facilities

Observations

This section examines how the campus is organized by functional zone and by building utilization. It also examines existing facility conditions, needs and deficiencies and makes recommendations for the location of expanded, replaced and new facilities.

Campus Expansion Potential

The campus has generally enough land to meet its foreseeable needs, with the exception of student housing and athletics. This Master Plan recommends limited land acquisition as properties become available in three general areas: 1) along Park Avenue, in order to improve the south campus entry where there are a few remaining houses situated between the core campus and the Centennial Complex; 2) on Hoyt Street across the street from campus where additional parking would be desirable; and 3) northeast of campus to facilitate expansion of athletic facilities. This would include the former elementary school property.

Campus Analysis & Opportunities

The Peru State College campus is organized around a central, historic core, which is easily walked in a few minutes. Housing is more spread out, with the Centennial Complex located three to four blocks to the south and Oak Hill two blocks to the east. These two “remote” zones feel removed from campus and would benefit from improved connections from the main campus.

The following is an analysis of each zone and an overview of facility needs and deficiencies to be addressed in that zone.



Administration Zone & Facilities

The administration zone is located primarily at the southeast corner of the quad in the Administration Building, but fragments of administration functions occur throughout the PSC campus. The location of the administrative zone at the heart of campus provides easy access for students and staff while allowing the PSC administration to stay in close contact with day-to-day campus activities. Future development in the administration zone should attempt to keep this campus function centralized and easily accessible.

As proposed by the Strategic Plan, Peru State College has launched a new initiative, known as the Institute for Community Engagement (ICE). The goal of the institute is to expand PSC's reach into regional communities for the purpose of outreach, service, and student learning experience. Currently, one example of this program is a partnership with the Nebraska State Department of Corrections in the Tecumseh State Prison facility wherein Criminal Justice students can get hands-on correctional experience at the facility. The College intends to grow the Institute and, in time, anticipates it will generate need for offices, meetings rooms, and places to showcase its projects. This Master Plan does not suggest a specific location or solution for the Institute since the scope is not yet definable. However, when a future location is considered, it should be highly transparent and prominent to campus visitors as the place where campus and community meet. The Master Plan concept indicates a new potential building site directly east of a new main entry. This would be an ideal location for the Institute for Community Engagement.

The Administrative Zone includes one facility – the Administration Building. The Administration Building was renovated in 1967 and upgraded in 1998.

Academic Zone & Facilities

Academic buildings are all located at the heart of the campus central quadrangle. Future academic facilities should be located on or near the quadrangle and oriented to it. They should be connected by a series of walkways and open spaces.

The conditions of buildings in the academic zone are as follows:

W.F. Hoyt Science Hall

This building was renovated and expanded in 2001. Possible upgrades or expansion of lab facilities may be needed to meet the requirements of the growing Rural Health Opportunities Program (RHOP.)

A.V. Jindra Hall

This building was renovated in 2011. It houses the departments of Music and Humanities.

Center for Achievement & Transition Services (CATS)

This building was most recently renovated in 2004. It houses student tutoring, computer laboratories, the TRIO program, and other student support services.

Library

This building, which was the former Gymnasium on campus, was renovated in 2004.

T.J. Majors

This building's most recent renovation was in 1987 although various upgrades were done in the last decade.

A. V. Larson

This building underwent minor renovations when the Department of Art moved into the building.

Student Services Zone & Facilities

The only building in the Student Services zone is the Student Center. It is located at west end of the quad on a high point, providing good closure around the campus's primary open space. It would function better as a key campus building if its functions were more transparent, thereby drawing students into the building and visually "spilling out" of the building to reflect the active uses taking place inside.

Student Center

The building has been remodeled several times and is in poor condition. It needs updating to meet the expectations of today's students. It houses dining for all residence halls, a bookstore, game rooms, private dining rooms, kitchen, student organization offices, residence life offices, and a commuter student lounge.

Housing Zone

Housing at PSC is located not in a single zone, but scattered to three corners of campus – Eliza Morgan Hall at the northwest corner, Delzell Hall at the northeast corner and Centennial Complex at the south edge of campus. Additional housing is located off campus at Oak Hill east of campus and in Faculty Housing Units A and B on the north side of Hoyt Street. These housing locations are relatively well-suited because they encourage students to traverse campus for classes, dining and student life activities, which contributes to an interactive campus. However, Centennial Complex, being somewhat removed from campus, has a detached feel from campus. Opportunities should be seized where possible to bridge this gap by developing campus facilities between the Complex and the rest of campus to the north. Furthermore, new or renovated housing should create additional housing choices for students. Most colleges today can offer students an array of housing options, particularly as they reach upper class levels. These options, such as suites, apartments, and townhouses, are assets in the recruitment and retention of students.

The conditions of the buildings in the Housing Zone are as follows:

Eliza Morgan

This women’s residence hall is currently under renovation and will be completed in 2012.

Delzell Hall

This men’s residence hall is historic in character and is widely considered a campus asset despite many existing deficiencies. Windows need replacing, mechanical/ electrical systems are obsolete, new energy-efficient lighting and controls are needed, and the building contains code violations.

Centennial Complex

The complex is in need of upgrades to building systems, including windows, mechanical/ electrical systems, new energy-efficient lighting and controls. The complex also lacks community gathering space.



Building Key

- | | |
|---|--------------------------------------|
| 1 FACULTY HOUSING | 12 ADMINISTRATION BUILDING |
| 2 PRESIDENTS HOUSE | 13 T.J. MAJORS BUILDING |
| 3 FACULTY HOUSING | 14 CAMPUS SERVICES BUILDING |
| 4 ELIZA MORGAN RESIDENCE HALL | 15 A.V. LARSON BUILDING |
| 5 V.H. JINDRA FINE ARTS BUILDING | 16 AL WHEELER ACTIVITY CENTER |
| 6 W.F. HOYT SCIENCE BUILDING | 17 J.F. NEAL HALL |
| 7 COLLEGE THEATRE | 18 CENTENNIAL COMPLEX RESIDENCE HALL |
| 8 W.N. DELZELL RESIDENCE HALL | 19 OAK HILL STUDENT APARTMENTS |
| 9 STUDENT CENTER | 20 FIELD HOUSE |
| 10 CENTER FOR ACHIEVEMENT AND
TRANSITION SERVICES (CATS) | 21 OAK BOWL ATHLETIC COMPLEX |
| 11 LIBRARY | 22 LITTLE RED SCHOOL HOUSE |

COLOR KEY

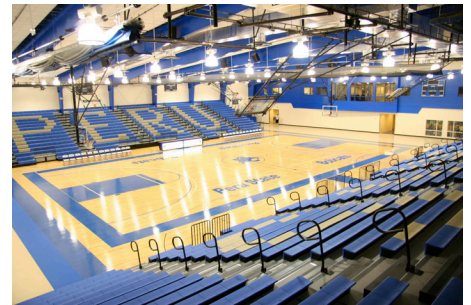
- HOUSING
- ACADEMIC
- STUDENT SERVICES
- ADMINISTRATION
- RECREATION
- SUPPORT



Plan 4: Campus Functional Zones

Recreation/Athletic Zone & Facilities

The athletics/recreation zones at PSC are located along the south and east edges of the campus and west of Centennial Complex. The Oak Bowl and Al Wheeler Activity Center areas along the southeastern boundary of campus are basically landlocked. Therefore, any future construction in the athletics/recreation zones should be designed to achieve maximum utilization of the developable area. Where possible, expansion in this zone should be pursued to meet the requirements outlined in the 2011 Oak Bowl Program Statement, and provide adequate intramural space for soccer and a 400-meter track. The addition of lighting on recreational fields, including the one on Eighth Street west of T.J. Majors, would extend the usability of the field.



The condition of buildings in the Recreation/Athletics Zone is as follows:

Oak Bowl

This facility is outdated, fails to comply with ADA accessibility, and is not of commensurate quality to other athletic facilities among PSC's peers.

Wheeler Activity Center

This facility was renovated and expanded in 2009 and 2011.

Softball and Baseball Complex

The Softball and Baseball Complex at the Southwest corner of campus includes public restrooms, concessions and storage for equipment.



Campus Support Zone & Facilities

The primary campus support zone is located at the south of the campus quad, north of Fifth Street. While this location is good from the perspective of vehicular access for deliveries and service, it is a poor location from an aesthetic point-of-view. Since it is unlikely that these functions will be relocated in the future, adequate landscape screening and site improvements that mitigate unsightly views should be utilized. Parking should continue to be located at the perimeter of campus as much as possible.

Building Key

- | | |
|---|--------------------------------------|
| 1 FACULTY HOUSING | 12 ADMINISTRATION BUILDING |
| 2 PRESIDENTS HOUSE | 13 T.J. MAJORS BUILDING |
| 3 FACULTY HOUSING | 14 CAMPUS SERVICES BUILDING |
| 4 ELIZA MORGAN RESIDENCE HALL | 15 A.V. LARSON BUILDING |
| 5 V.H. JINDRA FINE ARTS BUILDING | 16 AL WHEELER ACTIVITY CENTER |
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TRANSITION SERVICES (CATS) | 21 OAK BOWL ATHLETIC COMPLEX |
| 11 LIBRARY | 22 LITTLE RED SCHOOL HOUSE |

COLOR KEY

- GOOD
- FAIR
- POOR



Plan 5: Building Conditions Map

Campus Services Building

This facility is attractive on the campus side, and encloses one side of a small open space east of the Administration Building and south of the Theatre. The north and west façades are less interesting (but unfortunately more visible) because they represent the back of the building where service and storage functions are located. Due to the steep grade change in this area, screening this large façade is difficult, but not impossible. Attempts to clean up the area by managing materials and storing vehicles and equipment inside can help mitigate unattractive views.

Maintenance Storage

The campus owns a maintenance yard and shed just off Park Avenue about a block south of Centennial Complex. This facility is somewhat screened from the street and neighboring properties but is poorly located on the primary entry into the campus and the City of Peru. Old pieces of equipment are stored outside the shed, creating an unsightly appearance to the property.

Pratt Property

This parcel south and east of Oak Hill Housing Complex was formerly a hog farm. It is relatively flat and has been cleared of trees. However, it not served by city or campus utilities and is accessible only by a rough-cleared maintenance road that leads from the Field House north of the football field. The property could be developed for outdoor recreation or to grow plant material for a biomass utility plant in the future. It also may be a suitable location for relocating the maintenance storage facility on Park Avenue. In the short term, the PSC Foundation should continue to hold title to the property until a viable use is determined for the property.

Building Condition Analysis

The masterplanning team conducted an assessment of each building on campus to determine what improvements (beyond routine deferred maintenance) should be identified in the Master Plan. The team used a scoring method and criteria to evaluate the condition of structure, exterior enclosure, interior construction, conveying systems, and mechanical/electrical systems. The table below summarizes the results of building assessments on the PSC campus.

Table 3: PSC Building Conditions

Poor	Fair	Good
Faculty Housing A&B	A.V. Larson	Library
Field House	Centennial Complex	Campus Services
J.F. Neal Hall	T.J. Majors	Little Red School House
Oak Hill Housing	College Theatre	Administration Building
W. N. Delzell Hall		Wheeler Activity Center
Oak Bowl		President's House
Student Center		CATS
		V.H. Jindra Hall
		W.F. Hoyt Science Building

Recommendations

In general terms, the existing land use patterns should be maintained, particularly where they support the academic zone at the campus core. The impact of campus support functions close to the campus core should be mitigated, assuming they can not be relocated further from the perimeter. The campus should be expanded to the south where possible in order to close the land ownership gap between the core campus and Centennial Complex. PSC should maintain the existing use patterns that support the athletics/recreation zone at the perimeter of the campus, across Fifth Street and away from the academic core.

The academic zone should remain intact around the quad, but provide for the long-term addition of another academic building. This building could be located between Morgan Hall and the Jindra Fine Arts Building, thereby filling an empty space on campus that was originally occupied by a road that connected with Park Avenue.

The administration zone on campus should continue to develop around the existing facilities at the Administration Building and other buildings located adjacent to the quad.

As the campus zoning patterns that were established in the short-range and mid-range recommendations are implemented, the following long-range (10-20 year) zoning goals should be planned.

Specific Land Use & Facilities Recommendations:

STUDENT SERVICES & HOUSING ZONE

Renovate Delzell Hall, possibly with some suite-style housing.

Renovate Faculty Housing A&B to maintain variety of housing options

Remove and replace Oak Hill Housing with other apartment or townhouse-style housing.

Renovate and expand Student Center to provide additional dining, increase student activity spaces and attractive gathering spaces, enhance visibility into the building, and separate meeting/conference space from student areas; activate the campus quad.

Remove Neal Hall, which is currently used for storage; evaluate alternative locations for storage, including a potential new maintenance storage facility on the site of the Pratt property.

RECREATION/ATHLETICS ZONE

Implement Oak Bowl project as per approved Program Statement.

Acquire former Elementary School property south of Oak Bowl for additional athletic/recreation use if property becomes available.

Upgrade east recreation field, add lighting .

Provide additional recreation opportunities near student housing, such as sand volleyball, basketball, and Frisbee golf.

Provide concessions improvements, restrooms and batting practice facilities at Baseball/Softball Complex.

