

Lake Superior State University FACILITIES MASTER PLAN



LAKE SUPERIOR
STATE UNIVERSITY

2027-2031

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SECTION I: MISSION STATEMENT

Mission Statement

The mission of Lake Superior State University is to equip our graduates with the knowledge, practical skills and inner strength to craft a life of meaningful employment, personal fulfillment, and generosity of self within an inclusive atmosphere, all while enhancing the quality of life of the Great Lakes region and the world.

Vision Statement

We believe in an innovation-driven, transformative education for all. We identify potential, enable success, drive social mobility, and develop students into professionally prepared graduates who excel locally, nationally and globally.

To fulfill this mission and vision, LSSU models its actions and operations on five Core Values:

- **Excellence in Teaching and Learning:**
Student learning is our first priority and focuses on providing student/faculty interaction, learning, and research in current, relevant programs.
- **Opportunity:**
Students have a wide range of opportunities to grow academically, professionally, culturally and socially. Opportunities are provided via work-study assignments, student organizations, internships, community outreach and leadership.
- **Diversity:**
Students experience a campus community environment that is inclusive and welcoming.
- **Ethics and Values:**
The University promotes an environment that values freedom of expression, the pursuit of truth, honesty, openness, and courteous behavior where everyone is treated with respect.
- **Stewardship:**
LSSU provides a framework in which to leave the university and region financially and environmentally sound for future generations of LSSU students, alumni, and friends.

SECTION II: INSTRUCTIONAL PROGRAMMING

A. CURRENT ACADEMIC PROGRAMS AND PROJECT CHANGES

Lake Superior State University offers the following degree programs. Programs range from professional to liberal studies and include areas such as Fine Arts, Engineering, Political Science, Nursing, Cannabis, Criminal Justice, and a wide range of sciences. A number of pre-professional degrees are also offered.

ACADEMIC PROGRAMS

Master's Degree Programs

- Business Administration, MBA

Post Baccalaureate Certificate

- Rural Nurse Residency

Bachelor Degree Programs:

- Accounting, Bachelor of Science
- Biochemistry Pre-professional, Bachelor of Science
- Biology, Bachelor of Science
- Business Administration, Bachelor of Science
- Business Administration, Entrepreneurship, Bachelor of Science
- Business Administration, International Business, Bachelor of Science
- Business Administration, Management, Bachelor of Science
- Business Administration, Marketing, Bachelor of Science
- Cannabis Business, Bachelor of Science
- Cannabis Chemistry, Bachelor of Science
- Chemistry, Bachelor of Science
- Computer Engineering, Bachelor of Science
- Computer Networking, Bachelor of Science
- Computer Science, Bachelor of Science
- Conservation Biology, Bachelor of Science
- Creative Writing, Bachelor of Arts
- Criminal Justice, Bachelor of Science
- Data Science, Bachelor of Science
- Early Childhood Education, Bachelor of Science
- Electrical Engineering Technology, Bachelor of Science
- Electrical Engineering, Bachelor of Science
- Elementary Education-Special Education, Bachelor of Science
- Emergency Management, Bachelor of Science
- English Language and Literature, Bachelor of Arts
- English Language Arts Teaching, Bachelor of Arts
- Environmental Science, Bachelor of Science
- Finance and Economics, Bachelor of Science
- Fire Science - Generalist Non-Certification, Bachelor of Science
- Fire Science - Generalist, Bachelor of Science
- Fisheries and Wildlife Management, Bachelor of Science
- Forensic Chemistry, Bachelor of Science
- General Studies, Bachelor of Arts/Science
- Geology, Bachelor of Science

- Individualized Studies, Bachelor of Arts/Science
- Integrated Science, Bachelor of Science
- Kinesiology, Bachelor of Science
- Language Arts, Bachelor of Arts
- Manufacturing Engineering Technology, Bachelor of Science
- Mathematics, Bachelor of Science
- Mechanical Engineering, Bachelor of Science
- Mechatronics, Bachelor of Science
- Nursing, Bachelor of Science
- Outdoor Recreation and Leadership, Bachelor of Science
- Political Science, Bachelor of Arts/Science
- Pre-Medical, Bachelor of Science
- Pre-Pharmacy Transfer Program
- Pre-Veterinary, Bachelor of Science
- Psychology, Bachelor of Arts/Science
- Robotics Engineering, Bachelor of Science
- Secondary Education, Bachelor of Arts/Science
- Social Science, Bachelor of Arts/Science
- Teacher Education, Bachelor of Science

Associate Degree Programs:

- Aquaponics Entrepreneurship, Associate
- Cannabis Science, Associate
- Chemistry, Associate
- Computer Networking, Associate
- Computer Science, Associate
- Criminal Justice-Corrections, Associate
- Criminal Justice-Homeland Security, Associate
- Criminal Justice-Law Enforcement, Associate
- Early Childhood Education, Associate
- Electrical Engineering Technology, Associate
- Emergency Management, Associate
- Fire Science, Associate
- General Engineering Technology, Associate
- General Engineering, Associate
- General Studies, Associate
- Geospatial Technology, Associate
- Health/Fitness Specialist, Associate
- Liberal Arts, Associate of Arts
- Manufacturing Engineering Technology, Associate
- Mechatronics, Associate
- Natural Resources Technology, Associate
- Paramedic Technology, Associate of Applied Science
- Pre-Professional Sciences, Associate
- Small Business Administration, Associate
- Social Work, Associate
- Substance Abuse Prevention and Treatment, Associate
- Technical Accounting, Associate

Certificate Programs:

- Acting
- Business Entrepreneurship
- Business Fundamentals
- Cannabis Health
- Cannabis Production
- E-Marketing
- Emergency Management
- Geographic Information Systems
- International Business
- International Studies
- MCOLES
- Microscopy and Microanalysis
- Paramedic Training
- Social Emotional Learning
- Space Mission and Operations

Academic Programs: Planning for the Future

Lake Superior State University plans to continue developing new and innovative academic programs that will support emerging job market trends on regional, state, and national levels. These programs will build upon existing strong existing academic programs and their associated facilities at LSSU. Current plans are outlined under each College summary below.

As Lake Superior State University plans for the future, the university has identified several academic programs that are well positioned for growth and expansion to support emerging job market trends. A Capital Outlay project is proposed to construct a new wing addition for LSSU's Center for Applied Science and Engineering Technology. The main floor of the new wing will house a fully updated state-of-the-art Robotics Lab and a cutting-edge Engineering Design Center, allowing LSSU to increase enrollment in successful engineering programs that prepare students for 21st century high demand engineering careers. The second floor of the new wing will house the university's highly successful first-responder programs, providing active learning spaces with advanced equipment optimally designed to appropriately train 21st century first responders in the high demand fields of law enforcement, fire science, and emergency medical response. In addition to the new wing, the Capital Outlay project will revitalize the existing CASET structure, including remediation of structural problems such as a weakening foundation, a priority need for plumbing, electrical, and technology repairs due to aging, and insufficient ADA compliant access throughout the building. It will also provide updated hands-on learning spaces for the School of Computer Science and Mathematics, the School of Criminal Justice, Fire Science, and Emergency Services, and the School of Engineering and Technology.

In addition to the Capital Outlay Project, Academic Affairs continues to evaluate existing programs to ensure that they meet market needs and attract new demographics. One of the biggest initiatives this year was the addition of a location at the Chippewa Correctional Facility. The initial program attracted a full cohort of twenty students with another twenty students on the waiting list. Programs like this look promising. LSSU is pursuing approval from the Michigan Department of Corrections and the Higher Learning Commission to offer other programs in the prison education program.

Academic Affairs is also piloting an outreach and recruitment program this year. One faculty in each school was identified as an Outreach and Recruitment Coordinator. The goal of this program is to recruit students, build academic collaborations with Admissions, and serve as an incubator for new ideas.

Each coordinator has been charged with:

- The development of outreach programming, including a minimum of one Charter School visit per semester,
- The development of transfer pathways,
- The enhancement of marketing and communication in the School,
- The development of web content and recruitment materials in collaboration with LSSU's Marketing Department,

- Collaboration with Admissions on ways to enhance the campus visit experiences of prospective students who are interested in your fields, and
- Participation in meetings 1-2 times per semester with the Dean of Enrollment Management to discuss strategies and provide updates.

The LSSU Marketing department continues to work closely with academics to promote academic programs. An updated website was launched in fall of 2024. A production project began in September 2024 that will result in new videos and images for the new website for each of the academic areas on campus.

LSSU received a Sixty by 30 quick-start grant through the State of Michigan to assess programming related to student success. Nationally normed surveys were administered to faculty, staff, and new students. LSSU also contracted with a consultant to assess the needs of Indigenous students. The results will be analyzed and used to write a comprehensive Sixty by 30 Student Success grant.

Academic Affairs continues to strengthen relationships with the Indigenous and First Nations populations in the region and offer a wide range of opportunities for Indigenous students to develop a sense of belonging at LSSU and for all students to learn more about Indigenous cultures and current topics. The University continues its recruitment and retention efforts by providing supports and a welcoming environment for Native students and their families.

Academic Affairs continues to evaluate existing programs to ensure that they meet market needs and attract new demographics. As detailed below, programs designed to reach new student populations have been added and expanded. These include the creation of associate degrees that transition seamlessly into existing bachelor's programs, providing more opportunities for students to pursue programs that qualify for TIP funding; the addition of concentrations that connect to emerging technologies; the development of a new master's program in Fisheries and Wildlife Management; and the expansion of the MBA program and the STEP UP program through the addition of new cohorts.

