

## **Exhibit A**

### **IUP, Indiana Campus Long-Range Facilities Master Plan Update**

#### **Executive Summary**

##### **Purpose:**

The IUP Long-Range Facilities Master Plan (LRFMP) Update, as developed by SmithGroup, provides guidance for the physical development of the Indiana campus. The LRFMP Update is a long-range planning document that engages leadership, decision-makers, students, and the campus community in identifying and prioritizing campus physical improvements. Ultimately, the plan will improve how IUP is using its current space and make recommendations on right-sizing the campus footprint. The Long-Range Facilities Master Plan timeline includes phasing, timing, and sequencing of the projects that vary in timeline from 0-10+ years and beyond.

##### **Plan Goals:**

1. IUP's Academic Future – To enrich the academic environment through strategic programming moves and building renovations and plan for the College of Osteopathic Medicine.
2. Right-Sizing Campus – To identify opportunities to increase efficiency and optimal utilization of existing space across campus.
3. Campus Community – To improve facilities for Housing, Dining, Student Organizations, Recreation and Athletics.
4. Moving Around Campus – To provide safe pedestrian routes and a green space network across campus.
5. Student Success and Wellbeing – To elevate the student experience by creating a one-stop, student-focused precinct for a student welcome center, admissions, student success and life design facilities.
6. Campus and the Borough – To create welcoming campus edges and explore partnerships and alumni/donor engagement opportunities.

##### **Collaborative Ten-Month Process:**

1. Outreach and Engagement to university and local community constituencies, Campus Pop-ups, Open Forums, and Focus Groups.
2. MapMyIUP Survey, with 1,158 participants.
3. Data Collection, including Facility Database, Gordian Reports, 25Live Scheduling, System Space Database, and other reports.

##### **Campus Vision – Key Themes:**

- Promotes shared use of resources and fosters interdisciplinarity.
- Outlines the New College of Osteopathic Medicine: Renovation + Addition of Johnson Hall.
- Relocates the College of Health and Human Services Cluster North of Oakland Avenue, renovating Johnson, Uhler, and Stright Halls.
- Creates a One-Stop Precinct for Student Success, renovating Crimson Café, Clark Hall, and Stapleton and Stabley Libraries.
- Proposes a new "Campus Front Door" highlighting the Extended Oak Grove, new College of Osteopathic Medicine & Health Cluster, and improved connection to downtown.

- Creates a New Active Green Space (West Lawn) at the site of Foster and Davis Halls.
- Identify buildings that could be taken off-line and demolished, therefore, reducing campus physical footprint.

### **Outcomes:**

1. Selection of a three-building cluster north of Oakland Avenue including Uhler, Johnson, and Stright Halls for location of the new College of Osteopathic Medicine and Related Allied Health Programs.
2. Effective incorporation of planned academic restructuring into development of the plan for programming moves and consolidation of college activities to promote interdisciplinarity.
3. Right-sizing campus, space efficiency and optimal utilization, building demolition. Space reduction of 158,588 Assignable Square Feet (ASF) of campus space through recommended building demolitions.
4. More green space, and recreational area – Expansion of the Oak Grove.
5. Student Success and visitor one-stop precinct including expanded use and renovations of Crimson Café, Clark Hall and Stapleton and Stabley Libraries.
6. New Campus “Front Door” destination for visitors.
7. Improve pedestrian experience across campus.
8. Create a gateway from campus to downtown.

### **Space Analysis, Buildings Recommended for Demolition:**

IUP Indiana Campus in 2024 will have a surplus of 508,000 square feet of space. To optimize efficiency across campus including square footage reduction, all buildings were evaluated on the following criteria: Building age, building condition, anticipated system renovation cost, current building use compared to space demand, and adaptability potential for different uses. Buildings determined to be deficient in multiple criteria are recommended for demolition. Based on the foregoing criteria, four buildings were recommended for demolition resulting in a projected 158,588 ASF reduction of campus space. The decision to implement each recommendation will require future approval by the Council of Trustees and, in some cases, the Pennsylvania State System of Higher Education Board of Governors.

Davis Hall - 47,312 ASF, was constructed in 1969, according to the PASSHE Building Inventory, Davis is listed as a demolition candidate due to not being cost effective to remodel. The configuration of the building creates awkward interior spaces. It needs costly repairs, and these repairs will not create a long-term building capable of supporting the mission and vision of IUP.