ACADEMIC ZONE

Renovate T.J. Majors Hall to correct building systems and code deficiencies, upgrade classrooms, improve offices, and improve space utilization.

Renovate and expand Theatre to improve lobby functionality, improve safety, upgrade interior, and provide new gathering/meeting/reception space for campus gatherings.

Circulation & Parking

Observations

One of the most important goals of a campus master plan is to eliminate conflicts between pedestrians and vehicles to assure the safety of students and preserve the pedestrian-centered ambience of a campus. PSC has retained its deep roots as a quad-centered campus in which parking and vehicular circulation is largely confined to the campus perimeter. However, this requires pedestrians to cross city streets in order to get into the heart of campus. This creates potential pedestrian-vehicular conflicts in certain locations.

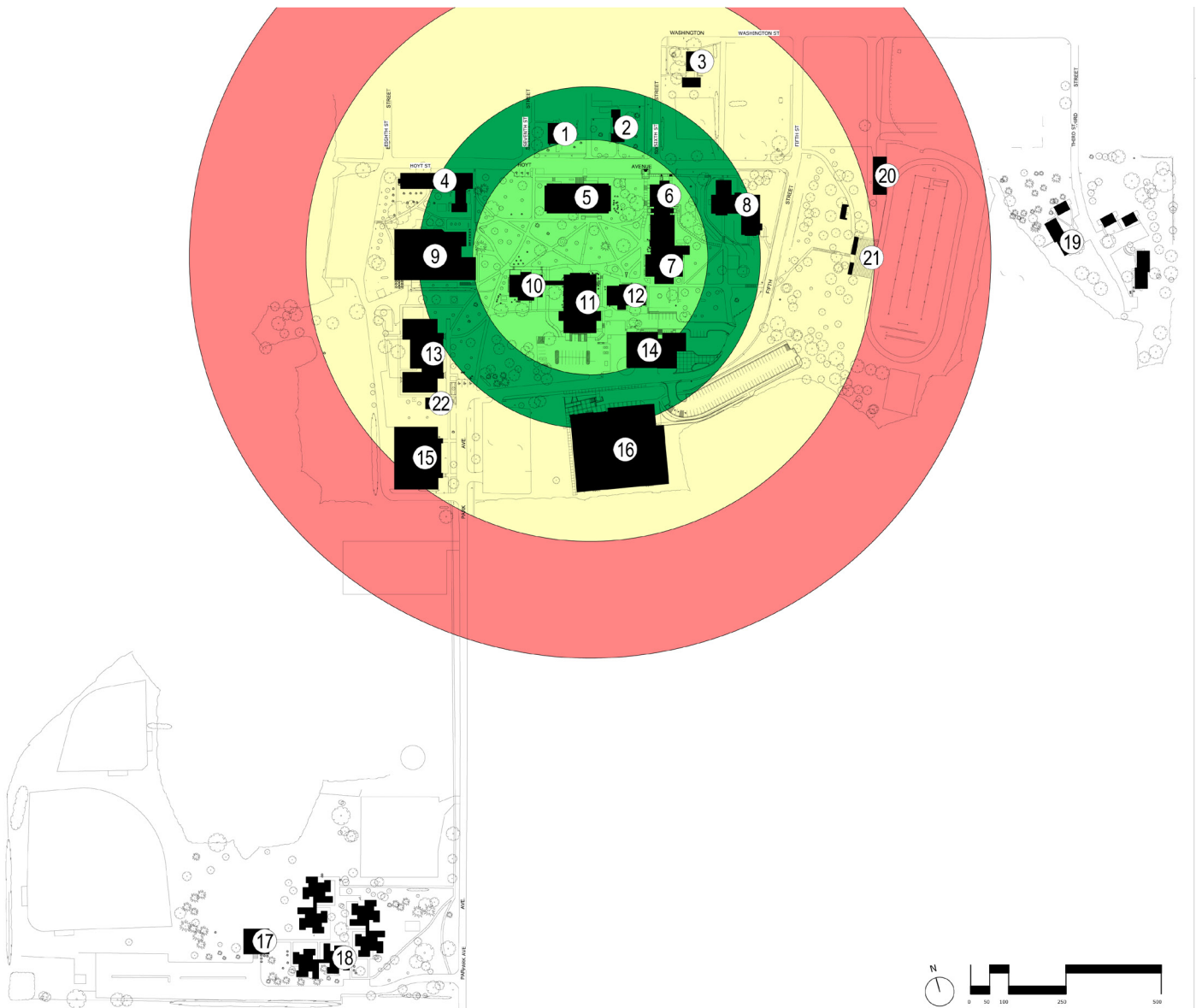
While we have come to expect large expanses of front-door parking at a suburban shopping mall, a vibrant college campus protects its open space, its walkability, and the pre-eminence of the pedestrian over the vehicle. It is fortunate that the PSC campus is relatively small and compact enough that no area of campus is outside a reasonable walking distance. See Plan 6.

Building Key

- | | |
|---|--------------------------------------|
| 1 FACULTY HOUSING | 12 ADMINISTRATION BUILDING |
| 2 PRESIDENTS HOUSE | 13 T.J. MAJORS BUILDING |
| 3 FACULTY HOUSING | 14 CAMPUS SERVICES BUILDING |
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TRANSITION SERVICES (CATS) | 21 OAK BOWL ATHLETIC COMPLEX |
| 11 LIBRARY | 22 LITTLE RED SCHOOL HOUSE |

COLOR KEY

- 1 MINUTE WALK
- 3 MINUTE WALK
- 5 MINUTE WALK
- 7 MINUTE WALK



Plan 6: Campus Walking Distances

Analysis & Opportunities

Vehicular Circulation & Parking

Campus Edges & Entries

The primary campus entrance is at Park Avenue and Fifth Street. This location is identified by a “Peru State College” ground sign and a State Historical Society Marker. A few ADA parking stalls are located immediately at this entrance and a row of visitor parking stalls is across the street. The entry is visually dominated by parking and the presence of a major intersection of two non-campus streets. (Park Avenue is a state facility and Fifth Street is a city street.) As a result, a driver may not realize he or she has arrived at the entrance of campus. This ambiguity continues as one drives around campus on a loop consisting of Fifth Street on the south and east, Hoyt Street on the north, and Eighth Street because vehicles are exposed to the backs of campus buildings. Particularly troublesome are prominent views to the Campus Services Building on Fifth Street and the service entries on the west buildings – Eliza Morgan Hall, Student Center, T.J. Majors, and A.V. Larson.

No other campus entries are currently signed or designated on campus which diminishes one’s sense of arrival when entering the campus from any other location than the main entry.

Pedestrian Crossings

The main entry intersection at Park Avenue and Fifth Street is controlled by a stop sign on Fifth Street, which has a very steep rise in grade from east to west. The result is that large trucks with full loads have difficulty stopping and starting at the intersection and vehicles of any size have difficulty in icy conditions. In addition to being the primary entry to campus for visitors, this intersection is the primary pedestrian route for students parking in the commuter lot and students walking from the Student Center or campus core to the Wheeler Center. This intersection should be modified, preferably as part of a street realignment project in order to eliminate the steep hill and unsafe crossing. Any new pedestrian crossing should be designed of materials with contrasting color and texture to indicate pedestrians are present and appropriate crossing signage and lighting should be installed as per conventional traffic standards.



Building Key

- | | |
|---|--------------------------------------|
| 1 FACULTY HOUSING | 12 ADMINISTRATION BUILDING |
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COLOR KEY

- VISITOR DESTINATIONS
- DESTINATION ENTRANCES



Plan 7: Visitor Destinations

Street Network

The campus vehicular circulation system is provided solely by public streets. Park Avenue, which leads up to the main campus entry, is currently a state facility and former highway spur but may come under city ownership if agreements can be reached. The other city streets that surround the campus – Fifth Street, Hoyt Street and Eighth Street – are city-owned. Both Fifth and Eighth Streets run directly through campus, dissecting major pedestrian traffic routes. While the city and campus are able to benefit from potential partnerships that further their shared interests, such as identifying funding sources for street improvements, this blurring of circulation hierarchy causes visitors to ask themselves, “Am I on campus or in Peru?” This can result in confusion for both pedestrians and drivers and in turn lead to conflicts and close calls. This is particularly problematic when large, heavy trucks on Fifth Street are trying to make the hill while students are crossing the street and both might assume they warrant preferential use of the street at a particular moment.

Park Avenue & Fifth Street. The City of Peru and Peru State College recently commissioned a study by JEO Consulting Group, Inc. to develop recommendations for improving Park Avenue from south of Casey’s General Store to Fifth Street. The street was overlaid in 2011 by the Nebraska Department of Roads, possibly with the intention of then turning the street over to the City of Peru to maintain in the future. The study proposes a concrete surface, widened to 28’, new 10’ wide sidewalk/trail on the west side of the street, a retaining wall where needed, and streetscape improvements including decorative lighting, landscaping and benches.

The City of Peru and Peru State College should consider expanding the study to include Fifth Street and identify strategies for reducing pedestrian and vehicular conflicts at the Fifth & Park Avenue intersection, and to lower the grade of Fifth Street to improve maneuverability. Specifically, the study should evaluate the feasibility of modifying the slope and creating a gradually curving turn at the corner. The study should also evaluate the feasibility of aligning the new street further east to eliminate the need for retaining walls, to maximize useable land on the west side of the street for campus expansion, such as new housing, and to connect Neal Park and the campus with a linear parkway along the ravine to the east. This option has many benefits to the campus and city by increasing developable land on the west, creating a cohesive campus, and creating a safe entry into the campus and the city. Improvements to Park Avenue and Fifth Street should include a cohesive streetscape approach that begins at Neal Park and extends through campus into the City of Peru.

Eighth Street. Eighth Street is another city street that runs through campus on the west side. The location of this street is not desirable aesthetically but it provides much-needed access to parking lots and delivery docks at the Student Center. It also provides a second route into and out of the City of Peru from the south. Eighth Street runs between the west parking lots and recreation field and the buildings of Eliza Morgan Hall, Student Center, T.J. Majors and A.V. Larson. The location of the street between major parking areas and buildings creates dangerous conflicts, particularly during dining hours when the pedestrian population is highest. Recognizing that the topography in the area is challenging, the feasibility of relocating the street to the outer edge of campus should be explored. This would allow for the parking lots to be brought closer to the buildings they serve and decrease the potential for pedestrian/vehicular conflicts. The new road should also be designed to calm traffic and discourage drivers from using it as a quick shortcut through campus.

Visitor Drop Off & Parking

The campus has angled visitor parking at the main campus entry off Park Avenue. It is conveniently located and well-marked. However, it is not integrated with the campus and visitors are immediately walking in traffic when they leave their vehicles. There is no convenient drop off at the entry, nor is there adequate visitor drop off at any of the major visitor destinations – Jindra Hall, the Theatre, Oak Bowl, or Student Center. As street improvements are made, consideration should be given to improving visitor drop off at these locations with pull-off zones and adding visitor parking nearby. One particularly effective location would be a new parking lot on the north side of Hoyt Street to serve Jindra Hall during performing arts programs and the Student Center during dining and major events. This lot would also serve as overflow parking during athletic events at the Oak Bowl. Creating this lot would require the purchase of additional property.

The children's day care, located in the T.J. Majors Building should provide a dedicated drop-off area that can be maneuvered safely without the need to back up or park, if possible. It should create more physical and visual separation between vehicles and the playground.

Service & Deliveries

Service and deliveries to the campus are problematic in several areas on campus. The steep grade and prominent view to the back of the Campus Services Building present multiple challenges that should be addressed operationally and with design enhancements. Outdoor storage of equipment and supplies should be avoided. Screening by landscape or “green wall” – a structure on which vines or other plants can grow – should be incorporated in the site design to screen unsightly views.

Deliveries to the Student Center are also problematic in the existing parking/street configuration. The area should be redesigned to create separation between parking lots, city street, delivery dock and trash pick-up. Staff parking adjacent to the dock should be eliminated and a new service approach developed that can accommodate the back-in of large trucks.

Table 4: PSC Campus Parking Capacity

Parking Lots	Student Stalls	Faculty/Staff Stalls	Visitor Stalls	Service	Handicap	Overflow	Total Stalls
Park Ave Visitors			12		3		
Commuter (Corner)	82						
Library		22			3		
Shop				8			
Administration		4	5	6	1		
AD Majors	43	15		8	4		
Delzell - 5th St	38						
Delzell - Lower	33						
Delzell - Upper	19	6					
Oak Hill	23		4	1			
Faculty Apartments		8					
Hoyt Street	10	18			4		
Morgan	70	9					
Student Center		4					
TJ Majors		14			1		
AV Larson		8					
Park Avenue Lot	59	20					
Complex N (Leased)	98					12	
Complex S & W	100		4	1	2	42	
TOTAL	575	128	25	24	18	54	824

Student & Faculty Parking

It appears that the campus has adequate parking overall, although periodic shortages exist during peak demand in some locations, such as during special events at Jindra Hall, the Oak Bowl, or during the evening meal in the lot west of the Student Center. Handicapped parking is available at the campus entry and designated stalls in other lots.