Academic Affairs piloted an outreach and recruitment program in 2024-2025 with the goal of engaging more high school students, including Charter School students. Each school designated one faculty member to serve as an Outreach and Recruitment Coordinator, responsible for:

- Developing outreach programming, including a minimum of one Charter School visit per semester,
- Creating transfer pathways,
- Enhancing marketing and communication within the School,
- Developing web content and recruitment materials in collaboration with LSSU's Marketing Department, and
- Collaborating with Admissions to improve the campus visit experiences of prospective students interested in their fields.

The program will continue in 2025-2026, with the addition of a University-Wide Recruitment and Outreach Coordinator. This new role will support Enrollment Management and Student Success teams by developing computer programs, data dashboards, and a data warehouse to better track conversion rates and yield. The coordinator will also organize outreach efforts within Academic Affairs and assist in the development of materials and strategies.

Building on assessment activities conducted with support from a Sixty by 30 Quick Start grant, LSSU developed a Student Success grant proposal to the Sixty by 30 Initiative to strengthen student support services. In the fall of 2025, LSSU received a notice of award for the College Success proposal. This

project is a transformative, campus-wide initiative aimed at improving first-year student success. Grounded in recent institutional assessments and national best practices, the project enhances student onboarding through advising, university seminar instruction, and strengthening the student support infrastructure through professional development. Key components of this three-year initiative include expanded faculty and staff professional development focused on inclusive teaching and cultural competency; the standardization and improvement of first-year seminar (USEM) courses; and dedicated training and support for faculty who advise first-year students. The initiative ensures that all students receive consistent, coordinated support during the critical first year. By building institutional capacity through professional development and embedding sustainable practices in course design and advising, this project will help strengthen student belonging and improve long-term outcomes.

Academic Affairs continues to strengthen relationships with the Indigenous populations in the region, offering a wide range of opportunities for Indigenous students to build a sense of belonging at LSSU and for all students to engage with Indigenous cultures and contemporary issues. The University also remains committed to recruitment and retention by providing comprehensive support and a welcoming environment for Indigenous students and their families. In spring 2025, an advisory board was established to strengthen our capacity to serve this population.

College of Arts and Sciences

LSSU continues to build momentum in its arts programs. The Arts Center once again curated a diverse lineup of performances for the year, complemented by the introduction of a new certificate program in Acting. The Acting Certificate provides students with a broad range of styles and performance techniques, deepening their emotional range and understanding of diverse acting methods. A new certificate in Indigenous Literatures and Cultures was approved. This program offers students the opportunity to explore both historical and contemporary Indigenous experiences and to develop awareness of the diversity of Indigenous perspectives. The program was possible through a grant from the National Endowment for Humanities.

In the sciences, a concentration in Artificial Intelligence was added to the Bachelor of Science in Geology program. With AI playing an increasing role in solving geoscience challenges, LSSU geology faculty have integrated AI applications into multiple courses and labs, combining the breadth of geology with computer science and programming. Additionally, Environmental Sciences removed a required embedded minor to provide greater flexibility for transfer students. Faculty have also participated in several agricultural outreach events aimed at attracting new students. Examples include hosting the Chippewa County 4-H Aqua Tankers Camp and serving in leadership roles with the North Central Regional Aquaculture Center (NCRAC) of the United States Department of Agriculture to promote aquaculture as an agricultural field.

College of Business, Engineering, Computer Science and Mathematics

In 2024-2025, LSSU launched its prison education program, STEP UP (Success through Educational Pathways in the UP), the first program of its kind in Michigan's Upper Peninsula. The program is designed to provide a high-quality educational experience to an underserved population. In fall 2024, 20 incarcerated students at the Chippewa Correctional Facility began coursework toward an Associate in Small Business Administration, embarking on a transformative educational journey. Nineteen of these students successfully completed 12 courses during the 2024-2025 academic year and are on track to graduate in August 2026. A second cohort of 25 students joined the program in fall 2025, continuing the program's focus on developing essential personal and professional skills through coursework in business, finance, management, and entrepreneurship. LSSU also received approval to begin offering a Business Administration - Entrepreneurship bachelor degree as part of the STEP UP program in fall 2026. This expansion has opened pathways to additional State funding for the program.

In fall 2024, LSSU launched its Master of Business Administration (MBA) program. Students in this

program take classes one at a time in an asynchronous online format, a design that provides working professionals the flexibility and support they need to thrive in both their professional and personal lives. Each of the 15 students in the inaugural cohort successfully completed six courses during the 2024-2025 academic year and are on track to graduate in August 2026. A second cohort of 16 students joined the MBA program in fall 2025. Both cohorts bring together students from diverse professional and academic backgrounds, enriching the learning environment through a wide range of perspectives and experiences.

College of Great Lakes Ecology and Education:

In 2024, the School of Natural Resources revised all of their B.S. degrees to incorporate the associates in Natural Resources Technology. This revision increased access to additional financial aid for students, increased Perkins funding to support the programs, and created additional pathways from associates to bachelor's degrees. The Parks and Recreation degree was also revised and renamed as the Bachelor of Science in Outdoor Recreation and Leadership with three concentrations that align with growth in outdoor recreation and environmental education. In addition, the School of Natural Resources developed LSSU's first accelerated (4+1) master's degree program in Fisheries and Wildlife Management, approved by both the LSSU Board of Trustees and the Higher Learning Commission. The first program of its kind in this discipline, it provides undergraduates with an innovative pathway to obtain a graduate degree while leveraging research funding from the Center for Freshwater Research and Education (CFRE). The program will begin accepting students in spring 2026.

The School of Education has also revised their B.S. degrees in Teacher Education to increase efficiencies in course offerings and create a more streamlined pathway for students to gain in-class experiences (i.e., field work) through lab apprenticeships each year. The lab apprenticeships are now offered at 11 Eastern Upper Peninsula K-12 schools, further strengthening relationships with our local school districts. Additionally, the School of Education entered its second year participating in Talent Together, a statewide program to certify more teachers. LSSU currently enrolls 28 Talent Together students, representing more than a 20% increase in program enrollment.

College of Health and Emergency Responders:

The School of Nursing has taken a leadership role in establishing the Healthcare Pathways Consortium with Bay Mills Community College, MyMichigan Healthcare Sault, and the Sault Area High School and Career Center. This partnership focuses on streamlining educational pathways, expanding articulation opportunities, and increasing student entry points into healthcare programs. The initiative is designed to meet growing regional demand for healthcare professionals while broadening access to education and training opportunities. Complementing these efforts, the School of Nursing reported an impressive NCLEX-RN pass rate of 95% in 2024, exceeding both national and state averages, highlighting the strength of the program.

Other academic programs across the College have also made notable strides. The Kinesiology program revised its curriculum to modernize program learning outcomes, align more closely with accreditation standards, strengthen its core curriculum, and simplify concentration options. Similarly, the School of Criminal Justice, Fire Science, and Emergency Responders demonstrated its leadership by hosting the Upper Peninsula Emergency Medical Services Conference, which brought more than 100 guests and professionals to campus. Fire Science graduates also achieved a 100% pass rate on the Michigan Firefighter I and II state exams, underscoring the program's excellence.

Collaboration and experiential learning remain central to the University's mission, exemplified by the large-scale inter-professional simulation event at the Superior Simulation Center. Students from Nursing, Paramedic, Criminal Justice, and Fire Science programs collaborated with faculty, staff, and community first responders to manage a simulated mass-casualty incident. This cross-disciplinary exercise enabled students to apply clinical knowledge in realistic scenarios while strengthening critical teamwork and

communication across professions - demonstrating both the excellence of LSSU's academic programs and the strong community partnerships that support them.

B. UNIQUE ACADEMIC CHARACTERISTICS OF LSSU

LSSU's mission statement was approved by the Board of Trustees on April 24, 2020:

We equip our graduates with the knowledge, practical skills and inner strength to craft a life of meaningful employment, personal fulfillment, and generosity of self within an inclusive atmosphere, all while enhancing the quality of life of the Great Lakes region and the world.

LSSU's mission is well aligned to the stated core values of the institution, which prioritize student learning, a wide range of student growth and development opportunities, an inclusive campus learning community that values diversity and respects every individual's right to free expression, and a commitment to leave a sound and lasting legacy for future generations. Those values undergird LSSU's vision, striving to provide "*an innovation-driven, transformative education for all*" and to "*identify potential, enable success, drive social mobility, and develop students into professionally prepared graduates who excel locally, nationally and globally.*" The university's location in a primarily remote-rural region of Michigan plays an important role in its academic mission. The region's abundant natural resources, rich heritage, international setting at the border between the U.S. and Canada, and large Native American population provide ample opportunity for the institution to design and offer academic programs appropriate to its mission.

The mission, vision, and core values of the institution have evolved over time and are entrenched within the University's 2020-2025 Strategic Plan. That plan was created with input garnered at more than 35 extensive "listening sessions" with more than 300 constituents across the campus, local and tribal communities, and from widely disseminated surveys. The input received from these wide-ranging constituencies ensure that LSSU's mission, related statements, and strategic plan reasonably and responsibly address the needs of the university community. In keeping with that mission, the 13:1 student-to-faculty ratio makes it possible to provide highly individualized support for LSSU students, more than half of whom are identified as first-generation in college and low-income.