Elkin Hall – 45,250 ASF, was constructed in 1964, according to the PASSHE Building Inventory, Elkin is listed as “Remodel C” meaning that a significant remodel, and building infrastructure upgrade is needed. The building is currently vacant except for the Multicultural Student Leadership and Engagement (MCSLE), which would be relocated to Folger or another suitable location to be more proximate to students and selected in consultation with key stakeholders. Elkin was originally built as a residence hall, and the building dimensions cannot support modern research and instructional spaces.

Whitmyre Hall – 40,253 ASF, was constructed in 1952, according to the PASSHE Building Inventory, Whitmyre is listed as “Remodel C” meaning that a significant remodel, and building infrastructure upgrade is needed. A cosmetic renovation was completed in 2019 but no building systems (HVAC, Electrical, etc.) were replaced. The building dimensions will not support modern educational spaces. The building currently houses some of the Nursing program and Honors

College. However, both functions would be relocated to another location that would be renovated, in consultation with key stakeholders, for their program needs.

Ackerman Hall – 25,773 ASF, was constructed in 1964, according to the PASSHE Building Inventory, Ackerman is listed as “Remodel C” meaning that a significant remodel, and building infrastructure upgrade is needed. The hospitality kitchen in Ackerman requires major renovation. Relocating the kitchen and dining room will allow IUP to renovate the equipment and support the campuswide goal of reducing square footage.

For all the above buildings identified as demolition candidates, interim steps will be identified in a phased approach to prepare for demolition. Demolition project phasing will include but not be limited to development of appropriate timelines and sequencing for vacating and relocation of impacted programs and activities, identification of temporary swing space, renovation of proposed new spaces for the programs and activities, and vacating/mothballing the impacted buildings for cost savings in anticipation of the proposed demolition.

### **Sequenced Project Outlook:**

#### **Phase 1: 0-5 Years**

- Develop planning, steps, and timeline for identified buildings to be demolished and funding plan submittal for DGS funding for these projects.
- Planning for Relocation of Indi-Kids Daycare and other building occupants to Stouffer Hall, Eberly College of Business and Sprowls Hall to empty/mothball Davis Hall. Renovate as needed.
- Demolition of Davis Hall.
- Planning for relocation and minor renovation of spaces within Clark Hall for Graduate and Undergraduate Admissions.
- Move departments from Stright Hall to Clark Hall, Leonard Hall, and Sutton Hall. Modify spaces, if necessary.
- Move Safety Sciences from Johnson Hall to Kopchick and Sprowls Halls; modify spaces, as needed.
- Johnson Hall Addition and Renovation – New Location for College of Osteopathic Medicine.
- Uhler and Stright Halls Renovated for Allied Health Cluster.
- Renovate Folger Hall space for MCSLE, empty/mothball Elkin Hall.
- Development of a One-Stop Precinct for Student Success and Visitor Services, including a new Welcome Center in the Crimson Café, expanded use and renovations of Clark Hall and Stapleton and Stabley Libraries. Identify a holistic plan for Stapleton and Stabley including what aspects could be done in first phase versus second phase.
- Restroom and Storage facility near the Tennis Courts and Hoodlebug Trail.

#### **Phase 2: 6-9 Years and beyond**

- Development of New West Lawn and amphitheater.
- Demolition of Elkin Hall, expansion of the Oak Grove.
- Plan for and renovate residential housing building space for the unique requirements of the Honors College, emptying Whitmyre Hall.
- Demolition of Whitmyre, expanding the Oak Grove and creating a gateway to downtown.
- Plan for a new Hospitality Kitchen and dining space in Eberly College of Business or Stephenson Hall emptying out Ackerman Hall.
- Demolition of Ackerman Hall.
- Grant Street Park Completion.

- Comprehensive Library renovation.
- Crimson Café renovation for Welcome Center (this could be phase one or two).
- Continuing progress on the Confluence Discovery Park.
- Additional Athletic field, and Soccer field turf.

These recommendations as proposed by SmithGroup within their January 31, 2024, submission to the IUP Council of Trustees were reviewed and recommended by the LRFMP executive steering committee and the IUP administration and meet the goals set forth by the university for the requested Long-Range Facilities Master Plan Update for the Indiana Campus.