Parking is sometimes perceived as a problem, particularly near the Student Center during dining hours. This may be because students living in the Centennial Complex sometimes drive to the Student Center, especially during inclement weather. This may be somewhat ameliorated in the future when properties can be acquired along the west side of Park Avenue between the core campus and Centennial Complex. This will allow the area to be developed with new housing, recreation, and will connect the complex directly to campus with a trail. Not only will it help reduce the perception of distance between Centennial and the Student Center, but it will encourage walking.

In order to address short-term parking deficiencies associated with Jindra and the Student Center, additional land on the north side of Hoyt Street could be acquired as it becomes available, for the purpose of constructing additional special event parking. This lot could also be used for Faculty and Staff parking during the day, assuming many special events are on evenings and weekends, which would alleviate parking demand on the west side of T.J. Majors and A.V. Larson and would allow street parking on the south side of Hoyt to be converted to drop-off zones.

The campus has a current parking capacity of 824 stalls, including a lot leased from the Catholic Church. Parking lots on campus are listed in Table 4.



Building Key

- | | |
|---|--------------------------------------|
| 1 FACULTY HOUSING | 12 ADMINISTRATION BUILDING |
| 2 PRESIDENTS HOUSE | 13 T.J. MAJORS BUILDING |
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| 9 STUDENT CENTER | 20 FIELD HOUSE |
| 10 CENTER FOR ACHIEVEMENT AND
TRANSITION SERVICES (CATS) | 21 OAK BOWL ATHLETIC COMPLEX |
| 11 LIBRARY | 22 LITTLE RED SCHOOL HOUSE |

COLOR KEY

- ▬▬▬▬ MAJOR TRAFFIC
- ▬▬▬▬ MINOR TRAFFIC
- ▬▬▬▬ PEDESTRIAN TRAFFIC
- SERVICE AREAS
- PARKING LOTS
- STREET PARKING
- ✱ CONFLICTS



Plan 8: Vehicular Circulation & Parking

Pedestrian Circulation

Way-Finding

The campus lacks an attractive and cohesive way-finding system that establishes a graphic consistency and reinforces the college identity and visual brand. A directional map designed to orient first-time visitors is located at the entry. However, it does not convey helpful information such as current building occupants or a schedule of events. A tasteful, strategically-placed digital sign as part of an overall way-finding system would help orient visitors and promote campus events and accomplishments more effectively.

Campus Entry Plaza

A new campus entry plaza should be designed that is of sufficient scale and significance to be viewable from Neal Park or further south. By creating a strong terminus view at the end of Park Avenue, visitors will have an early signal that they are arriving on campus. A memorable amenity, such as a sculpture or water feature, should be selected for this area and the space should incorporate initial way-finding information.

Sidewalks & Plazas

The campus core has a good system of pedestrian walkways and gathering areas. Successful plazas like the one between the Library and CATS should be created or enhanced all around the quad to encourage active uses and providing informal seating off the campus' primary open space. Some of these areas include, the east side of the Student Center, the plaza in front of Jindra Hall, the west side of Hoyt Science, the area south and east of the Theatre, and east of T.J. Majors. These locations around academic buildings will help link inside and outside activities and give students and faculty opportunities to interact socially. Gaps that exist in pedestrian routes on campus should be corrected. One of these includes a sidewalk to the Oak Bowl from the Commuter parking lot east of Wheeler.





Outside plazas connected by sidewalks should also be created around residence halls to encourage interaction among students. These include the west and south sides of Eliza Morgan Hall, the east side of Delzell Hall, and the area around and between the buildings that make up the Centennial Complex. This area is particularly in need of softening and enlivening to mitigate the austere, institutional aesthetic of its original design. An improved, landscaped and inviting pedestrian route between the campus core and Centennial Complex is needed to tie the campus together, decrease the feeling that Centennial is far from campus, and provide enhanced security. Ideally, this would be a wide pedestrian trail that meanders from the Complex to the campus separate from a public sidewalk on Park Avenue, which is also needed. The separation of public and private/campus routes would reinforce that the campus is functionally united. It also creates opportunities for layering future housing development with street-oriented facades facing Park Avenue and trail-oriented back doors that create an interactive, neighborhood feel.

Until the College can acquire the remaining properties on the west side of Park Avenue, this connection would only be possible along an easement that runs on the west side of the property owned by others. In the future when these properties can be acquired, the trail can be realigned to meander further with greater visibility to Park Avenue or through a development of new student housing or townhouses.

Consideration should be given to extending the sidewalk to Casey's General Store which is a popular destination among students.

Campus Topography

Pedestrian paths should be organic and natural in design and incorporate ramps and stairs as necessary to negotiate the hilly parts of the campus in ways that are aesthetically pleasing and respectful of the campus heritage and character. The topography of the campus provides opportunities to create elegant ramps and stairs where the pedestrian experience can change, people can gather, and views can be captured and framed. Some of these unique but underutilized places on campus include the terrace south of the Theatre and the stone stairs that connect to Delzell and the Oak Bowl. These areas should be designed not only to meet ADA standards but also create something different that draws the eye or makes one pause.

Trail Connections

A highly valued asset in the area is the Steamboat Trace Trail, a 21-mile hiker/biker trail constructed on an abandoned railroad corridor that runs parallel to the Missouri River from Nebraska City to Brownville. A trailhead off of Fifth Street on the north side of Peru provides access to the trail. Currently, there is not a direct trail connection route from Highway 67 through the campus and City of Peru to the trailhead. As sidewalks and street improvements are undertaken, along Park Avenue and Fifth Street, they should be designed to the width of 10' and signed to guide people to the Steamboat Trace Trail.





Recommendations

PSC has wisely implemented strategies over the years to keep parking on the perimeter of campus and protect the campus core open spaces. Sidewalks and gathering spaces have been developed to enhance the core and invite human interaction. The primary challenges in campus circulation are due to the conflicts between traffic and pedestrians from city and state-controlled streets that lead into and surround the campus.

Summary of Circulation Recommendations:

VEHICULAR CIRCULATION

Modify grade, shift alignment of Park Avenue and Fifth Street, and create new plaza in order to improve safety and functionality of major campus intersection; work with State and City to implement project.

Explore potential for acquiring properties on both sides of Park Avenue in order to shift alignment of street eastward, slow traffic, eliminate dangerous intersection, enhance campus entrance, and maximize space on the west side for future student housing.

Explore potential for acquiring properties on the north side of Hoyt Street in order to expand parking to serve special events at A.V. Jindra Hall and elsewhere, remove street parking, and enhance visitor drop off.

Incorporate 10' trail connector segments along Park Avenue and Fifth Street in street improvement projects in order to improve access to the Steamboat Trace Trail.

Develop streetscape along Park Avenue and Fifth Avenue through campus and possibly into the City of Peru, with landscaping, lighting, banners to celebrate entry to campus.

Modify west side of loop road (Eighth Street) to create safer separation between parking and vehicular circulation.

Create additional parking to serve the Baseball / Softball Complex.

Increase parking west of Student Center and T.J. Majors

PEDESTRIAN CIRCULATION

Construct missing segments of sidewalks as needed.

Generally expand system of pedestrian paths, sidewalks and plazas throughout the campus and including Centennial Complex in order to enhance the campus, encourage walking, and promote human interaction.

Develop a new campus entry plaza, including visitor drop off, limited parking, monument signage, and directional map.








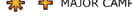

Develop a comprehensive way-finding system.

Develop enhanced cross walks with special pavements, lighting, signage, and striping at key locations: Fifth Street near the Wheeler Center and at Fifth Street at Oak Bowl entrance.

Building Key

- | | |
|---|--------------------------------------|
| 1 FACULTY HOUSING | 12 ADMINISTRATION BUILDING |
| 2 PRESIDENTS HOUSE | 13 T.J. MAJORS BUILDING |
| 3 FACULTY HOUSING | 14 CAMPUS SERVICES BUILDING |
| 4 ELIZA MORGAN RESIDENCE HALL | 15 A.V. LARSON BUILDING |
| 5 V.H. JINDRA FINE ARTS BUILDING | 16 AL WHEELER ACTIVITY CENTER |
| 6 W.F. HOYT SCIENCE BUILDING | 17 J.F. NEAL HALL |
| 7 COLLEGE THEATRE | 18 CENTENNIAL COMPLEX RESIDENCE HALL |
| 8 W.N. DELZELL RESIDENCE HALL | 19 OAK HILL STUDENT APARTMENTS |
| 9 STUDENT CENTER | 20 FIELD HOUSE |
| 10 CENTER FOR ACHIEVEMENT AND
TRANSITION SERVICES (CATS) | 21 OAK BOWL ATHLETIC COMPLEX |
| 11 LIBRARY | 22 LITTLE RED SCHOOL HOUSE |

COLOR KEY

-  MAJOR AXIS
-  MINOR AXIS
-  CAMPUS CORE
-  CAMPUS FRONT LAWN
-  ATHLETICS
-  OPEN SPACE / COURTYARD
-  STREETScape / CAMPUS EDGE
-  WOODLAND
-  MAJOR CAMPUS ENTRY - SECONDARY ENTRY



Plan 9: Aesthetics & Open Space

Aesthetics, Landscape & Open Space

Observations

The development of a beautiful campus involves many facets. For the purpose of this document, our focus will be on the preservation and enhancement of open space; the character of buildings, including architecture and historic importance; vistas and views into and through campus; campus amenities like lighting, signage and outdoor furnishings; and other physical elements that contribute to one's perception of a successful campus. Peru State College has distinct assets in several of these areas. All of its historic buildings have been well-maintained and many have been recently restored, contributing to a sense of timelessness on campus. Key open spaces such as the historic quad and the Oak Bowl have been protected from encroachment and plant materials have been well tended.

Analysis & Opportunities

Campus Assets & Key Features

Heavily-wooded Peru State College is known as the “Campus of a Thousand Oaks.” It is located area in the Loess Hills of Eastern Nebraska along the route traveled by Lewis & Clark, home to the Otoe Indians, and settled by the earliest French trappers and American settlers on the plains. It is unique historically, geologically, and botanically in the state of Nebraska. These facts form a backdrop that enlightens our understanding of the underlying sense of place in which the campus exists. But they also point to ideas, meaning, and context that can be drawn from when developing an approach to landscape design, story-telling, and creating special places that resonate.

Peru State College is located within 20 miles of Arbor Lodge, home of J. Sterling Morton and founder of Arbor Day. This was the place 150 years ago where a national tree-planting movement was born from the notion that there is a connection between planting trees, attaining personal prosperity and building a new country. The impact of tree-planting in early Nebraska is in breath-taking evidence on the Peru State College campus. Tree canopies made from ancient specimens of Gingko, Colorado blue spruce, Black Hill spruce, magnolia, hackberry, Scotch pine, black cherry, and several species of oak are stunning. The campus's commitment to maintaining the established landscape is matched by its commitment to build new collections, as evidenced by the recent establishment of a quercetum (collection of oaks) near Centennial Complex. These examples demonstrate that the campus holds the value of stewardship high in both its historical context and its current practices.

Peru State College is also located within about twenty miles of Indian Cave State Park, where one can walk among prehistoric Native American carvings dating back 1,500 years and hike on trails surrounded by geological features found only in the Loess Hills of the Missouri valley. The unusual topography in this part of Nebraska is especially interesting in a plains state dominated by flat horizons, expansive crop land and shallow rivers. The rugged landscape along this strip of the Missouri River, including the campus, its proximity to the Missouri River, and the role this area played in early exploration and scientific inquiry are engrained in the land's story. On this basis alone, it is not surprising that this is the place where Nebraska's first institution of higher learning was established.



These kinds of facts are the ingredients of stories; a campus is a place where stories are told and take hold in inquisitive minds. The development of campus elements and landscape features should seize opportunities to communicate history, traditions, values, and identity through campus amenities and landscape design concepts. Incorporating these elements subtly or overtly through landscape development, interpretive story-telling motifs and interpretive signage can bring life to compelling ideas that might otherwise be missed. Design concepts that convey stories of the region, the land, and the people, not only create common language, but they instill meaning and life in the physical environment. Overt examples may include the use of images or symbols on banners, or historic information on building signage. More subtle examples may include landscape design concepts that reflect Loess Hill geomorphology or the sustainable practices of tree-planting.



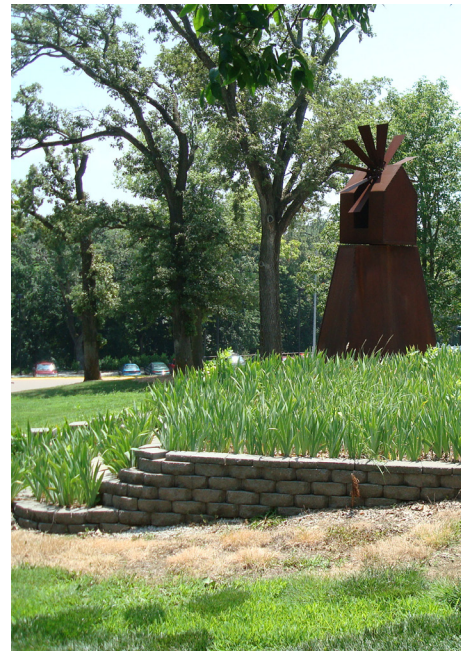
Open Space

The purpose of campus open space is, in part, to set buildings with delineated purposes apart at a comfortable functional and psychological distance. But on a campus, open space has a greater purpose than simply spacing out buildings. Open space functions as exterior rooms that invite activity, offer respite, invite contemplation, and spark interaction on a campus. Successful open spaces frame campus views and create expansive vistas. In some ways, open space on campus mirrors the experience of a student. It invites you to broaden your perspective one moment, and concentrate your focus in another.