Successful partnerships with charter schools, community colleges, other Michigan public universities, and other area agencies and institutions have empowered LSSU to create positive educational and economic impacts in Michigan's Upper Peninsula and throughout the state. These partnerships include Transfer Guides and articulation agreements with multiple community colleges across the state to provide students with the support they need to complete degrees at LSSU in career fields such as business, education, engineering, nursing, and more. LSSU also works closely with area businesses, governments, social agencies and public and private institutions to identify fast-growing career fields and to develop new programs and services that will respond to those future employment needs. The university is committed to developing and offering academic programs that serve the ever-expanding needs of students, employers, and entrepreneurs throughout the state.

Program Highlights:

Completed in fall of 2021, the Center for Freshwater Research and Education (CFRE) is LSSU's most recent project supported by state capital outlay. The CFRE's vision is to "inspire our community and sustain our Great Lakes" through its mission as a prominent "partner to sustain Great Lake's resources

through education, research, and community engagement.” The 18,000 square foot facility continues to support and expand the research capacity of LSSU’s faculty, staff and students, and it serves as a premier facility in Michigan’s Upper Peninsula to provide training and education for freshwater science and management to the Great Lakes region. CFRE staff take a leading role in forging strong national and international partnerships in freshwater research and education, as well as Great Lakes protection. The facility also serves as the home base for the US Coast Guard’s Oil Spill Center of Expertise, with four Coast Guard personnel working on-site. In terms of talent and dollar attraction, retention, and commercial spillovers, the State of Michigan has much to gain by supporting and marketing Michigan’s water research/education centers of excellence.

The Center for Freshwater Research and Education also serves as an anchor for many academic programs in LSSU’s College of Great Lakes Ecology and Education. Students enrolled in programs for Conservation Biology, Fisheries and Wildlife Management, Natural Resources Technology, Outdoor Leadership and Recreation, Geographic Information Systems, Geospatial Technology, and Teacher Education all gain hands-on experience at the CFRE facility to prepare them for success in their future careers. As one example, CFRE hands-on learning and training opportunities equip LSSU Fisheries and Wildlife graduates with the experience they need to take on positions with the Michigan Department of Natural Resources, where approximately 70% of their fish production staff is made up of LSSU graduates.

The new CFRE facility is also home to the CFRE Fish Hatchery (formerly the Aquatics Research Lab). This student-run hatchery on the St. Marys River has been rearing Atlantic Salmon for over 30 years, giving students a hands-on, year-round aquaculture experience. The state-of-the-art hatchery offers tours to K-12 schools and the public, providing a comprehensive educational training experience in fish culture to the entire region.

CFRE’s new cutting-edge Water Quality Lab provides analytical services to state, federal, and local environmental monitoring programs and has already been supported by over \$2 million in external grant and contract funding on emerging contaminants including an experimental mesocosms (tank) facility, one of the most advanced in the upper Great Lakes region, which has enhanced LSSU’s research capabilities and plays a vital role in developing national and international Great Lakes Ecology partnerships. As students work in the lab and field to provide the community with technical assistance for water quality analysis and monitoring, and work within this facility as a test bed for new water-related products, CFRE continues to forge links between LSSU’s graduating seniors and potential employers.

LSSU’s Kinesiology program offers students the opportunity to practice hands-on career focused skills in the high quality Exercise Performance Laboratory. Students actively engage in skill-building activities using a full cadre of assessment technologies that cover laboratory-grade measures (e.g. VO₂, ECG, blood chemistry profiles), physical performance (e.g. force production, movement analytics), therapeutic modalities (e.g. laser therapy, ultra sound, electro-stimulation), and more. Staff and students work collaboratively with LSSU’s athletic department to provide student athletes with a wide range of pre- and post-testing assessments and to offer therapeutic modalities. The instructional suite also includes a prioritized classroom, observation room, and main laboratory.

LSSU’s Cannabis Center of Excellence is a state-of-the-art facility establishing a convergence of education and research across the sciences related to the rapidly expanding cannabis industry. The focus of this facility is to train and equip LSSU’s undergraduate students as job-ready chemists with practical and extensive experience using multi-million-dollar instrumentation and modern laboratory techniques. The Center is partially funded through a partnership with Agilent Technologies Inc., and students are encouraged to use Agilent’s preeminent scientific instruments in their coursework and in their own faculty-mentored undergraduate research. The state-of-the-art laboratory facility includes an Agilent 1290

Infinity II UHPLC and Ultivo QQQ mass spectrometer and an Agilent 6470 QQQ, which allow staff and students at the Center to analyze residual pesticides and mycotoxins in cannabis products as well as to identify persistent pollutants such as perfluoroalkoxy alkanes (PFAs) in the Great Lakes.

The MyMichigan/LSSU Superior Simulation Center is an innovative instructional and learning environment providing challenging, immersive simulation training for nurses, paramedics, and other health care professionals developed through a partnership with MyMichigan Health and Lake Superior State University. Through the use of the latest medical simulation technologies, the Superior Simulation Center provides knowledge acquisition activities, skill proficiency development, and patient care expertise for LSSU students and other learners in the healthcare field. At our Center, human patient simulators (manikins), ranging in age from infant to adult, are used to simulate real-life patient care experiences, including inter-professional medical and emergency situations. Computer programs that regulate the manikin's actions augment the reality of manikin-based simulations, and allow for real-time feedback to learners. Using manikins in clinical simulations allows current and future health care providers the opportunity to engage in patient care learning activities in a safe and regulated environment, helping them gain competence and confidence in their clinical patient care skills.

The Center for Advanced Robotics Engineering (CARE) is dedicated to advancing the field of robotics through cutting-edge research, innovative robotics education programs, and strong industry partnerships. Every year, faculty and students in the School of Engineering and Technology collaborate on multiple projects with industry leaders, ensuring their research is both practical and impactful. CARE's mission is to "drive innovation in robotics engineering through comprehensive and applied research, collaboration with industry leaders, and the development of future experts in the field and to strive to be at the forefront of technological advancements, contributing to both academic knowledge and practical applications." The Center houses 29 industrial robots manufactured by internally renowned companies including FANUC, KUKA, Universal Robots, and Mobile Industrial Robots. Other various industrial automation equipment and software includes Allen Bradley PLCs, Cognex machine vision systems, FANUC 3D vision systems, Bosch conveyors, SCHUNK and ATI tooling systems, and Roboguide, KUKA.sim, and WITNESS.

C. INITIATIVES WHICH MAY IMPACT FACILITIES

LSSU's highest priority capital outlay project is the renovation and expansion of the Center for Applied Science and Engineering Technology (CASET), which was built in the late 1970s. This renovation and expansion project will pave the way to expand enrollment for multiple programs across the schools of Engineering and Technology, Computer Science and Mathematics, and Criminal Justice, Fire Science, and Emergency Services. Renovations to CASET Hall will focus on repairs to the foundation of the existing structure, replacement of aging HVAC and plumbing systems, addition of safety and ADA compliance features, updates to the technology infrastructure throughout the building, redesigned classrooms and labs to provide effective hands-on learning spaces, and integration of sustainable structural features into the facility. The addition of a new wing expansion to CASET Hall will reunite all of the programs in the College of Criminal Justice and Emergency Responders in one building, providing sufficient space to grow those programs. The additional space will clear the way to increase enrollment in the first responder programs, allowing LSSU to educate and graduate more job-ready police and sheriff patrol officers and firefighters.

New and updated spaces for the first-responder programs will be located on the second floor of the new CASET Hall wing, and will incorporate virtual technology, cybersecurity, and criminalistics labs; crime scene investigation active-learning spaces; defensive tactics training rooms; correctional facility simulation spaces; a dispatch area and fully equipped emergency vehicle bay; an ambulance simulator; and an Emergency Medicine laboratory to facilitate active-engagement learning through simulated vehicle extraction, triaging, treatment, and transport. LSSU's School of Criminal Justice, Fire Sciences,

and Emergency Services has a critical need for these training spaces to accommodate their unique laboratory, classroom and administrative needs. The School offers high-demand and critical Public Safety and Homeland Security tracks, as well as programs to educate Michigan's firefighters, police, correction officers, paramedics, and other first responders. These programs have great growth potential, and the new training facility will attract students to a state-of-the-art facility with authentic and high-tech learning spaces that simulate real-life experiences for patrol officers, firefighters, and paramedics; these first-responder roles are all too often combined and overlap in many rural municipalities.

The first floor of the newly constructed CASET Hall wing will be dedicated to LSSU's engineering programs. These spaces will replace the current outdated Robotics Lab with a larger and more modern state-of-the-art robotics lab, and will also house a new Engineering Design Center where students will work on hands-on engineering design projects that will prepare them for careers in high demand 21st century robotics and engineering fields. This expansion would provide much needed space to support growth in all our engineering programs, especially robotics. Currently, the laboratory equipment in CASET Hall includes Fanuc, Universal, MiR, and Kuka robot lines, conveyor systems, vision systems, sensors, and rotary index tables, which use a variety of software and programmable logic controllers (PLCs). The expanded laboratory facilities will include a water tank suitable for remotely-operated vehicle testing and acoustic testing. The updated facility is projected to grow enrollments in engineering programs by as much as 50%, while also contributing to the economy and environment of the State of Michigan in three key areas: (1) Robotics & Automation; (2) Automotive vehicle development; and, (3) Great Lakes environment and maritime economy, with a focus on dynamic testing of handling and noise vibration and harshness performance, and modern vehicle dynamic control systems.

Additional impacts on facilities include maintenance costs, which will include all utilities and maintenance staffing needs. These costs will be partially offset by greater energy efficiencies. The new wing will also alleviate the need for LSSU to rent and maintain the building used by the criminal justice programs off campus. Other costs will be largely covered by increased tuition revenues as LSSU expands programs for the three schools housed within the facility.

This project builds effectively on the groundwork laid by previous successful capital projects, including Considine Hall, which houses the Lukenda School of Business, and the Center for Freshwater Research and Education (CFRE). As was the case for the CFRE project, this project also leverages the university's geographic location and its most successful academic programs to strengthen service and economic growth to our region, and to fortify academic programs that align well with Michigan's industry and employment growth initiatives.

Lake Superior State University has been working to comply with the Americans with Disabilities Act accessibility standards through a resolution signed on December 18, 2013, with the Department of Education, Office of Civil Rights to make accessibility improvements across the institution. As a historic campus with a long list of deferred maintenance projects, this has been a challenge; we have identified ADA projects in our five-year facilities assessment plan to expedite changes and upgrades that will fulfill our resolution agreement.

D. ECONOMIC IMPACT OF CURRENT AND FUTURE PROGRAMS

It is estimated that each student who attends Lake Superior State University brings more than

\$45,000 worth of economic activity to the region, for a total economic impact of more than \$113 million per year, according to a 2013 study undertaken by a LSSU professor and a senior finance and economics major. LSSU houses several laboratories and centers which contribute to the economic vitality of the region, both directly and indirectly. Several of these entities are highlighted in the following paragraphs.

LSSU's FY25 Capital Outlay Project Proposal is to renovate and build an addition to the Center for Applied Science and Engineering Technology (CASET Hall). This project will make it possible for LSSU to expand its enrollment capacity in academic programs that will educate and train individuals to capably fill positions in several of Michigan's highest demand career fields, including computer science, engineering, and first-responders. According to the 2023 Michigan Economic Analysis Report, Michigan's top occupational groups for employment growth for the next decade include Computer and Mathematical Sciences (11.3%), Architecture and Engineering (5.2%), and Installation, Maintenance, and Repair (2.3%). Michigan's Career Outlook through 2032 report and Michigan's Hot 50 Job Outlook report project steady growth in the state between 2022-2032 for careers in Computer & Information Systems Management (12.4%), Computer Systems Analysis (6.8%), Data Science (34.8%), Electrical Engineering (2.8%), Industrial Engineering (10.2%), Information Security Analysis (25.6%), Mechanical Engineering (8.2%), Paramedic Services (3.6%), and Software Development (20.4%). Graduates of LSSU programs impacted by this project will be well prepared to take on the challenges of these high demand careers. More than 71% of LSSU graduates choose to remain and work in Michigan, giving this project even greater potential to positively support Michigan's talent enhancement and economic growth initiatives on a local, regional and/or statewide basis. Expanded enrollment for these programs will generate more qualified graduates in these fields, benefitting both the university and the State.

In addition, the new wing proposed for the Center for Applied Science and Engineering Technology (CASET Hall) expansion will house an updated state-of-the-art Robotics Lab and a new Engineering Design Center. LSSU's engineering program has a history of over 30 years in robotics with both a minor and a concentration within existing engineering degrees, and it is among the top undergraduate robotics programs in the nation. LSSU's Bachelor of Science degree in Robotics is in direct competition with programs much larger than ours, with space in CASET Hall that is just barely adequate. The new wing will ensure that LSSU will maintain its leadership position for robotics education among peer institutions. Demand continues to grow each year for graduates from LSSU's robotics engineering program, as well as from the other engineering programs offered. Many of LSSU's robotics graduates stay in Michigan to work in the automotive industry, and historically, LSSU's engineering graduates with the robotics specialization have had 100% job placement with starting annual salaries averaging over \$67,000, with a median of \$70,000. Annual growth is estimated at about 10.5% per year in robotics applications in manufacturing. Similar growth is occurring for careers in robotics application fields in surgery, military, and human service. Through the proposed renovation and expansion of CASET Hall and the subsequent growth in enrollment for its engineering programs, LSSU stands ready to supply the state of Michigan with the talent it needs to respond to this trend, which is so vital to growing our economy.

Beyond the Capital Outlay Request for the renovation and expansion of the Center for Applied Science and Engineering Technology, LSSU has invested tremendous effort to grow existing programs and to develop new programs in its new College of Great Lakes Ecology and Education. With the opening of this new college in fall of 2023, LSSU expects to enroll an additional 100 students in degree programs that fully leverage the success of the university's Center for Freshwater Research and Education (CFRE) and its extensive outreach programming in K-12 schools, in community service projects, and in research programs. The College realized an initial growth of 18 students in the fall of 2024. Plans are also underway to develop Master of Science degree programs in Fisheries and Wildlife and in other aquaculture and environmental education programs at the new college, all of which are STEM field careers expected to grow in employment demand over the next twenty years.

Additional LSSU programming that positively impacts economic stability and growth in the region and the state include a partnership between the Eastern Upper Peninsula Intermediate School District (EUPISD) and LSSU's Early Middle College program for the entire EUP three-county region, along with a strong Career and Technical Education program that fosters partnerships with multiple K-12 schools throughout the region to provide learning experiences and certificate programs to those area students.

Current and future LSSU programming at the university's Arts Center also have a strong impact on the economy of the region, providing high quality community engagement activities to the entire EUP region in an array of exciting live performances by visiting and local artists, as well as speakers addressing social, cultural, and intellectual concerns. Supported and promoted through the work of highly qualified faculty and staff, the Arts Center brings a wide range of diverse quality programming and engaging community outreach to the region, integrating the performing arts into the liberal education that all LSSU students experience, as well as the lives of the people of the Great Lakes region. Facilities include a 674-seat theatre, black box theatre, music studio space, and traditional classroom spaces. The permanent collection of the Arts Center Gallery includes the L. F. Noyes Collection of Native American and Western Art. Increasing its contributions to the Eastern Upper Peninsula region, the Arts Center building also houses the MyMichigan/LSSU Superior Simulation Center, providing an innovative, state-of-the-art learning environment to students and the healthcare professionals across the region. The Superior Simulation Center is a proven benefit to the Eastern Upper Peninsula, using healthcare simulation techniques to deliver excellent multi-professional education and training to this region's future and current healthcare professionals.

SECTION III: STAFFING AND ENROLLMENT

A. CURRENT FULL AND PART-TIME STUDENT ENROLLMENT

The Fiscal Year 2025 headcount was 1,669 students, which represented 0.08% increase over Fiscal Year 2024 and represented the first increase in headcount year to year since 2018. There were 1,218 full time students and 451 part-time students. The largest contingent of part-time students were pre-college or high school students (concurrent, dual, and early middle college). Lake Superior State University experienced increases in new student enrollment in both 2020 and 2021, however the last three recruitment cycles were more complicated due to several exogenous factors inherent in the higher education ecosystem:

- As a result of the drop in the national birth rate that began in 2007, the number of high school graduates has been in decline since 2011, along with the projection of a “Demographic Cliff” that will have full impact on the college going population in 2025.
- The declining demographic trend has been intensified by the fact that only 54% of high school graduates are currently pursuing college education. In the LSSU immediate service region (the Eastern Upper Peninsula) the college going rate has declined from 60% to 46% of graduating students since 2015.
- A third factor complicating the trend is an ongoing tight labor market that has reduced the unemployment rate to one of the lowest levels in decades.
- These tight labor market conditions also caused a spike in wage rates, with entry level workers being paid over \$20/hour, contributing to a high inflation rate that has driven up prices of almost everything.
- High inflation rates caused parents to struggle to keep up with basic family needs. Parents may encourage their recently graduated high school students to join the job market in support of the family and take advantage of the higher wage levels.
- Higher wage levels contribute negatively to the value proposition concerning a university degree.
- A 2023/2024 U.S. Department of Education revamp of the Free Application for Federal Student Aid (FAFSA) resulted in a delay in access, which was further complicated by reporting errors and ultimately resulted in colleges and universities not having access to student data for financial aid packaging until late April and early May rather than the November/December timeframe in previous cycles.
- Also, the State of Michigan expanded its free community college programs to include all associates degrees for all students attending community colleges in their residential districts.

The conditions outlined above have had a significant impact on both national, state, and local enrollment trends especially at regional public institutions.

- Undergraduate enrollment witnessed a downward trend from 2011 that was accelerated by the COVID-19 pandemic. From Spring 2011 to Spring 2022, universities lost about 3.3 million students, or 17% of enrollment according to the National Student Clearinghouse Research Center (NSCRC).
- The declining trend accelerated due to the pandemic; college attendance among undergraduates fell almost 10% since COVID-19 started in 2020. Moreover, the NSCRC reported that spring 2022 enrollment was 4.7% below 2021, a decline of 1.4 million students nationally.
- Data for Michigan indicated the drop was 5.8% overall (one of the highest in the nation) with the largest declines occurring at regional public universities and community colleges.

- Preliminary data from the National Student Clearinghouse Research Center for Fall 2024 also indicates a substantial decline in freshmen enrollment, particularly acute at public four-year institutions (-8.5%).

The exogenous variables outlined above potentially have tended to have an outsized impact on our enrollment efforts as the majority of our student population (51.8%) are low income with 38% being Pell-eligible. Further analysis of the data reinforces this hypothesis as LSSU experienced declines in enrollment from students from farther afield (southwest and southeast Michigan as well as out-of-state). However, local and regional enrollments began to rebound in the Fall of 2023 and are continuing to increase. Moreover, we are experiencing increased in our local Canadian students from Sault Ste Marie, Ontario.