As future development is contemplated on campus, it is important to preserve open space. New buildings should be carefully located and appropriately massed to reinforce campus open space rather than detract from it. Open space should promote use, feel generally enclosed and secure but not crowded, have definable edges and pathways, and sometimes offer pedestrian-oriented amenities such as seating, lawns, recreation, plaza, bicycle racks, lighting, and landscaping.

Beyond the quad, PSC has some areas with under-developed open spaces where new plazas and gathering spaces can be created. These include the areas around building entries on the quad. By replicating the type of gathering space that exists between CATS and the Library at other locations on the quad, a critical mass of activity can be created that will enliven the quad as a whole. The most important of these are the spaces outside the Student Center where students naturally would want to congregate. Another is the area south of the Theatre where a garden presently exists but fails to draw active use. By developing this area in conjunction with a proposed new lobby/reception room addition to the Theatre, this plaza could become a dynamic gathering space for alumni, visitors, and potential donors attending special events taking place at the Oak Bowl or the Theatre.

Another underutilized area is Neal Park, a city-owned park on the south edge of campus on which PSC holds a long-term lease and provides maintenance. The park should be integrated better with campus, perhaps through the addition of recreation opportunities such as Frisbee golf. In the future, if property can be acquired on the east side of Park Avenue, Neal Park should be connected to the main campus by a continuous sidewalk or trail.



Building Key

- | | |
|---|--------------------------------------|
| 1 FACULTY HOUSING | 12 ADMINISTRATION BUILDING |
| 2 PRESIDENTS HOUSE | 13 T.J. MAJORS BUILDING |
| 3 FACULTY HOUSING | 14 CAMPUS SERVICES BUILDING |
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TRANSITION SERVICES (CATS) | 21 OAK BOWL ATHLETIC COMPLEX |
| 11 LIBRARY | 22 LITTLE RED SCHOOL HOUSE |

COLOR KEY

- DISTRICT WITH HISTORIC CHARACTER
- ICONIC LANDMARKS



Plan 10: Building Character Map

Historic Assets & Building Character

As Peru State College approaches its 150th anniversary in 2017, it is fitting that the campus looks to its historic buildings and open space as references and inspiration for future development. Those elements that exemplify timeless design principles have clearly served the campus well and, with ongoing stewardship and upgrades to meet changing needs, will do so for years to come. This aesthetic should be considered in the selection of materials, the massing of buildings, contextual design philosophy, the design of landscape and hardscape features, and overall campus development. These considerations should be addressed in the development of Campus Design Guidelines, which is an implementation step recommended in this Master Plan.

The campus has many outstanding historic buildings, some of which are excellent candidates for the National Register of Historic Places. Those built during the early years of campus growth, such as the Library (former Gymnasium), CATS (former Library), Administration Building, T.J. Majors, and Hoyt Science Building are particularly good examples of academic architecture during that period and provide rich details and materials that can inform future design, such as the use of brick and limestone in plazas, hardscape and buildings. The development of Campus Design Guidelines should establish philosophy statements or policies regarding management of historic properties, such as whether formal listing of properties on the National Register of Historic Places is desired.

The campus quad is one of the most significant historic places on campus and its integrity should be protected. Pedestrian amenities, such as benches, tables, receptacles, and plazas should be of high quality design and materials. Temporary tables, chairs, benches, and picnic tables can be brought in on a temporary basis for special events to transform the quad into another type of space, such as a park-like atmosphere or an outdoor concert venue. However, the space should revert back to its primary use at the end of the event so that its primary purpose and campus significance is not diminished.



Recreation & Athletics Open Spaces

Another type of important open space on campus is recreation/athletic fields. On the PSC campus, these include the Oak Bowl, the softball/baseball fields west of Centennial Complex, and an intramural lot west of A.V. Larson.

Student life on campus would be enhanced by the improvement of the two existing fields – Oak Bowl and the A.V. Larson recreation field on the west -- to extend daily and seasonal use. By adding field turf and lighting to the Oak Bowl stadium, the field could be used year round for football and soccer and the west recreation field could be used for all types of events into the evening.

The campus also has a 99-year agreement with the City of Peru to maintain and utilize Neal Park, although no formal recreation uses have been developed there to date.

Students are interested in Frisbee golf somewhere on campus. As Park Avenue develops and additional property is acquired, additional recreation space such as Frisbee golf, sand volley, and basketball hoops should be added to complement student life in Centennial Complex and the proposed new housing on the west side of the street. Ideally, these areas should be located on the west side of Park Avenue and integrated into the site design of the new housing and trail linking Centennial Complex to the campus core.

Proposed upgrades to the Oak Bowl (Oak Bowl Program Statement by DLR Group, 2011) to improve access and provide facilities adequate for today's athletic programs is long overdue. Care should be taken to implement these upgrades while preserving the essential character and setting of the Oak Bowl. This beautiful, natural setting is unique among college athletic facilities in the region. With these improvements, the Oak Bowl will continue to be held in high esteem and warm nostalgia by students, faculty and alumni. Recommended improvements include installation of field turf, new lighting, new field house with locker rooms, offices, and equipment storage; 400-meter track and areas for field events such as jumps, pole vault, high jump, discus, shot-put, etc.; new stadium with press box, concessions, restrooms and expanded seating for the public, as well as locker rooms, storage, and team meeting rooms.

Landscape & Streetscape

One of the biggest aesthetic challenges at PSC is the unattractive view to the backs of buildings from the loop road that encircles the campus – specifically Fifth Street and Eighth Street. To address this, modifications to the circulation system are recommended in the previous section of this document, including the realignment of the Park Avenue and Fifth Street intersection and the realignment of Eighth Street west of the parking lots. To complement these strategies, landscaping should be provided to screen service and delivery areas at the Campus Services Building and Student Center. In conjunction with the street design projects, a cohesive landscape and streetscape plan should be developed to establish an enhanced roadway system through the campus, screen unsightly views, and frame desirable views to key areas like the main entry, Oak Bowl, and others.



One of the campus's biggest assets is its plant specimen collection and its affiliation with the Nebraska Statewide Arboretum. The campus has developed a brochure which provides a map and identifies plant materials on campus. An added benefit would be achieved by the labeling of plants and trees in the arboretum identification for the edification of students and visitors to campus and promoting campus visits to interested parties and groups who attend conferences at the Lied Lodge in Nebraska City.



Notwithstanding the value of trees on campus, some additional pruning and possibly clearing of trees in the quad may be desirable, preferably under the guidance of an arborist. Because the landscape character of the quad should be formal and open to complement the architecture, the lawn should be allowed to dominate the space and obstructed views across the quad should be avoided.

On the perimeter of campus, the existing large mature trees and tree masses should be preserved and valued as a unique landscape feature among Nebraska's colleges and universities. The practice of dumping branches and old building materials should be stopped and old dumpsites should be cleared out and cleaned up.

Landscape plantings should be maintainable by PSC staff. Higher maintenance plantings should be limited to high impact areas, such as the main entry. Generally, low maintenance plantings should be designed, using native plant materials that require little or no irrigation and can tolerate drought.

Recommendations

The PSC campus is organized around a strong central campus quad. This open space defines the campus character and should be preserved as a primary campus feature. Future new construction should reinforce views into and across the quad. The longest view into the quad is from Park Avenue as you enter the campus. This view should be strengthened by creating a clear campus entry and developing new construction that draws the eye toward active uses like dining, recreation, and special programming.

Summary of Aesthetics, Landscape & Open Space Recommendations:

Implement Oak Bowl Program Statement recommendations (with modifications if additional land is acquired)

Develop Streetscape Plan for Park Avenue, Fifth Avenue, Hoyt Street, and Eighth Street in conjunction with street re-design

Develop new Main Entry Plaza

Develop new Theatre Plaza

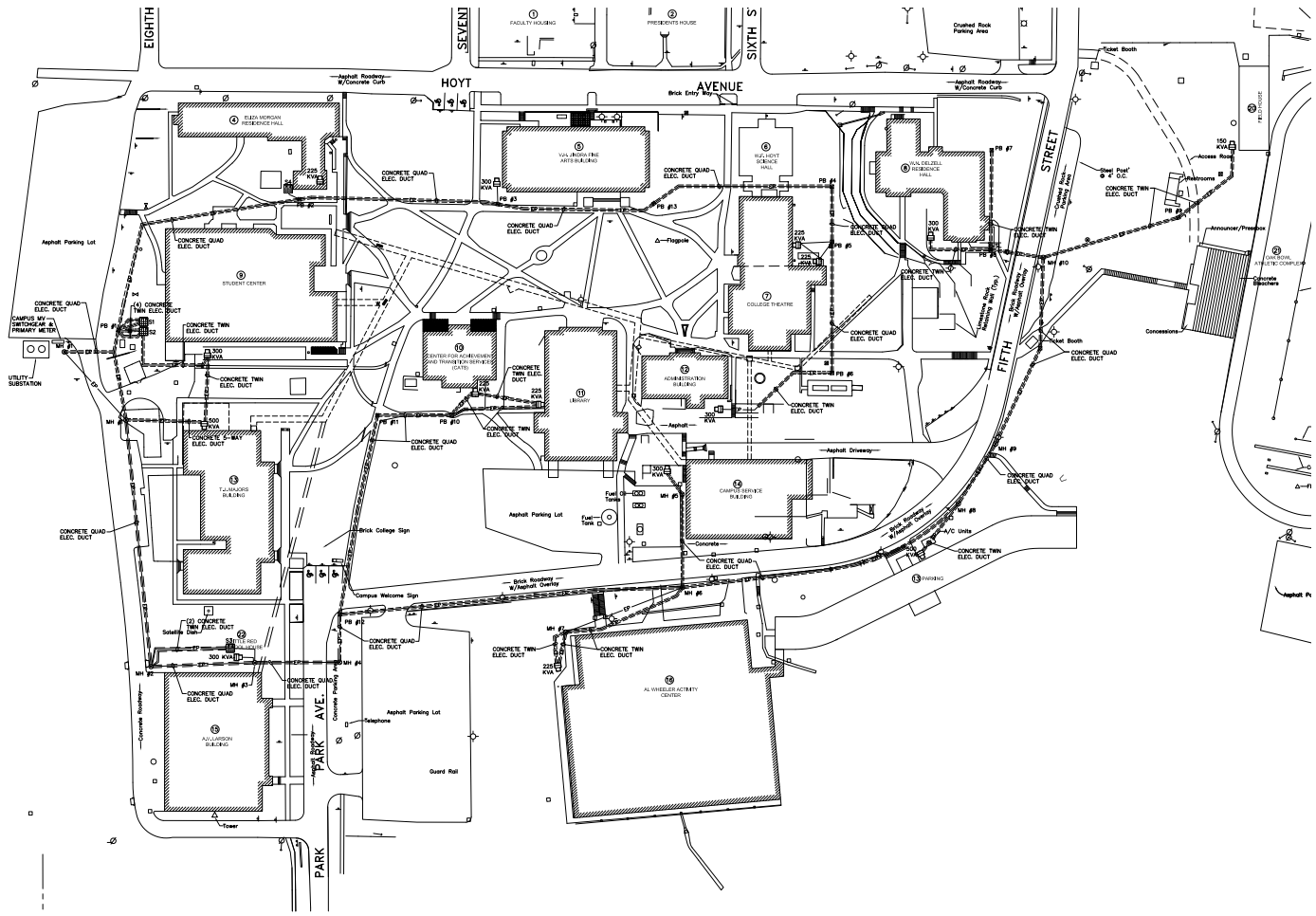
Develop additional gathering areas on campus quad at building locations and Student Center

Develop Design Guidelines to address historic preservation policies and philosophies

Consolidate dumpsters in fewer locations and provide screening.

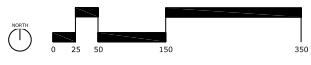
Develop Campus Design Guidelines and policies regarding potential list of eligible buildings on the National Register of Historic Places.





ELECTRICAL LEGEND

	PAD MOUNT SWITCH
	ELECTRICAL TRANSFORMER
	ELECTRICAL MANHOLE
	ELECTRICAL PRIMARY
	ELECTRICAL PULL BOX
	ELECTRICAL CONCRETE ENCASED DUCTBANK



Plan II: Primary Electrical Site Plan

Utilities/Infrastructure

Overview & Observations

The analysis and recommendations regarding utilities and infrastructure included in this Master Plan are based on the conclusions of the Peru State College Campus-Wide Energy Audit, completed by Olsson Associates in 2012. The audit analyzed each building's envelope, HVAC, plumbing, and electrical systems. This Master Plan provides an overview of needs and recommendations. A more detailed list of recommendations is provided in the energy audit report.