While the Fall 2025 recruitment cycle continued to be reflective of the national trends so prevalent in the last three recruiting cycles, there are signs of optimism beyond local enrollments rebounding. LSSU has increased the number of students applying by 12.8% and increased the number of students we have admitted and remained in recruitment status by 50.3% since 2020.

Applied, Admitted, Enrolled 2020-2024

Year	Applied	Admitted	Enrolled
Fall 2020	2,636	1,512	522
Fall 2021	3,064	2,039	541
Fall 2022	3,005	2,065	421
Fall 2023	2,917	1,953	428
Fall 2024	2,974	2,272	398

B. PAST FIVE YEAR ENROLLMENT HISTORY EVALUATION

Lake Superior State University's total enrollment has declined from 1,909 students in the Fall of 2020 to 1,567 students in the Fall of 2024 or a decrease 17.9%. Given the national trends highlighted in the prior section, which were amplified by the COVID-19 pandemic, contraction has been difficult to avoid. From the three pools of new student types (First Time in Any College, Transfers, and Readmits) yield of new first-time freshman from 2020 to 2024 has declined from 334 to 248 (-25.7%) and transfers from 159 to 123 (-22.6%) despite increasing applications by 12.8% and admitted students by 50.3%.

The post covid era resulted in chaos in the recruiting eco-system. Presence at fairs and high school events is far more crucial to an institution like LSSU as it reinforces our value proposition and enhances our brand awareness. Furthermore, as one of the four institutions in the state of Michigan granting associate's degrees the establishment of Michigan's Future Front Liners program and the Reconnect Program enabling Michigan Residents to attend community colleges at no or reduced tuition, increased our competition for enrollment in our health care and emergency services disciplines. Moreover, in summer 2024 all in district community college attendance is now free furthering our challenge of enrolling traditional, non-traditional and re-entry populations from community college districts. Also, we made the strategic decision to discontinue enrollment at two regional centers (Hessel and St. Helen) for 2023 as those endeavors were not proving strategically viable.

Our early ability to navigate the pandemic early resulted in a 13.5% increase in new students for

the 2020-2021 academic cycle and a 3.6% increase in new students for the 2021- 2022 academic year and thus our prospects for growing new enrollment appeared to be promising. Where we were struggling at that point was with our retention rates, which were decreasing. Our retention rate from 2023 to 2024 increased from 69% to 79%. Moreover, we have continued to make substantial investments in our pre-college or high school activities and during the 2021-22 year we increased our presence with pre-college enrollment activities at all regional high schools with on-site enrollment activities in both Fall and Spring semesters as well as hosting an on-campus pre-college invitationals for 9th – 11th graders.

C. FIVE-YEAR PROJECTION OF ENROLLMENT PATTERNS

With the implementation of the strategic plan, LSSU shifted focus from a selective institution to open access by lowering the minimum grade point average (GPA) for admission from a 2.4 to a 2.0, and furthermore established a Conditional Admission (Anchor Advantage) program for students under a 2.0 GPA. Students admitted through this program are limited to 13 registered credit hours for two semesters and assigned an academic support specialist through Academic Services to provide enhanced guidance, support, and mentoring for two semesters. To bolster access, we removed all enrollment and housing deposits and migrated from a test optional institution to a test blind institution by removing all standardized test considerations from all institutional financial aid.

Staffing the Department of Admissions continues to be enhanced and territories regularly evaluated for maximum optimization of our recruiting resources. All staff compliment all of our pre-college activities (GearUP, academic camps, charter school relations, and concurrent, dual, and early middle college enrollment) in an endeavor to optimize enrollment streams.

To address the reductions in enrollment and make progress toward total enrollment growth, Lake Superior State University is expanding its outreach in the immediate region through enhanced partnerships with regional schools, charter schools, and the dual/concurrent and early middle college enrollments as noted above. Furthermore, we constantly evaluate our current admissions staff and territory assignments to optimize our effectiveness as well as exploring international recruiting efforts and expansion of our efforts with Native American students. We are making investments in applied programs (certificates, associates, bachelor's and master's degrees) with workforce applicability.

To enhance the likelihood of continued new student enrollment growth we are deploying the following strategies:

- Increasing development and utilization with our Customer Relationship Management system – Ellucian Recruit.
- Continued use of the Common Application to expand brand identity outside the immediate region and Michigan.
- Increased data analytics and reporting.
- We analyzed 2021-2023 applied, admitted and enrolled data to develop a model of prospective students and their propensity to enroll at LSSU. A predictive index was created to target name purchases through our prospective student vendor.
- Direct Admission letters were sent to all Eastern Upper Peninsula Intermediate School District seniors as well as all of our charter school seniors prior to college application month (October).

- Continuing to add hosted Eastern Upper Peninsula Intermediate School District events.
- Intensified Outreach to Northern Lower Peninsula ISD's to explore and establish new pre-college partnerships.
- More aggressive outreach to promote on campus visitation experiences.
- Optimizing territory management and communication.
- Created new faculty based outreach and recruitment for Fall 2024.
 - Established School based welcome letters from School chairs that are being mailed monthly.
 - Established Admitted Student College based showcases in partnership with Academics & Athletics
 - Established Faculty "recruiters" to enhance Enrollment Management's activities through fairs and school visits.
 - Launched program to intensely recruit students who stopped out with no credential in partnership with REUP Educational Services (4,000 prospects).
- Launched two-year Master's in Business Administration program for Fall 2024 with a second cohort to launch 2025.
- Launched two-year Prisoner Education program during the academic year 2023-2024 with a second cohort of 20 students to launch 2025.
- Launched Swimming and Diving as NCAA sports effective Fall 2024.
- Leveraging of new programs, graduate and undergraduate, in the new College of the Great Lakes Ecology and Education.
 - Creation of one year Master's of Fisheries and Wildlife to launch Fall 2025.

In addition to the intensification of our recruiting efforts the diversification of the student populations we serve is critical.

Moreover, the State of Michigan approved and implemented the Michigan Achievement Scholarship state funded program which provides residents enrolling in public colleges with up to \$5,500 in tuition and fees for up to five years for students with and Student Aid Index of \$30,000 or less. Fifty-five percent of the incoming Michigan students received the Michigan Achievement Scholarship (MAS), while the state projected 75%. In addition to expanding the income threshold from \$25,000 to \$30,000 the state also moved the award from a first dollar/last dollar split to the entire award being eligible for application to cost of attendance for the 2025 recruitment cycle. This ongoing investment will have the greatest impact on students that are deciding between attending college or not attending college, which represents a substantial portion of the students we serve and subsequently will have a positive impact on our ability to increase student enrollments.

In May 2020, the Board of Trustees approved a new Strategic Plan 2020-2025 (Superior Education, Superior Experience, Superior You) establishing our commitment to the region as an agent for transformational economic change by increasing access, social mobility, and through investments in popular programs and enrollment growth in graduate and non-traditional programs. The original plan called for an increase to 2,400 students by 2025, and the plan has since been revised to 1,950 students. Obviously, the plan failed to account for the year over year disruptions in the higher education ecosystem: multi-year pandemic, inflation, dilution in the perceived value of higher education, and FAFSA disruption). A new plan is being developed and new goals will be established.

D. STUDENT:FACULTY AND STUDENT:ADMINISTRATOR RATIOS

The University's current student/full-time faculty ratio is 13 to 1. Maintaining a low student to faculty ratio is considered a major strength of the University, emphasizing as it currently does undergraduate education. Additionally, our students are in classes with qualified faculty, not graduate or teaching assistants. The student/administrative ratio is 12 to 1.

E. FUTURE STAFFING NEEDS

Decisions about future staffing will be driven by academic programs demonstrating sustained enrollment growth and by providing, or enhancing, services that directly benefit students. The University annually reviews its staffing levels across campus as well as revenue enhancing areas.

F. AVERAGE CLASS SIZE

Consistent with its mission emphasizing undergraduate education, for Fall 2025, almost 87% of courses enrolled fewer than 30 students and 91% of laboratory classes had fewer than 20 students per class. There are no planned programming changes that would suggest that this would not remain fairly stable for the foreseeable future.

SECTION IV: FACILITY ASSESSMENT

A. SUMMARY DESCRIPTION OF FACILITIES

Several comprehensive building-by-building reports addressing information requested by the State of Michigan is included as an appendices to this document. Appendix A (Facilities Inventory) provides a one-page summary for each facility owned by LSSU. Each page provides information on the year built, square-footage, construction type and other information; as well as a picture. Appendix B provides a one-page building summary that shows the valuation and deferred maintenance for each building. Form that data, a rating is determined. Ratings are Good, Fair, Poor, and Critical.

The final Appendix provides information of the deferred maintenance for each building. The maintenance that was planned but not completed for each of the last five year is shown. Additionally, deferred maintenance beyond the five-year window is also listed. This provides a complete building-by-building analysis of the deferred maintenance at LSSU. This table indicates that the total deferred maintenance at LSSU is about \$24.7M. \$21.5M is related to facilities and the remainder is related to infrastructure. Of the \$24.7M, \$11.5M has been deferred for more than six years.

This plan identifies the needed repairs and improvements for the next five years, reflecting the deferred maintenance associated with a campus that includes many aging, historical buildings.

B. UTILIZATION RATES

Utilization of academic space is reviewed each semester to ensure existing instructional spaces are fully utilized. This data also provides important information needed for assessing future campus space requirements. The chart below summarizes this fall's utilization rates for scheduled instruction in lecture rooms, laboratories, and other building academic spaces. Rates are reviewed for 45 hour weeks (M-F, 8am-5pm) and for 65 hour weeks (M-F, 8am-9pm).

The chart below does not show times when the classrooms and labs are in use by students outside of scheduled class time, which approximately averages an additional 10% of usage time across all academic buildings.

Fall 2025 University Space Utilization						
Building	Average % Use Lecture Room 45 Hour Week	Average % Use Lecture Room 65 Hour Week	Average % Use Labs 45 Hour Week	Average % Use Labs 65 Hour Week	Average % Use Total Building 45 Hour Week	Average % Use Total Building 65 Hour Week
Arts Center	18%	12%	7%	6%	10%	8%
Center of Applied Science and Engineering Technology	31%	23%	20%	15%	24%	18%

Barch Center for Freshwater Research and Education	4%	3%	14%	13%	11%	10%
Considine Hall	32%	26%	32%	27%	32%	26%
Crawford Hall of Science	34%	25%	19%	14%	24%	18%
KJS Library	41%	34%	26%	29%	32%	31%
Norris Center	42%	34%	16%	12%	26%	20%
Campus Wide	29%	22%	19%	17%	23%	19%

C. MANDATED FACILITY STANDARDS

All labs conform to mandated standards and are reviewed on a regular basis.

D. FUNCTIONALITY OF EXISTING STRUCTURES

All but two structures on campus are open and functional with no major problems, although deferred maintenance exists in a number of structures. The two structures that are currently closed are smaller residence halls. Lower enrollment has led to the closing of these two building for FY25. About \$1M was expended for the renovation of residence halls during the summer 2023. Upgrades for the ice arena and swimming pool are being examined.

E. REPLACEMENT VALUE OF EXISTING FACILITIES

The value of all campus structures can be found, on a building-by-building basis, in the appendices. The total value is about \$400,000,000.

F. UTILITY SYSTEM CONDITION

All water, HVAC, and interior electrical systems for all General Fund facilities were updated in 2019 as part of a \$23.6M performance contract. A large portion of the underground, high-voltage power distribution system is over 50 years old. About 20% of the system was replaced in 2005 and another 20% was replaced in 2018. Renovation of the steam tunnel infrastructure began in 2020 and has continued through 2024, with about 35% of the interior support structure being replaced so far. Some work is scheduled in FY25.

G. FACILITY INFRASTRUCTURE CONDITION

The infrastructure condition (evaluative rating) of all campus structures can be found in the appendix. Sidewalks, roads, and parking lots are not part of the appendix. LSSU replaces about 10%-15% of these structures annually. In 2020, about 15% of the roads and one parking lot were resurfaced. Some road and parking lot repair occurred in 2023 and several storm sewers were replaced/repared.

H. ADEQUACY OF EXISTING UTILITIES AND INFRASTRUCTURE SYSTEMS

The University plans and budgets to address repairs and replacements and prioritizes the deferred maintenance of its aging buildings and infrastructure to the fullest extent possible but will never expect to be able to fully catch up with the backlog of deferred maintenance without assistance.

Research studies indicate that every \$1 of deferred maintenance results in \$4 of capital renewal costs in the future. We prioritize based on safety and student needs. We also consider the severity of a maintenance issue, meaning it will cost more to fix later if we don't fix it now or there is an imminent threat of failure. Recently we have re-prioritized issues in order to comply with ADA standards that are required by law. Deferred maintenance costs in Michigan's schools and universities is a big challenge, but particularly challenging to the smallest Michigan university with many beautiful, but aging, historic structures.

While there are still many needs to address within the buildings and infrastructure, we are proud of how the campus looks. The campus grounds are a point of pride for the University and the City of Sault Ste. Marie and serves to attract students to our campus as well as many visitors. Additionally, attention has been given to underlying infrastructure that you can't see but is important to long-term sustainability and safety, such as the repair of underground utilities, and electrical switch gear. Most of the planning is done in-house but the University secures professional assistance for architectural, engineering, landscaping and other facility planning and analysis as necessary. More attention has been given to equipment, technology, and classroom furnishings in recent years as well. The University's Strategic Plan serves as a guide in prioritizing projects. Some of the most recent projects and improvements are highlighted below.

- Barch Center for Freshwater Research and Education completed and opened
- New state-of-the-art video scoreboard installed in ice arena
- Renovation and upgrade of Division I Hockey locker room
- Renovation of Eskoonwid Endaad (Native American Center)
- Replaced air conditioner for Fletcher Center
- Significant investment in pool infrastructure: filtration system, new heater, condensate, and tile.
- State of the art equipment from Agilent Technologies for Cannabis Laboratory
- Nursing Simulation Center – purchased dark-skinned simulator to provide more cultural diversity and provide unique training opportunities.
- Kinesiology Lab upgrades – CardioMed Treadmill and Premium Body Composition Analyzer.
- Implementation of USDA Grant for smart classrooms to expand distance learning across the EUP.
- Virtual Lab for student success, allowing students to utilize all tools available in a lab from home.
- Redundant pair Fortigate 601E for intrusion prevention and virus protection.
- Upgraded building links from 1 Gig to 10 Gig.
- Optimized Network for improved wireless connectivity.
- Implemented PaperCut to monitor and reduce costs of printing.
- Acquired seven 3D printers for engineering laboratories.
- Acquired two milling machines and a lathe for use in engineering laboratories.
- Continued replacement of sidewalks and roads.

I. ENTERPRISE-WIDE ENERGY PLAN

As part of the 2019, \$23.6M performance contract, Johnson Controls provided LSSU with an

enterprise-wide energy plan. As previously noted, all water, HVAC, and interior electrical systems for all General Fund facilities were updated. Building envelopes, roofs, and related energy loss mechanism were also addressed in the performance contract. Expected yearly energy reduction for each structure were also determined. Water, gas, and electric meters have been placed on all general fund structures and monitoring of energy usage began in 2020.

J. LAND OWNED BY THE UNIVERSITY

The 115-acre campus of Lake Superior State University is situated on the site of the former U.S. Army's Fort Brady which overlooks Sault Ste. Marie, Michigan and Sault Ste. Marie, Ontario, the St. Marys River, and the Soo Locks; the busiest locks in the world. Fourteen of LSSU's buildings are listed on various historic registers creating a unique campus environment. LSSU also owns a 2 acre parcel on the St. Marys River, adjacent to the historic Cloverland hydro-electric facility. This is the site of LSSU's recently completed \$14.2M Center for Freshwater Research and Education facility. The University also owns a few donated parcels, a couple of which are used for laboratory/research, and the rest it holds for resale.

K. OBLIGATIONS TO THE STATE BUILDING AUTHORITY

The State holds title to Lake Superior State University's Arts Center until December 31, 2039 (a 30 year lease). The State holds title to Lake Superior State University's Considine Hall until September 1, 2052 (a 35-year lease). The State holds title to Lake Superior State University's Center for Freshwater Research and Education until August 1, 2057 (a 35-year lease).

SECTION V: IMPLEMENTATION PLAN

A. PRIORITIZATION OF CAPITAL PROJECTS REQUESTED FROM THE STATE

Number 1 for 2027: CASET Hall Renovation and Expansion

Number 2 for 2035: Crawford Hall of Natural & Health Sciences Expansion

B. DEFERRED MAINTENANCE

LSSU completed an 18 months, \$23.6M, performance contract with Johnson Controls (JCI) to address infrastructure upgrades, safety and security upgrades, and energy reduction initiatives. Nearly all of the initiatives addressed aspects of the deferred maintenance on campus. The project began late in the summer of 2018 and was completed in June of 2020. The project was designed to be self-funding, with savings generated from the energy reduction initiatives being used for debt service payment on bonds issued to finance the projects.

Current deferred maintenance backlog for general fund facilities is more than \$13M. This include all the educational facilities at LSSU. This project would address all the deferred maintenance issues in the CASET building and many of the program related deficiencies in the Norris Center by moving programs to the CASET. The Vice President for Finance and Operations works with the facilities team and senior leadership to prioritize projects to be undertaken in any given fiscal year. More recently, a shared governance leadership committee has begun to look at campus-wide needs.

C. STATUS OF ON-GOING STATE PROJECTS

Lake Superior State University has no ongoing state projects at this time.

D. RETURN ON INVESTMENT FROM THIS PROJECT

The return on investment can be seen by examining the contribution to the state through the development of a well prepared workforce. Fully aligned to LSSU's mission and commitment to develop and offer critical skill degrees, this project broadens the university's potential to equip and prepare students to fill employment needs in the state of Michigan for high demand careers in criminal justice, engineering, computer science, data science, and mathematical science. Projections through 2032 for the Michigan Department of Technology, Management, and Budget indicate steady growth in these career fields, as shown in the table at right.