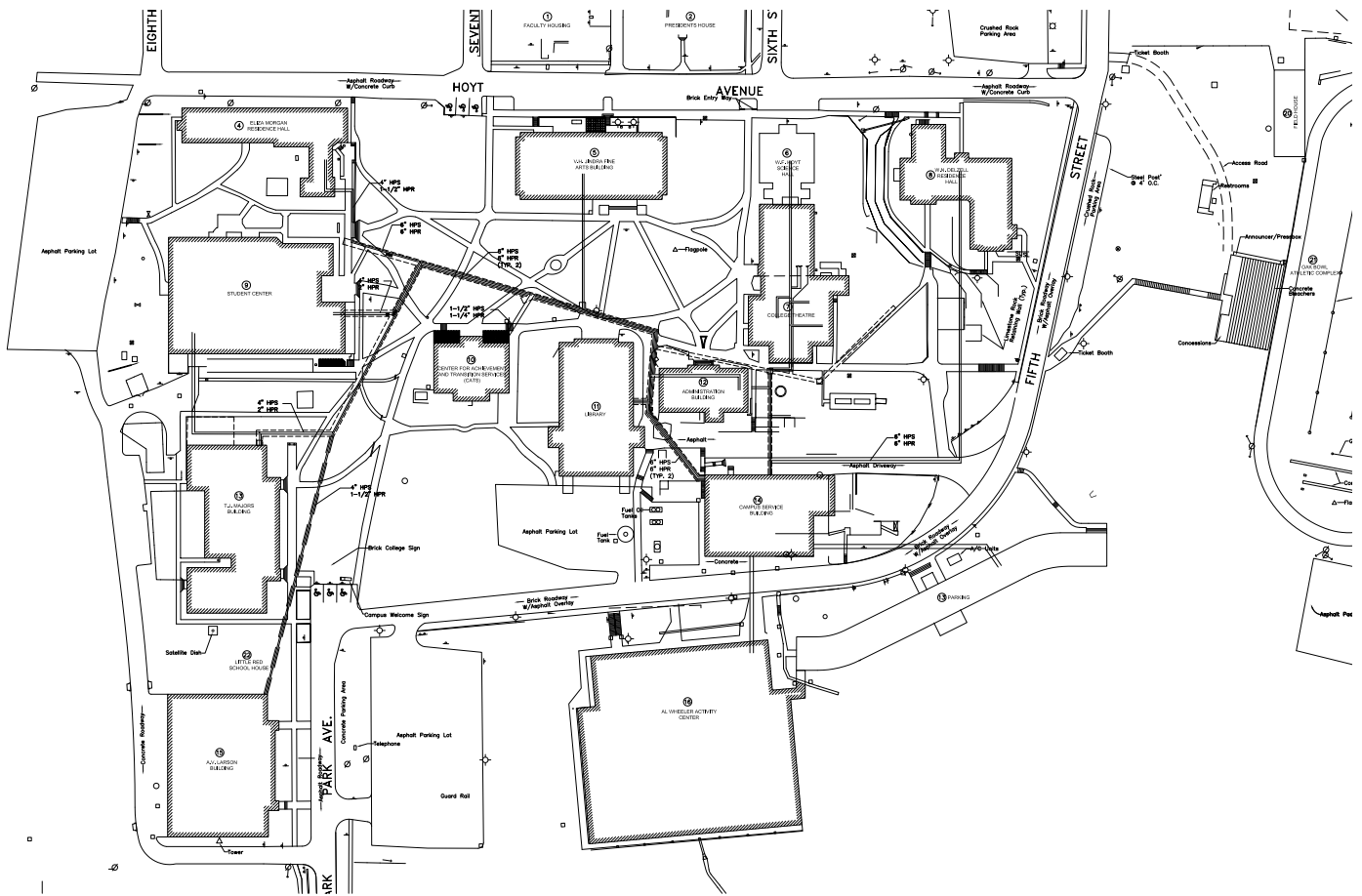
Analysis & Opportunities

Electrical Distribution

The campus has a 4160V primary distribution system that was upgraded around 1996. The primary distribution system is fed from an Omaha Public Power District (OPPD) substation located west of the Student Center. Campus owned medium voltage switchgear with primary metering at the OPPD substation location provides dual switching for the campus loop system. The upgrade included new pad-mounted transformers, pad-mounted switchgear, underground duct banks, manholes, pull boxes, and primary and secondary distribution conductors. The primary loop serves all main campus buildings and facilities as well as the field house.

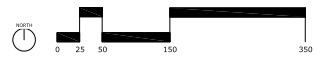
The campus primary distribution system has a capacity of 1.7 MVA. The highest peak demand on the existing primary system in the last three years was 1.2 MW which is approximately 1.3 MVA. The primary distribution system appears to be in good working order. The system has limited capacity for expansion. Any new extensions must be properly planned and designed to accommodate future campus growth. Future additions to the campus electrical system need to be coordinated with the local utility so their systems and equipment have adequate capacity.

Centennial Complex Residence Halls, President's House, Faculty Housing A & B, and Oak Hill Apartments are not included in the campus primary metered loop. Those residence facilities are fed from separate OPPD transformers and meters. There is one pad-mount transformer and meter at the Centennial Complex. The remaining facilities have separate services and meters for each residence.



MECHANICAL LEGEND

	STEAM S & R
	UTILITY TUNNEL
	RECOMMENDED FUTURE UTILITY TUNNEL
	RECOMMENDED STEAM PIPING TO BE REPLACED



Plan 12: Steam Site Plan

Site Lighting

The campus site lighting includes College owned pole mount fixtures and entry pillar fixtures. Some security lighting includes building mounted flood lighting. The site light fixtures use high intensity discharge lighting including high pressure sodium and metal halide.

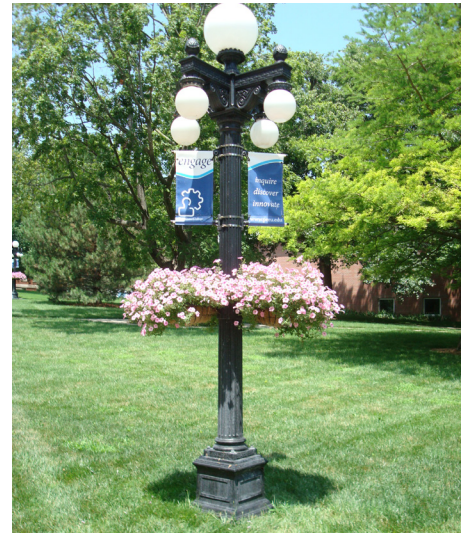
Steam

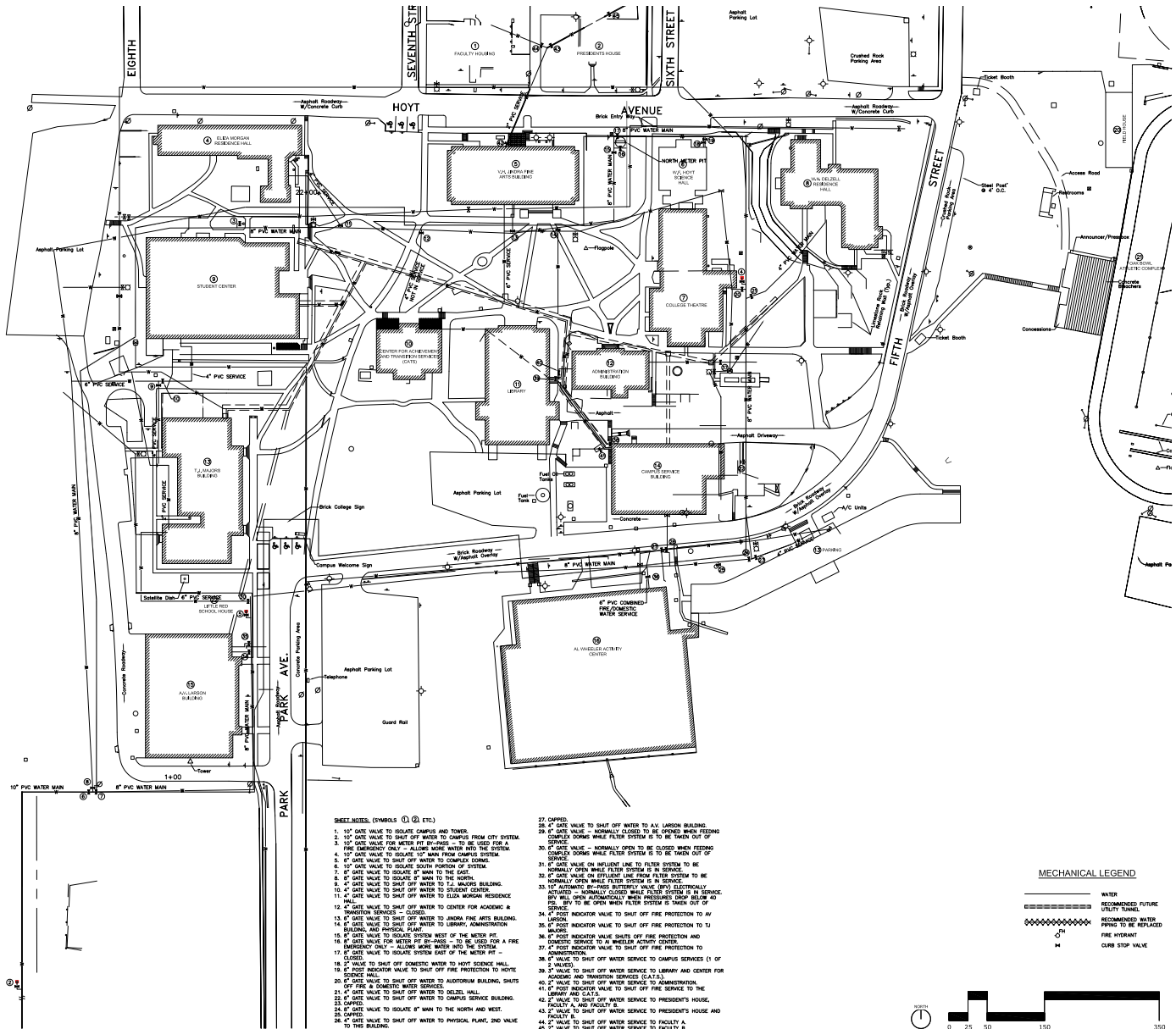
Steam for the campus is generated at the heating plant by three horizontal fire-tube natural-gas boilers. Two boilers are capable of producing 8,625lb/h of steam while a smaller third boiler produces 4,184lb/h. All three boilers are three-pass, 80% AFUE boilers intended to produce 100psi steam. These boilers were installed during a renovation in 2003. During the renovation, pressure reducing valve (PRV) stations at each building were replaced.

Campus steam and condensate piping is generally in good condition.

Chilled Water

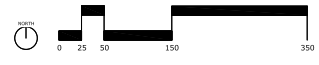
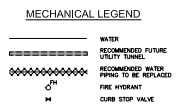
The heating plant does not have chilled water capability.





- SHEET NOTES (SYMBOLS ①, ②, ③, ETC.)**
1. 10" GATE VALVE TO ISOLATE CAMPUS AND TOWER.
 2. 10" GATE VALVE TO SHUT OFF WATER TO MAINS FROM CITY SYSTEM.
 3. 10" GATE VALVE FOR METER BY-PASS - TO BE USED FOR A FIRE EMERGENCY ONLY - ALLOW MORE WATER INTO THE SYSTEM.
 4. 10" GATE VALVE TO ISOLATE 10" MAIN FROM CAMPUS SYSTEM.
 5. 4" GATE VALVE TO SHUT OFF WATER TO COMPLEX DOMING.
 6. 10" GATE VALVE TO ISOLATE SOUTH PORTION OF SYSTEM.
 7. 4" GATE VALVE TO ISOLATE 8" MAIN TO THE EAST.
 8. 4" GATE VALVE TO ISOLATE 8" MAIN TO THE WEST.
 9. 4" GATE VALVE TO SHUT OFF WATER TO T.J. MAJORS BUILDING.
 10. 4" GATE VALVE TO SHUT OFF WATER TO STUDENT CENTER.
 11. 4" GATE VALVE TO SHUT OFF WATER TO ELIZA MORGAN RESIDENCE HALL.
 12. 4" GATE VALVE TO SHUT OFF WATER TO CENTER FOR ACADEMIC & PROFESSIONAL SERVICES - CLOSED.
 13. 4" GATE VALVE TO SHUT OFF WATER TO JORDAN FREE AREY BUILDING.
 14. 4" GATE VALVE TO SHUT OFF WATER TO LIBRARY, ADMINISTRATION BUILDING AND PHYSICAL PLANT.
 15. 4" GATE VALVE TO ISOLATE SYSTEM WEST OF THE METER PIT.
 16. 4" GATE VALVE FOR METER BY-PASS - TO BE USED FOR A FIRE EMERGENCY ONLY - ALLOW MORE WATER INTO THE SYSTEM.
 17. 4" GATE VALVE TO ISOLATE SYSTEM EAST OF THE METER PIT - CLOSED.
 18. 2" VALVE TO SHUT OFF DOMESTIC WATER TO HOYT SCIENCE HALL.
 19. 4" POST INDICATOR VALVE TO SHUT OFF FIRE PROTECTION TO HOYT SCIENCE HALL.
 20. 4" GATE VALVE TO SHUT OFF WATER TO AUDITORIUM BUILDING, SHUTS OFF FUTURE DOMESTIC WATER SERVICE.
 21. 4" GATE VALVE TO SHUT OFF WATER TO DIEZEL HALL.
 22. 4" GATE VALVE TO SHUT OFF WATER TO CHARGES SERVICE BUILDING.
 23. CHARGE.
 24. CHARGE.
 25. CHARGE.
 26. 4" GATE VALVE TO SHUT OFF WATER TO PHYSICAL PLANT, 2ND WAVE TO THIS BUILDING.