Affected Programs Experiencing Growth	Projected Growth Rate through 2032
Criminal Justice, Fire Science, and Emergency Services:	
Paramedics	3.6%
Computer Science and Mathematics:	
Actuaries	23.8%
Computer and Information Systems Managers	12.4%
Computer and Mathematical Occupations	11.3%
Computer Network Architects	1.3%
Computer Network Support Specialists	1.9%
Computer Systems Analysts	6.8%
Data Scientists	34.8%
Database Administrators	3.7%
Software Developers	20.4%
Engineering and Technology:	
Computer Hardware Engineers	0.9%
Electrical and Electronic Engineering Technologists/Technicians	1.4%
Electrical Engineers	2.8%
Industrial Engineering Technologists/Technicians	1.6%
Industrial Engineers	10.2%
Mechanical Engineering Technologists/Technicians	1.0%
Mechanical Engineers	8.2%

Source: Michigan Department of Technology, Management, and Budget Employment Projections

Additionally, many of the fields

served by the School of Criminal Justice, Fire Science, and Emergency Services are facing severe labor shortfalls across the United States. In particular, Michigan currently faces labor shortages in criminal justice, fire science, and emergency management roles, impacting both local communities and statewide agencies. In criminal justice, the Michigan Department of Corrections (MDOC) is experiencing significant staffing gaps, with over 700 open corrections officer positions. Shortages are leading to high levels of overtime, prompting unions to request additional budget support for recruiting and retaining staff. In fire science, Michigan faces a statewide shortage of firefighters, which the state legislature is attempting to address with House Bill 4688. This bill aims to help local governments negotiate to improve recruitment and retention in fire departments, which have struggled to keep up with demand, particularly in rural and underserved areas. As a rural institution, which offered the first accredited four-year fire science program, LSSU is uniquely positioned to help fill these gaps.

The CASET Hall Renovation and Expansion project impacts LSSU's research mission through ongoing collaborations between the School of Engineering and Technology and the Center for Freshwater Research and Education (CFRE). The School of Engineering works closely with CFRE research teams to develop unique technologies and tools to help protect and enhance conservation and management of the Great Lakes. As an integral part of their education, many engineering students work on practical application projects to support CFRE's Great Lakes conservation research, with past project examples that include development of a hydroacoustic method to detect oil trapped beneath the ice based on reverberation time, and the design and build of an underwater remotely-operated vehicle (ROV) and control system that allows operation at an underwater depth of 300 feet.

E. ALTERNATIVES TO NEW INFRASTRUCTURE

Lake Superior State University has worked consistently since 2019 to find alternative ways to resolve space utilization and space constraints issues for the School of Engineering and Technology, the School of Computer Science and Mathematics, and the School of Criminal Justice, Fire Science, and Emergency Services. Although a new building was considered to house the College of Criminal Justice, Fire Science, and Emergency Services, LSSU determined that a renovation and expansion of CASET Hall would be more cost effective, and would at the same time address the need for much-needed repairs to that building. Other alternatives have been attempted as well. First, the Emergency Medical Services (EMS) program was moved out of the Norris building to reduce the number of problems scheduling classes in the Norris building. This move alleviated some of those problems, but not all of them. It also caused a problem with administrative support not being co-located with all faculty in the School. It did not resolve space and scheduling problems for the School of Criminal Justice, Fire Science, and Emergency Services, since those programs continue to struggle with "repurposed" athletic spaces in the Norris Athletic Center to conduct experiential and active learning activities. The move accomplished far less than had been hoped. Locating all programs in the School in one area will better serve students in these programs.

Continuing to work on resolutions for space constraints faced by the School of Criminal Justice, Fire Science, and Emergency Services, Fire Science classes are currently being scheduled in various other locations across campus. In addition, a crime scene lab was established off campus in a rented deteriorating building in the city of Sault Sainte Marie to conduct training for crime scene investigation in the Criminal Justice programs. That structure poses many concerns, since

the building has deteriorated to a level deemed unsuitable by the city for any use and the city will not maintain the structure.

Attempts to resolve these issues have been ineffective. This requested project will resolve space utilization and space constraints issues for the School of Engineering and Technology, the School of Computer Science and Mathematics, and the School of Criminal Justice, Fire Science, and Emergency Services by reconfiguring existing spaces in CASET Hall to accommodate the instructional needs of those programs and provide learning spaces that effectively facilitate greater student engagement. Renovations to CASET Hall will transform the existing cramped classrooms and labs into right-sized active engagement learning spaces for students. The addition of a new wing to CASET Hall allows the highly enrolled robotics program to move out of the current overcrowded Robotics Lab and create a new cutting-edge lab with optimal hands-on learning spaces appropriately outfitted to teach and train robotics engineers that are well-prepared to succeed in their field. The second floor of the new wing will have an equal impact on students enrolled in LSSU's Criminal Justice, Fire Science, and Emergency Responder Programs. Reuniting these programs in a single location will improve resource allocations for the entire school, including faculty assignments and better utilization of spaces for class and lab scheduling. This project provides classrooms and labs designed to provide highly functional authentic learning spaces for students in first-responder programs to practice the knowledge and skills they will need to perform with high standards of professionalism as they go out into the region and the state to serve, protect, and enrich their communities.

F. MAINTENANCE SCHEDULE FOR MAJOR ITEMS (>\$1M)

The University has reviewed maintenance needs and identified priority projects to be addressed in the current year. None of these exceed \$1M. However, the deferred maintenance list has several items that exceed this threshold. Currently, seven facilities have needs that exceed this threshold. They include several general fund buildings and can be reviewed in Appendix C.

G. CURRENT BUDGET FOR NON-ROUTINE MAINTENANCE

LSSU has budgeted \$500,000 in various construction/repair/maintenance accounts and approximately \$700,000 in a Plant Fund for general non-routine maintenance. Additionally, the housing and food service auxiliaries contribute approximately \$350,000 to a reserve and replacement fund annually.

Appendix A

Facilities Inventory

Appendix B

Building Summaries

Valuation, Rating, & Condition

Appendix C

Deferred Maintenance Report

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured 001
Site 001 - Main Campus
Building 001 - Administration Building
Address 650 West Easterday Avenue
City, State, Zip Sault Ste. Marie, MI 49783
Latitude N 46.49317634 **Longitude** W -84.36279645

UNDERWRITING DATA

Occupancy 100% Administration Building (University or Trade School)
Stories above Grade 2 **Year Built** 1920
Superstructure SqFt 13,079 **Vacant** No
Substructure SqFt 4,000
Total SqFt 17,079
ISO Class 100% 2 - Masonry/Joisted Masonry
Foundation Type Masonry Basement
Exterior Wall Finish 100% Brick, Solid
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Hip
Roof Frame Type Wood Purlins
Roof Materials 100% Shingles, Asphalt
Heating System 100% Steam/Hot Water with Radiators
Cooling System 100% Chilled Water, with Fan Coil Units
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** Yes **Type** Central & Local
Manual Fire Alarms Yes **Type** Central & Local **Entry Alarms** Yes **Type** CC Sys.

Inspected: 5/21/2024

INSURABLE VALUES	
Building	\$4,364,000
Per SqFt Rate	\$256



NOTES: National Register: #72000605. Includes: offices.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	002 - Considine Hall		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49245053	Longitude	W -84.36045443

UNDERWRITING DATA

Occupancy	100% Classroom (University)						
Stories above Grade	2	Year Built		1920			
Superstructure SqFt	30,218	Vacant		No			
Substructure SqFt	16,000						
Total SqFt	46,218						
ISO Class	100% 2 - Masonry/Joisted Masonry						
Foundation Type	Masonry Basement						
Exterior Wall Finish	100% Brick, Solid						
Roof Pitch	60% Medium (8:12 to 12:12 Pitch), 40% Flat						
Roof Geometry	Complex						
Roof Frame Type	Wood Purlins						
Roof Materials	60% Shingles, Asphalt, 40% Single-Ply Membrane						
Heating System	100% Steam/Hot Water with Unit Heaters						
Cooling System	100% Chilled Water, with Air Handling Units						
Electrical	Yes	Plumbing		Yes			
Passenger Elevators	1						
Freight Elevators	0						
Sprinkler System	Yes	Type	Wet Pipe	Automatic Fire Detection	Yes	Type	Central & Local
Manual Fire Alarms	Yes	Type	Central & Local	Entry Alarms	Yes	Type	Central

Inspected: 5/21/2024

INSURABLE VALUES	
Building	\$16,574,000
Per SqFt Rate	\$359



NOTES: Includes: classrooms.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	005 - Crawford Hall		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49213731	Longitude	W -84.36150111

Inspected: 5/21/2024

INSURABLE VALUES	
Building	\$61,380,000
Per SqFt Rate	\$505

UNDERWRITING DATA

Occupancy	100% Science Classrooms						
Stories above Grade	2	Year Built		1964			
Superstructure SqFt	121,599	Vacant		No			
Substructure SqFt	0						
Total SqFt	121,599						
ISO Class	100% 5 - Protected Steel Frame/Mod. Fire Resistive						
Foundation Type	Mat/Slab						
Exterior Wall Finish	100% Brick on Masonry						
Roof Pitch	10% High (15:12 to 24:12 Pitch), 90% Flat						
Roof Geometry	Flat						
Roof Frame Type	Heavy Steel						
Roof Materials	90% Single-Ply Membrane, 10% Steel						
Heating System	100% Steam/Hot Water with Unit Heaters						
Cooling System	100% Chilled Water, with Air Handling Units						
Electrical	Yes	Plumbing		Yes			
Passenger Elevators	2						
Freight Elevators	0						
Sprinkler System	Yes	Type	Wet Pipe	Automatic Fire Detection	Yes	Type	Central & Local
Manual Fire Alarms	Yes	Type	Central & Local	Entry Alarms	Yes	Type	Central



NOTES: Includes: science classrooms.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	007 - Brown Hall		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49341715	Longitude	W -84.35950097