27. CHARGE.
28. 4" GATE VALVE TO SHUT OFF WATER TO LAVAN BUILDING.
29. 4" GATE VALVE - NORMALLY CLOSED TO BE OPENED WHEN FEEDING COMPLEX DOMING WHILE FILTER SYSTEM IS TO BE TAKEN OUT OF SERVICE.
30. 4" GATE VALVE - NORMALLY OPEN TO BE CLOSED WHEN FEEDING COMPLEX DOMING WHILE FILTER SYSTEM IS TO BE TAKEN OUT OF SERVICE.
31. 4" GATE VALVE ON W/VALVE LINE TO FILTER SYSTEM TO BE NORMALLY OPEN WHILE FILTER SYSTEM IS IN SERVICE.
32. 4" GATE VALVE ON BY-PASS LINE FROM FEED SYSTEM TO BE NORMALLY OPEN WHILE FILTER SYSTEM IS IN SERVICE.
33. 10" AUTOMATIC SHUTTING EXTENSIVE VALVE OPEN ELECTRICALLY ACTUATED - NORMALLY CLOSED WHILE FILTER SYSTEM IS IN SERVICE. WILL OPEN AUTOMATICALLY WHEN PRESSURE DROP BELOW 40 PSI. SHV TO BE OPEN WHEN FEED SYSTEM IS TAKEN OUT OF SERVICE.
34. 4" POST INDICATOR VALVE TO SHUT OFF FIRE PROTECTION TO T.J. MAJORS.
35. 4" POST INDICATOR VALVE TO SHUT OFF FIRE PROTECTION TO T.J. MAJORS.
36. 4" POST INDICATOR VALVE SHUTS OFF FIRE PROTECTION AND DOMESTIC SERVICE TO AN AREA ACTIVITY CENTER.
37. 4" POST INDICATOR VALVE TO SHUT OFF FIRE PROTECTION TO ADMINISTRATION.
38. 4" VALVE TO SHUT OFF WATER SERVICE TO CHARGES SERVICES (1 OF 2 VALVES).
39. 4" VALVE TO SHUT OFF WATER SERVICE TO LIBRARY AND CENTER FOR ACADEMIC AND PROFESSIONAL SERVICES (2 OF 2 VALVES).
40. 4" POST INDICATOR VALVE TO SHUT OFF FIRE SERVICE TO THE LIBRARY AND CENTER.
41. 4" POST INDICATOR VALVE TO SHUT OFF FIRE SERVICE TO THE LIBRARY AND CENTER.
42. 4" VALVE TO SHUT OFF WATER SERVICE TO PRESIDENT'S HOUSE, FACULTY A AND FACULTY B.
43. 4" VALVE TO SHUT OFF WATER SERVICE TO PRESIDENT'S HOUSE AND FACULTY B.
44. 4" VALVE TO SHUT OFF WATER SERVICE TO FACULTY A.
45. 4" VALVE TO SHUT OFF WATER SERVICE TO FACULTY B.



Plan I3: Domestic Water Site Plan

Domestic Water

The campus has its own internal looped water distribution system with an iron removal treatment system at the south end of the system near the City's water tower. The campus water system is connected to the City of Peru's water distribution system and metered at two locations, one connection is near the City's water tower, and one is at the north end of the campus. The connection at the north end of campus is normally closed and only used for emergency conditions.

The current ability of the City of Peru to deliver sufficient quantity of water to the campus is in question. In addition, there have been water quality issues in the past. The City of Peru has recently hired Auburn BPW to operate the water supply, treatment, and distribution system. Should the City of Peru's systems be repaired, the second water supply well and the water treatment plant be brought back to full capacity, the City of Peru can provide enough supply to meet PSC's current demands. Once the City of Peru's water supply and treatment systems have been repaired, the full capacity of the City's supply and treatment systems should be reevaluated to determine if they are sufficient for PSC's future water needs.

One option available to provide sufficient quantities of water to PSC could include construction of a separate water system to provide irrigation to the baseball field, football field, campus irrigation systems and future irrigation systems at the President's House, the Complex, and future sports fields which could include a soccer field. Water supplies in the vicinity of the City of Peru are typically of low quantity and quality. To further consider this option, it is necessary to conduct a study which would include a water well test hole program as well as evaluation of routing and sizing of an irrigation distribution system. Should water be available, a preliminary budget cost to provide design and construction of two wells and associated irrigation distribution piping to serve multiple irrigation systems (excluding the irrigation systems themselves) is \$210,000. This option would provide a solution in a relatively short time frame.

Other alternatives to providing sufficient quantity and quality of water to PSC could include participation in a regional water system or PSC implementing its own water supply, treatment, and storage. Both of these options are long term solutions that would take much time to implement.



Domestic Water *continued*

The regional water system is something that has been discussed for decades and as water issues in southeast Nebraska continue to be an issue, a regional water system becomes more likely. One current concept includes utilizing the City of Auburn as one of several water supply sources to the regional water system. In order to consider a regional water system, an entity will need to come forth as a sponsor. It is recommended that PSC along with the City of Peru, the City of Auburn, as well as nearby rural water systems and communities, meet to discuss the potential of implementing a regional water system.

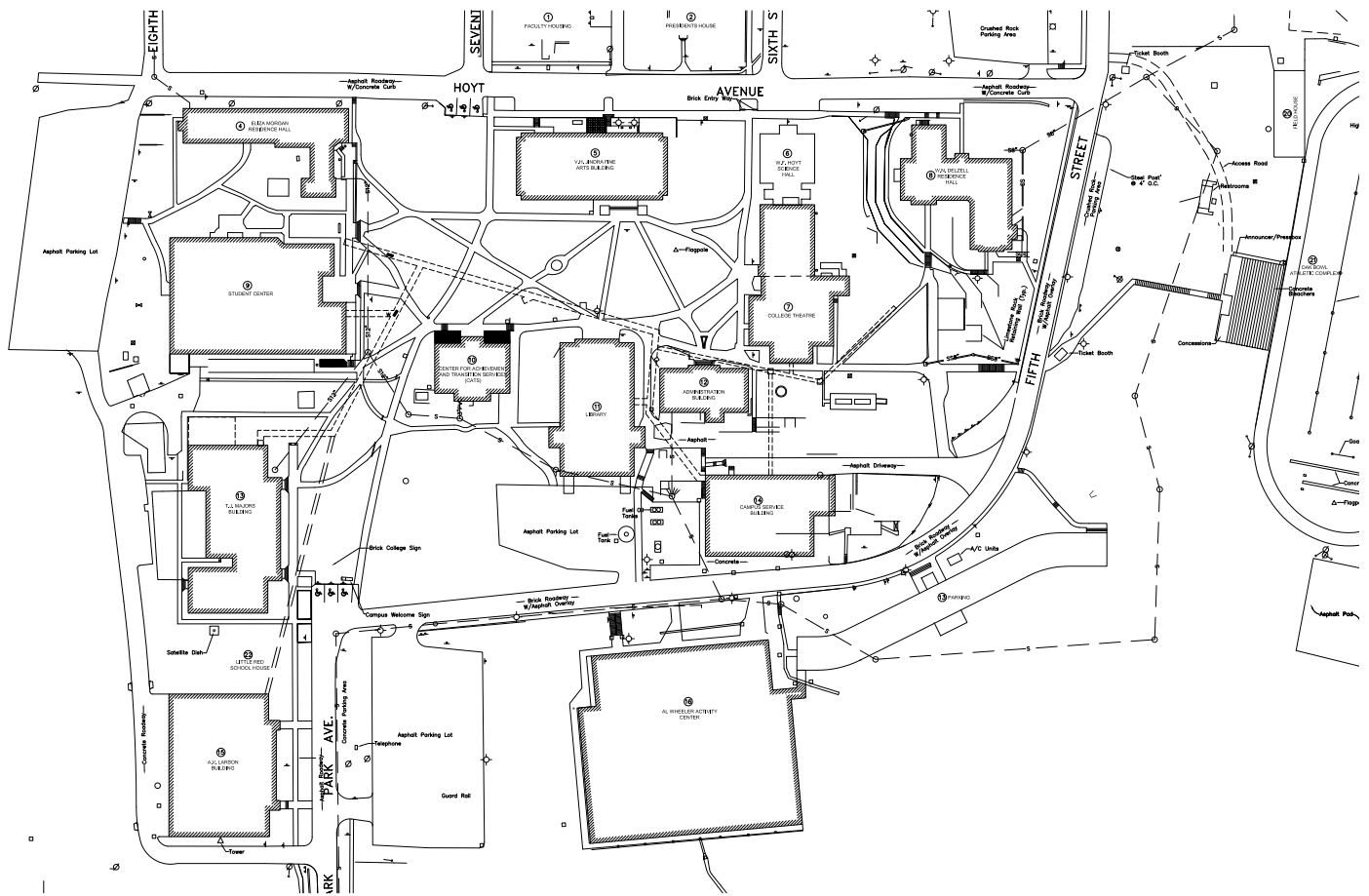
Prior to moving forward with any water supply improvements, it is our recommendation that PSC meet with the City of Peru to discuss the anticipated future water usage at PSC and the City's capacity to serve PSC. If it is determined that the City cannot meet future water needs, the City of Peru and PCS should determine what improvements (if any) can be made by the City to meet the future needs at PCS and/or if a regional water system should be considered as a long term solution.

Stormwater Management

The storm water systems on campus are operating satisfactorily.

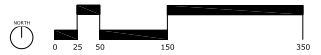
Sanitary Sewer

PSC's sanitary services are tied into the City of Peru's sanitary sewer collection system. The City of Peru has sewer collection and treatment capacity for current and future sanitary flows from PSC.

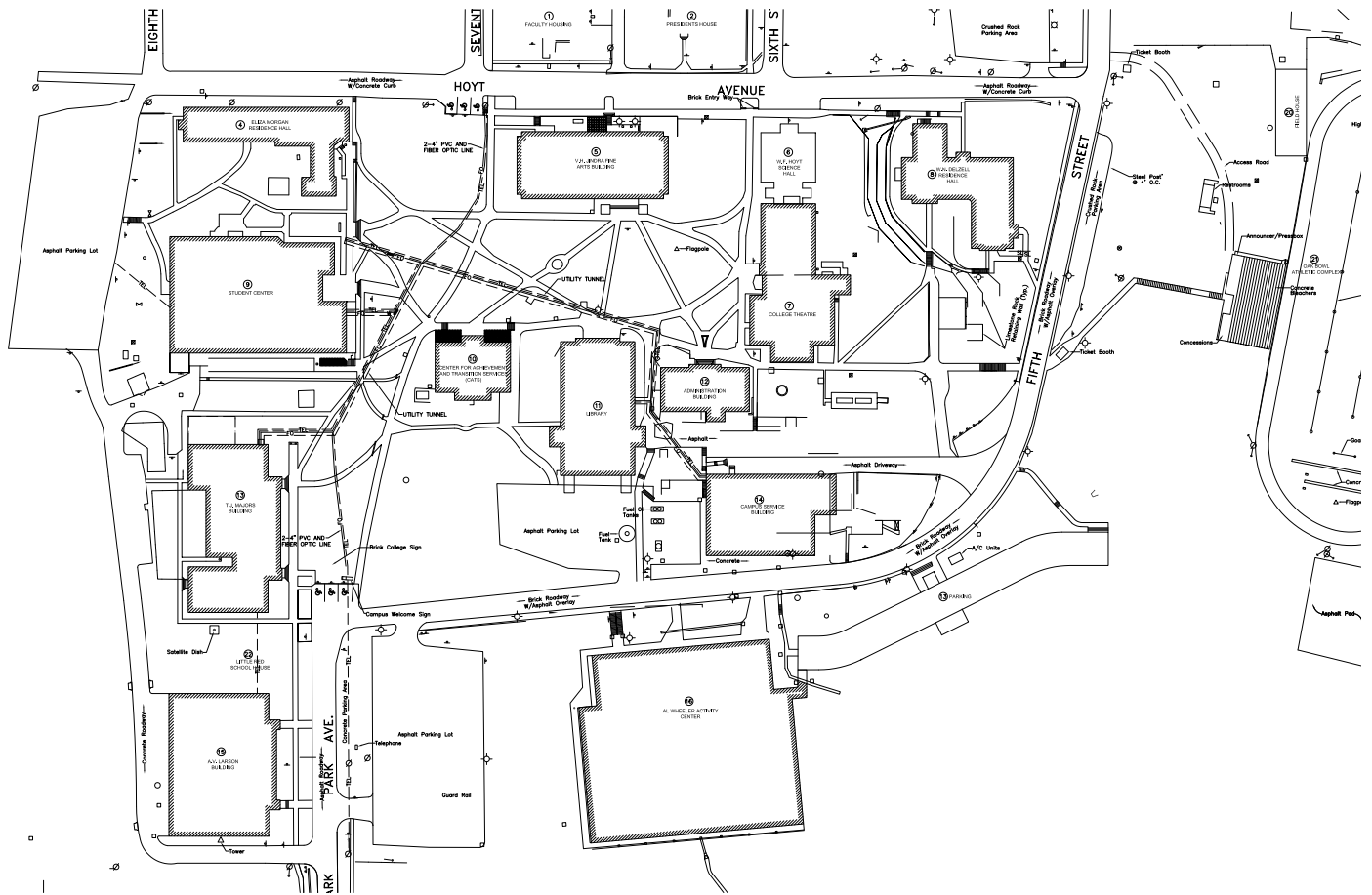


MECHANICAL LEGEND

--- S --- SANITARY SEWER

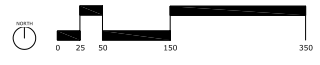


Plan 14: Sanitary Sewer Site Plan

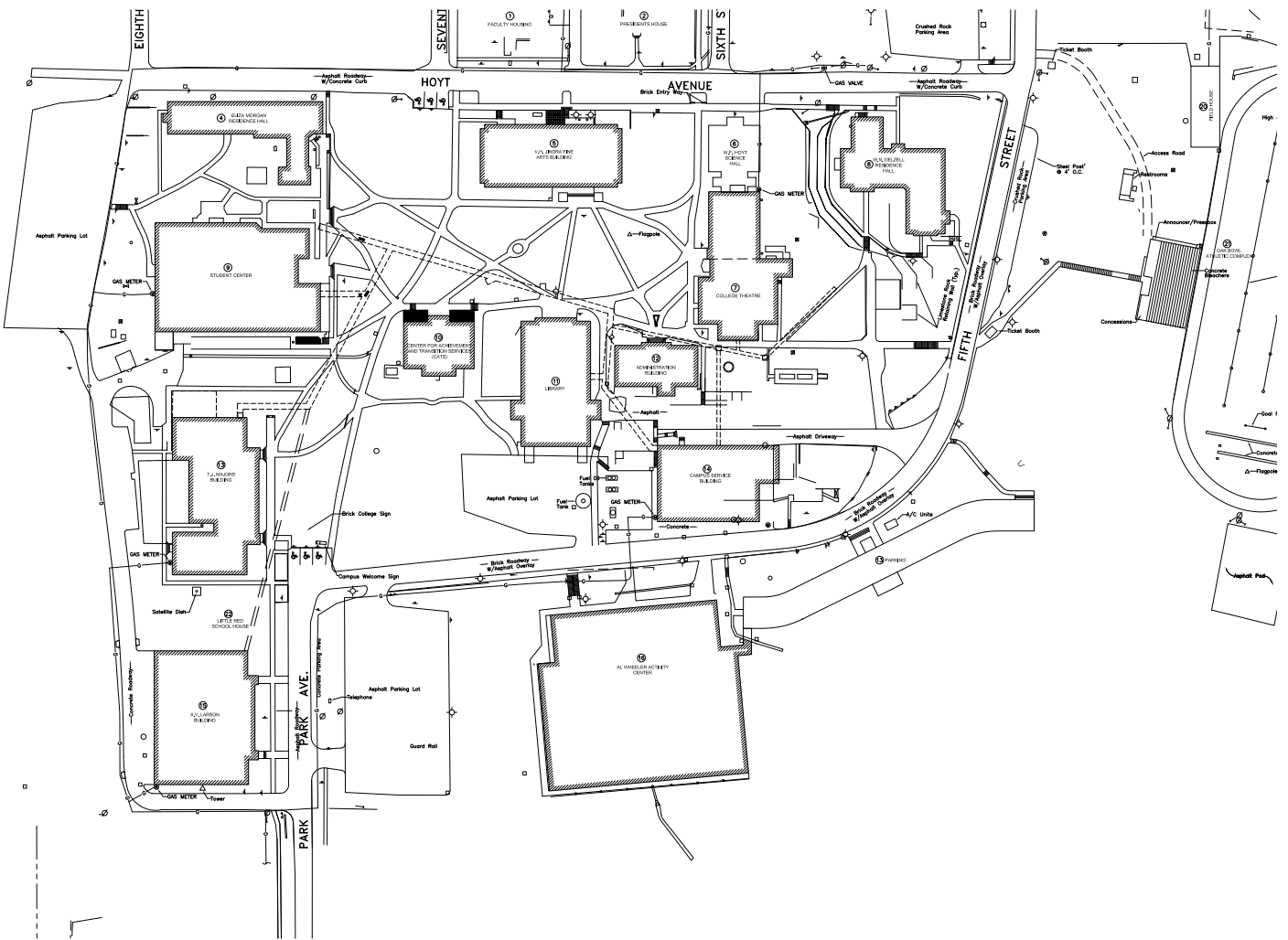


ELECTRICAL LEGEND

—●—	FIBER OPTIC LINE
- - - TEL - - -	TELEPHONE LINE
—■—■—■—	UTILITY TUNNEL

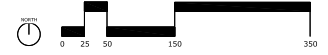


Plan 15: Fiber Optic Site Plan



MECHANICAL LEGEND

—○—	GAS LINE
—■—	GAS VALVE
—#—	GAS METER
—▬—	RECOMMENDED FUTURE UTILITY TUNNEL



Plan 16: Natural Gas Site Plan

Environmental/Sustainability

Observations

Sustainable campuses that demonstrate sound stewardship of resources create a high quality of life and sense of place. By implementing and showcasing best sustainable practices, a campus assumes a valuable educational, economical, and leadership role in the regional community. This starts at the administrative level – facilities, maintenance, custodial, purchasing, strategic planning and board-level policies. It involves setting design standards and policies for things like energy usage, designing to Green Building standards, setting energy efficiency standards and measuring results, exploring use of alternative energy sources, encouraging reuse and recycling of materials, managing hazardous materials, historic preservation, purchasing local sourcing, and more. Many of these practices are already be in place or under consideration on the PSC campus. Campus leadership has made high performance buildings and energy conservation a priority for many years. For campus sustainability to become more impactful, the campus should take advantage of educational opportunities and provide recognition to elevate campus-wide awareness of best practices. By exposing faculty, staff, students, parents, and the entire community to the importance of sustainability practices, the College's impact extends beyond the campus and the present generation.

A proactive step many institutions have taken is to develop a campus-wide Sustainability Plan which can address wide range of areas. It can help staff and administrative make decisions regarding the management of resources, selection of materials, allocation of funding, and purchase of supplies. It can engage the student body and instill in them a personal sustainability philosophy, core values, and life-long behaviors. It can provide them with the vocabulary and knowledge for civic discourse and continuing education beyond the classroom.

Recommendations



Peru State College should consider establishing a Sustainability Plan. The plan should attempt to: 1) define working terms to establish a shared vocabulary on campus; 2) clearly state the College's goals and priorities; 3) establish short-range, measurable objectives; 4) empower student organizations, faculty groups and interested community members to develop strategies and projects to further the objectives; and 5) commit administrative resources to manage the data, measure the results, and report progress through printed and social media.

To the right is general information that could help frame an initial draft of a sustainability plan.

Definition of Terms

“Sustainability meets the needs of the present without compromising the ability of future generations to meet their own needs.”

—*United Nations World Commission on Environment and Development.*

Possible Goals & Priorities:

To start developing a sustainability plan, Peru State College might identify which focus areas would have the greatest impact on campus and set goals in those areas. Each year additional goals can be set to broaden the areas of focus. Areas of focus may include the following:

- Meeting high performance building standards (e.g. Energy Star or LEED guidelines)
- Increasing energy independence
- Reducing carbon footprint / climate impact
- Improving air quality & reducing pollution
- Increasing reuse / recycling of materials
- Enhancing public health, fitness, & nutrition
- Reducing fuel consumption for transportation
- Enhancing parks, open space
- Reducing water use & increasing water quality
- Promoting historic preservation

Recommendations & Master Plan Concepts Project Sequencing & Priorities

This section contains a brief summary of the 2012 Master Plan improvements and recommendations for implementation. These projects and improvements are grouped according to building and facility ownership, i.e. State owned Facilities, Revenue Bond Facilities and other infrastructure improvements. These recommendations are presented to assist the institution in identifying funding and implementation strategies and are not listed in order of priority. It is recommended that Peru State College continue to work closely with the Nebraska State College System office to refine the list of recommendations and develop priorities for the proper funding and project sequencing as funding opportunities do change and flexibility is required by the campus for their implementation strategies.

Prior to project implementation, more definitive programming and cost verification will need to be completed to determine project impact, total project costs and scheduling.



State Owned Buildings

Administration Building - Miscellaneous Upgrades

Miscellaneous upgrades are scheduled for ADA door openers and other access enhancements

AI Wheeler Activity Center - No work anticipated

A. V. Larson Building - Upgrades

Upgrades to include exterior enclosure improvements such as window/door replacements, stoops/walks and approaches and interior system improvements including HVAC system upgrades, lighting upgrades and other renovations as programs needs change.

Campus Services Building - Renovate

Renovations to include screening of west and south facades, new windows/doors and potential exterior renovations to improve aesthetics of heating plant functions.

Center for Achievement and Transition Services (CATS) - Miscellaneous Upgrades

Miscellaneous upgrades include installation of a new roof and ADA entrance enhancements.

Library - Miscellaneous Upgrades

Miscellaneous upgrades scheduled include window replacement and some minor ADA access enhancements.

Little Red School House - Upgrades

Upgrades include accessible routes and potential HVAC/cooling system.

Oak Bowl Athletic Complex - Renovations/Additions/New Construction

Implement complete renovation of existing Stadium, football field, concessions, press box and fan amenities per recently updated and approved Oak Bowl Athletic Complex Program Statement. Upgrades to the existing Field House include tuck pointing and new roofing to stabilize the structure until funding is in place for the full renovation as proposed in the Oak Bowl Program Statement.

T. J. Majors Building - Renovation

Scope of renovations to include HVAC systems, electrical systems, Fire/Life Safety improvements, lighting and other energy conservation enhancements/improvements. Other renovations include exterior preservation measures, window replacements and tuck pointing, as well as interior renovations to enhance utilization and replace deteriorated floor, wall and ceiling finishes, outmoded equipment and furnishings.

Theater - Renovation and Addition

Scope of needed renovations include expansion to the existing lobby to accommodate pre-function activities along with much needed renovations to the interior of the theater plus new roofing and envelope upgrades. Improvements are also recommended to create an outdoor plaza to improve the area south and east of the building, connecting it with other campus commons enhancements.

V. H. Jindra Fine Arts Building - No work anticipated

W. F. Hoyt Science Building - Upgrades

Scope of work needed includes replacement of windows and upgrading of laboratories to meet needs of RHOP.

New Academic Building(s)

Develop Program Statement to define needs and programmatic criteria for new academic facility as needed and per NSCS requirements.





Revenue Bond Buildings

Centennial Complex Residence Halls - Renovations/Additions

Renovations to Centennial Complex should include exterior as well as some interior upgrades to systems and finishes. Exterior renovations would include tuck pointing, window replacement/enlargement, and roof replacements. Interior work should include improvements to aging systems such as HVAC and electrical systems, restrooms, plumbing, Electrical Distribution systems and equipment, Fire/Life safety improvements, ADA enhancements as well as upgrades to carpet, walls and lighting. Additional programmatic improvements should be considered to provide social spaces, lounges and additional student program spaces. This could include a new gateway structure on the north end of the Complex Plaza, designed as a common area for students to gather. It could also function as a small convenience store and security point at the entry of a gated courtyard, which would provide afterhours control if desired.



Eliza Morgan Residence Hall - Complete Renovations

Complete the renovations currently underway at Morgan Hall.

Faculty Housing - Renovations

Exterior renovations include new windows, roof replacement and outdoor terrace improvements/enhancements. Interior work would focus on system upgrades including restrooms/toilets/plumbing, HVAC and electrical systems, Fire/Life safety, ADA enhancements, carpeting, kitchen upgrades and furnishings.

J. F. Neal Hall - Remove

Remove the severely deteriorated Neal Hall and restore the site to enhance the adjacent arboretum.

Oak Hill Student Apartments - Remove

Remove the deteriorated Oak Hill Apartments and construct new apartments. See description of the project below.

New Faculty/Staff Apartments

Develop a Program Statement to fully define the project and then design and construct a new Faculty/Staff apartment complex in an apartment or suite style configuration at the Oak Hill Student Apartment site.

Student Center - Renovation/Addition

Renovation at the Student Center will be extensive including programmatic changes at the interior and exterior envelope renovations. The key ingredients include moving the dining room to the lower level and renovating/expanding the kitchen to include a new servery. The south walk-out courtyard would be expanded to accommodate the new dining facility as well as engage key outdoor spaces at this key crossroads of campus. The areas vacated by the existing dining would be renovated to accommodate much needed student programming/government functions and student lounges, recreation space and social/hangout areas. The meeting rooms at west side of the Student Center would be renovated and improvements should include a new south/east entrance plaza/entrance amenities, expanded/relocated bookstore as well as new delivery/dock area for kitchen/dining. Exterior renovations to include new windows, façade enhancements, and energy conservation measures.



W. N. Delzell Residence Hall - Renovate

Renovations to Delzell Hall include exterior envelope improvements as well as interior upgrades to systems and finishes. Exterior renovations would include window replacement, tuck pointing/masonry restoration and roof replacement. Interior work should include improvements to aging systems such as restrooms, plumbing, HVAC, electrical, Fire/Life safety improvements, ADA enhancements and new furniture as well as some programmatic modifications to provide additional semi-suites along with traditional room choices. The building renovations should also include exterior plaza enhancements for outdoor programming.



New Student Residence Suites

Develop a Program Statement to fully define the project and then design and construct a new student residence complex in an apartment or suite style configuration along Park Avenue.



Other Campus Improvements

New Entrance Road Improvements, Campus Entrance and associated work
Construct new campus entrance and road improvements along Park Avenue. This work would include regrading the hill as the road turns east and would incorporate a new drop-off/entrance feature, visitor parking, walks and all associated utilities, storm drainage, etc.

New West Campus Loop Road, New Parking/Access Road and associated work
Construct service road along west edge of campus (8th Street) to link Hoyt Street with Park Avenue. New road will accommodate new/improved parking lots to serve Morgan Hall and Student Center, pedestrian circulation to the campus and associated landscape enhancements. Design the road and parking area to accommodate service vehicles as well as emergency vehicles and pedestrian traffic.

Campus Way-finding/Signage System

Design and install a complete campus way-finding system that integrates a hierarchy of campus maps, directional signs, building signage and interpretive signage to enhance visitor's ability to navigate the campus and promotes brand of PSC.

Campus Entrance Monuments/Edge Improvements

Design and install monuments/markers to major/minor entrances to campus, to denote edge of PSC campus and to unify appearance of campus edges.

Renovate Campus Commons

Renovate Campus Commons including walkways to link the Commons with all portions of campus with historic core of campus. Construct additional "plazas" with pedestrian amenities such as benches, shade, etc to enhance socialization opportunities and to provide places for student/faculty and visitors to relax and enjoy the PSC campus environs.

Renovate Intramural Field

Renovate existing intramural field, install field turf and night lighting to extend hours of usage for student clubs.

New Parking/Concessions/Amenities at Baseball/Softball Fields

Renovate and expand the existing parking lot south of the Centennial Complex and provide new parking for students and for Baseball/Softball stadium patrons. Also construct new facility at/near entrance to ball fields to house concessions, batting practice facilities, patron restrooms and storage.



Extend Trail System/New Trails

Extend and improve existing trail/walk-way systems to engage all areas of campus and to accommodate increased usage by the PSC campus and Peru community.

IT/Fiber Network Condition Study

Conduct a study of the PSC Fiber Network to determine age/condition and to program future enhancements/upgrades necessary to accommodate the growing on-line campus community as well as connections to expanding campus. The existing campus Fiber Network links all main campus buildings, including the Centennial Complex, to main servers at the Administration Building. The existing system includes both single-mode and multi-mode fiber. The fiber optic cables are routed throughout the campus through the utility tunnels with extensions in underground conduit to Centennial Complex and Jindra Fine Arts. Future needs include upgrading the existing switches to 40GB and adding additional single-mode fiber for higher band widths. Existing fiber optic cables will need to be analyzed and tested for condition and conformance with current requirements.

Develop Campus Design Guidelines

Develop PSC Campus Design Guidelines to include building design standards as well as standardized outline specifications for key building/utility components and systems.

Water System Improvements

Construct a PSC owned and operated water supply, treatment, and storage system. Design and construct a potable water supply well, a water treatment plant to remove iron and manganese and a water storage facility sized to provide both domestic demands as well as fire demands. Explore the possibility of adding wells for the purpose of turf irrigation.



Energy Conservation Enhancements

Implement all Priority I energy conservation measures and recommendations from the recently completed energy audit as part of planned renovations listed above or separately. Coordinate enhancements closely if implemented prior to building renovation to avoid any un-necessary overlap.

The Priority I Energy Conservation Measures that were recommended in the energy audit are as follows:



Lighting Replacement

Replace all incandescent lighting with compact fluorescents and all incandescent exit lights with LED exit lights in the following buildings:

Centennial (all), Delzell, Faculty Housing, Oak Hill, Student Center.

Install Automatic Lighting Controls

Install automatic lighting controls in the following buildings:

Administration, AV Larson, Campus Services, CATS, Library, TJ Majors, Centennial (all), Delzell, Faculty Housing, Oak Hill, Student Center.

Variable Frequency Drives on Pumps

Install variable frequency drives at the following buildings: W.F. Hoyt Sciences (chilled water only), Delzell Hall, Oak Hill Student Apartments.

Variable Frequency Drives on Air Handling Units

Install variable frequency drives on air handling unit fans at the student center (currently under renovation).

New Thermostats

Install new thermostats with night setback capability in the following buildings: Delzell Hall, Centennial Hall: Clayburn Matthews, Centennial Hall: Davidson Palmer, Centennial Hall: Nicholas Pate.

Window Replacement

At the following buildings: AV Larson, Centennial Hall: Calyburn Matthews, Centennial Hall: Davidson Palmer, Centennial Hall: Nicholas Pate.

Heat Exchanger Insulation

Insulation on the heat exchangers in the following buildings: AV Larson, T.J. Majors, Eliza Morgan, Delzell Hall.

Campus Steam Supply

Install insulation on the steam control valves for the main distribution piping to each building on campus.

Student Center Kitchen Hood Operation

Install controls on the main cooking hood to allow for the hood to be operated manually. Current configuration runs year-round.



Project Budgets

The following project budgets shown are probable costs based upon preliminary analysis presented in this Master Plan. The budget estimates include construction costs and overhead/profit for the year 2012. Further programming is required and is recommended for each project to provide a more detailed and accurate statement of probable costs as well as impact upon existing facilities and project schedule.

Table 5: Preliminary Project Budgets
State Owned Facilities

Building Name	Project Cost
A.V. Larson Building Upgrades	\$1,153,152
Administration Building - Upgrades	\$15,444
Al Wheeler Activity Center - No work	\$-
Campus Services & Utility Plant - Renovations	\$605,002
Center for Achievement & Transition Services (CATS) - Upgrades	\$ 373,732
Library (Old Gymnasium) - Upgrades	\$44,880
Little Red Schoolhouse - Upgrades	\$23,100
Oak Bowl Athletic Complex - Additions/Renovations (including Field House)	\$16,238,506
T.J. Majors - Renovation/Upgrade	\$4,654,241
Theatre - Upgrades/Renovation/Addition	\$1,757,217
V.H. Jindra Fine Arts Building - No work	\$ -
W.F. Hoyt Science Building - Window Replacement	\$500,000
New Academic Building Program Statement	\$50,000

Revenue Bond Projects

Building Name	Project Cost
Centennial Complex - Renovation	\$8,093,369
Faculty Housing Units A&B - Renovations	\$470,903
Neal Hall - Remove	\$112,372
Oak Hill Housing Complex - Remove	\$88,440
Student Center - Renovate	\$7,516,344
W. N. Delzell Hall - Renovate	\$4,670,820
New Suite Style Student Residence Hall	\$5,781,600
New Faculty/Staff Apartments	\$3,755,895

Table 5: Preliminary Project Budgets (Continued)
Other Campus Improvements

Building Name	Project Cost
New Campus Entrance Road Improvements, Campus Entrance, Parking & assoc work	\$3,104,640
New West Campus Loop Roads , Parking Lots and associated work	\$1,717,320
Campus Way-finding/Signage System (design/construction)	\$125,400
Campus Entrance Monuments & Edge Improvements	\$1,023,000
Renovate Campus Commons	\$778,800
Renovate Intramural Fields	\$1,766,820
New Parking/Concessions/Amenities at Baseball/Softball Fields	\$1,491,534
Extend Trail System/New Trails	\$205,920
IT/Fiber Network Condition Study	\$35,000
Develop Campus Design Guidelines	\$35,000
Water System Enhancements	\$2,494,800
Energy Conservation Enhancements	\$ 184,800

2012 Preferred Master Plan Concept

The Peru State College Master Plan concept is centered on one primary idea – the enhancement of circulation around campus and the creation of an enhanced entry point to campus.

The Master Plan calls for major modifications to the roads that surround campus. It calls for re-grading and re-aligning of Park Avenue and Fifth Street to correct a dangerous corner and provide a new opportunity to develop the main campus entry. In conjunction with the road improvements, the Master Plan calls for cleaning up the parking lot on the west side of Campus Services Building, adding screening, and providing new parking for visitors near the campus entry. On the west side of campus, the Master Plan calls for Eighth Street to become a campus street and relocating parking adjacent to campus buildings rather than being separated from parking by a city street. These improvements will involve improved drop-off/drop-off areas and service/delivery areas which will make the campus safer for pedestrians and motorists and more attractive.

On the east side of campus, the Master Plan calls for an enhanced area around the Theatre and attractive linkage to Oak Bowl. It calls for implementation of the approved Oak Bowl Program Statement and possible acquisition of the former elementary school currently owned by the Nebraska Public Power District for use as a training center. If this property is acquired, it could increase options for enhancing the area of the football field, intramural field, and Field House.



On the far east side of the campus, the Master Plan calls for the removal and replacement of Oak Hill Family Housing. It also calls for expansion of campus Theatre lobby to create space that can also be used as gathering space in conjunction with events at Oak Bowl or on the plaza east of Administration. These improvements will transform this area into a “lantern on the hill” and create a sense of place in a key visitor location.

At the campus core, the Master Plan identifies two potential future building sites, one on the north side of the Campus Quad between Eliza Morgan Hall and Jindra Hall, and the other on the south side of CATS.

The Master Plan calls for reorganization and renovation of the Student Center to improve function, visibility and to appeal to the contemporary student. Recommended improvements include a new dining room and server on the lower level and expansion of activity spaces on the first floor at the southeast corner. The expanded Student Center will overlook the Quad and act as an “anchoring hinge” between the south wing of campus and the east wing of campus, providing a line of visibility across the Quad and down Park Avenue. The Master Plan envisions a transparent “beacon of light” that can be seen from a distance as one approaches the campus.

On the north side of campus, the Master Plan calls for improved student housing, including renovation of Delzell Hall and renovation of the Faculty Housing Units north of Hoyt Street. Other recommended enhancements include the addition of a plaza and fire pit south of Eliza Morgan Hall.

On the south side of campus, the Master Plan calls for screening the Campus Services Building, possibly by adding wall-climbing vines and trees. The plan also calls for development new low-density student housing, such as townhouses, along Park Avenue when additional property can be acquired in the future, and the incorporation of a pedestrian trail to connect the Centennial Complex with the campus core. This area could also incorporate opportunities for informal recreation such as sand volleyball and Frisbee golf. Neal Park, on the other side of Park Avenue should also be enhanced as a recreational resource for PSC.

At the Centennial Complex, the Master Plan calls for a new gateway building to create space for students to socialize and to create a gated courtyard for afterhours control if desired. The Master Plan calls for removal of Neal Hall and the construction of new Baseball/Softball support facilities, including restrooms, ticket window, equipment storage, and batting cages with a drop off plaza.

Parking capacity, as proposed in this Master Plan Concept is increased approximately 21%, from an existing count of 824 to 1,000 parking stalls.

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Appendix A

Facilities Inventory

PERU STATE COLLEGE BUILDING INVENTORY			
Building Name	Total SF	Date Built	Dates renovated/upgraded
REVENUE-BOND BUILDINGS			
Student Center	35,160	1961	1965, 1986 additions; 1992 renovation
Centennial Complex	62,172	1967	1994, 1998 upgrades
Neal Hall	5,513	1967	
Delzell Hall	34,135	1939	
Faculty Housing Units A&B	5,759	1956	
Eliza Morgan Hall	32,929	1929	2004, 2012 renovation
Oak Hill Housing Complex	8,565	1956	
REVENUE-BOND BUILDINGS GSF	184,233		
STATE-OWNED BUILDINGS			
Administration Building	18,909	1911	1967 renovation; 1998 upgrades; 2005 renovation
Library (Old Gymnasium)	31,661	1915	1921, 1928, 1949 renovations; 2004 renovation
Theatre	13,775	1922	1969 remodel; 2000-2012 upgrades
T.J. Majors	48,476	1916	1987 renovation; 2000 upgrades
V.H. Jindra Fine Arts Building	25,434	1966	2011 renovation
W.F. Hoyt Science Building	15,976	1930	1970, 1974, 2001 renovation
A.V. Larson Building	27,300	1960	
Center for Achievement & Transition Services (CATS)	16,936	1905	1911 addition; 1962, 1978, 2004 renovations
Oak Bowl		1955, 1901	locker rooms added 1968; 1982, 1999 upgrades
Field House	4,810	1966	1986 renovation; 1999 upgrades
Al Wheeler Activity Center	49,360	1980	2008, 2011 renovation and addition
Campus Services & Utility Plant	19,989	1907	2002 addition & renovation
Little Red Schoolhouse	600		2000 upgrades
President's Home	3,483	1892	
STATE-OWNED BUILDINGS GSF	277,276		

Appendix B

Campus-Wide Energy Audit Report: Executive Summary

In 2011-2012 Olsson Associates conducted an energy audit for 19 buildings at Peru State College. The purpose of this audit was to evaluate each building and identify energy improvement projects.

After reviewing existing building plans and utility bills a walk-thru of each building was completed. The result of this preliminary work resulted in a list of potential energy saving projects. Yearly energy savings, estimated construction cost, and simple payback were then evaluated for each potential project. Based on payback each potential project was given a priority with 1 being the highest.

Recommendations range from incandescent light replacement to variable frequency drives on pumps and fans.