UNDERWRITING DATA

Occupancy	100% Administration Building (University or Trade School)		
Stories above Grade	2	Year Built	1920
Superstructure SqFt	3,268	Vacant	No
Substructure SqFt	1,500		
Total SqFt	4,768		
ISO Class	100% 2 - Masonry/Joisted Masonry		
Foundation Type	Masonry Basement		
Exterior Wall Finish	100% Brick, Solid		
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)		
Roof Geometry	Gable		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% Steam/Hot Water with Radiators		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	Yes	Type	Local
Manual Fire Alarms	None	Type	None
Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$1,329,000
Per SqFt Rate	\$279



NOTES: Former residence; includes: offices.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	008 - Fletcher Center		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49263997	Longitude	W -84.36465573

UNDERWRITING DATA

Occupancy	100% Administration Building (University or Trade School)						
Stories above Grade	2	Year Built	1936				
Superstructure SqFt	12,265	Vacant	No				
Substructure SqFt	2,000						
Total SqFt	14,265						
ISO Class	100% 2 - Masonry/Joisted Masonry						
Foundation Type	Masonry Basement						
Exterior Wall Finish	100% Brick, Solid						
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)						
Roof Geometry	Gable						
Roof Frame Type	Wood Purlins						
Roof Materials	100% Shingles, Asphalt						
Heating System	100% Steam/Hot Water with Radiators						
Cooling System	100% Chilled Water, with Fan Coil Units						
Electrical	Yes	Plumbing	Yes				
Passenger Elevators	0						
Freight Elevators	0						
Sprinkler System	None	Type	None	Automatic Fire Detection	Yes	Type	Central & Local
Manual Fire Alarms	Yes	Type	Central & Local	Entry Alarms	None	Type	None

Inspected: 5/21/2024

INSURABLE VALUES	
Building	\$4,178,000
Per SqFt Rate	\$293



NOTES: Includes: offices.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	009 - Shouldice Library		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49302416	Longitude	W -84.36066077

UNDERWRITING DATA

Occupancy	100% Library (University)		
Stories above Grade	3	Year Built	1971
Superstructure SqFt	99,786	Vacant	No
Substructure SqFt	0		
Total SqFt	99,786		
ISO Class	100% 5 - Protected Steel Frame/Mod. Fire Resistive		
Foundation Type	Mat/Slab		
Exterior Wall Finish	100% Brick on Masonry		
Roof Pitch	10% Medium (8:12 to 12:12 Pitch), 90% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	90% Single-Ply Membrane, 10% Steel		
Heating System	100% Steam/Hot Water with Unit Heaters		
Cooling System	100% Chilled Water, with Air Handling Units		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	2		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central & Local
Manual Fire Alarms	Yes	Type Central & Local	Entry Alarms Yes Type Central

Inspected: 5/21/2024

INSURABLE VALUES	
Building	\$50,211,000
Per SqFt Rate	\$503



NOTES: Includes: library.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	021 - Brady Hall		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49209984	Longitude	W -84.36338986

UNDERWRITING DATA

Occupancy	100% Dormitory		
Stories above Grade	2	Year Built	1930
Superstructure SqFt	32,896	Vacant	No
Substructure SqFt	16,000		
Total SqFt	48,896		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Masonry Basement		
Exterior Wall Finish	100% Brick, Solid		
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)		
Roof Geometry	Gable		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% Steam/Hot Water with Radiators		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Manual Fire Alarms	Yes	Type	Central & Local
		Automatic Fire Detection	Yes
		Type	Central & Local
		Entry Alarms	None
		Type	None

Inspected: 5/21/2024

INSURABLE VALUES	
Building	\$15,901,000
Per SqFt Rate	\$325



NOTES: Includes: resident rooms.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	024 - East Hall		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49282550	Longitude	W -84.35928563

UNDERWRITING DATA

Occupancy	100% Day Care Center						
Stories above Grade	1	Year Built	1920				
Superstructure SqFt	3,497	Vacant	No				
Substructure SqFt	0						
Total SqFt	3,497						
ISO Class	100% 2 - Masonry/Joisted Masonry						
Foundation Type	Mat/Slab						
Exterior Wall Finish	100% Brick, Solid						
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)						
Roof Geometry	Hip						
Roof Frame Type	Wood Purlins						
Roof Materials	100% Shingles, Asphalt						
Heating System	100% Steam/Hot Water with Radiators						
Cooling System	100% None						
Electrical	Yes	Plumbing	Yes				
Passenger Elevators	0						
Freight Elevators	0						
Sprinkler System	None	Type	None	Automatic Fire Detection	Yes	Type	Local
Manual Fire Alarms	None	Type	None	Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$1,105,000
Per SqFt Rate	\$316



NOTES: Includes: offices.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured 001
Site 001 - Main Campus
Building 026 - Eskoonwid Office
Address 650 West Easterday Avenue
City, State, Zip Sault Ste. Marie, MI 49783
Latitude N 46.49392887 **Longitude** W -84.36030671

UNDERWRITING DATA

Occupancy 100% Administration Building (University or Trade School)
Stories above Grade 3 **Year Built** 1920
Superstructure SqFt 3,006 **Vacant** No
Substructure SqFt 1,500
Total SqFt 4,506
ISO Class 100% 2 - Masonry/Joisted Masonry
Foundation Type Masonry Basement
Exterior Wall Finish 100% Brick, Solid
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Gable
Roof Frame Type Wood Purlins
Roof Materials 100% Shingles, Asphalt
Heating System 100% Steam/Hot Water with Radiators
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** Yes **Type** Local
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$1,505,000
Per SqFt Rate	\$334



NOTES: Includes: offices.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured 001
Site 001 - Main Campus
Building 027 - President's Residence
Address 650 West Easterday Avenue
City, State, Zip Sault Ste. Marie, MI 49783
Latitude N 46.49446475 **Longitude** W -84.35961067

UNDERWRITING DATA

Occupancy 100% House, Single Family
Stories above Grade 2 **Year Built** 1920
Superstructure SqFt 5,027 **Vacant** No
Substructure SqFt 2,000
Total SqFt 7,027
ISO Class 100% 2 - Masonry/Joisted Masonry
Foundation Type Masonry Basement
Exterior Wall Finish 100% Brick, Solid
Roof Pitch 100% High (15:12 to 24:12 Pitch)
Roof Geometry Hip
Roof Frame Type Wood Purlins
Roof Materials 100% Shingles, Asphalt
Heating System 100% Steam/Hot Water with Radiators
Cooling System 100% Forced Cool Air
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** Yes **Type** Local
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$1,917,000
Per SqFt Rate	\$273



NOTES: Includes: residence.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	028 - Erie House		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49415083	Longitude	W -84.36017747

UNDERWRITING DATA

Occupancy	100% Apartment, 2-4 Units							
Stories above Grade	2	Year Built		1901				
Superstructure SqFt	6,766	Vacant		No				
Substructure SqFt	2,000							
Total SqFt	8,766							
ISO Class	100% 2 - Masonry/Joisted Masonry							
Foundation Type	Masonry Basement							
Exterior Wall Finish	100% Brick, Solid							
Roof Pitch	100% High (15:12 to 24:12 Pitch)							
Roof Geometry	Hip							
Roof Frame Type	Wood Purlins							
Roof Materials	100% Shingles, Asphalt							
Heating System	100% Steam/Hot Water with Radiators							
Cooling System	100% None							
Electrical	Yes	Plumbing		Yes				
Passenger Elevators	0							
Freight Elevators	0							
Sprinkler System	None	Type	None	Automatic Fire Detection		Yes	Type	Local
Manual Fire Alarms	None	Type	None	Entry Alarms		None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$2,526,000
Per SqFt Rate	\$288



NOTES: Former residence; includes: offices.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	029 - Alumni Office		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49442932	Longitude	W -84.35925118

UNDERWRITING DATA

Occupancy	100% Administration Building (University or Trade School)		
Stories above Grade	2	Year Built	1920
Superstructure SqFt	2,962	Vacant	No
Substructure SqFt	1,500		
Total SqFt	4,462		
ISO Class	100% 2 - Masonry/Joisted Masonry		
Foundation Type	Masonry Basement		
Exterior Wall Finish	100% Brick, Solid		
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)		
Roof Geometry	Hip		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% Steam/Hot Water with Radiators		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	Yes	Type	Local
Manual Fire Alarms	None	Type	None
Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$1,365,000
Per SqFt Rate	\$306



NOTES: Former residence; includes: offices.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	030 - Chippewa House		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49377180	Longitude	W -84.36059543

UNDERWRITING DATA

Occupancy	100% Apartment, 2-4 Units		
Stories above Grade	2	Year Built	1920
Superstructure SqFt	5,752	Vacant	No
Substructure SqFt	2,000		
Total SqFt	7,752		
ISO Class	100% 2 - Masonry/Joisted Masonry		
Foundation Type	Masonry Basement		
Exterior Wall Finish	100% Brick, Solid		
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)		
Roof Geometry	Hip		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% Steam/Hot Water with Radiators		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	Yes	Type	Local
Manual Fire Alarms	None	Type	None
Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$2,271,000
Per SqFt Rate	\$293



NOTES: Former residence; includes: offices.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	031 - Huron Hall		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49362180	Longitude	W -84.36134698

UNDERWRITING DATA

Occupancy	100% Apartment, 2-4 Units						
Stories above Grade	2	Year Built	1901				
Superstructure SqFt	6,766	Vacant	No				
Substructure SqFt	2,000						
Total SqFt	8,766						
ISO Class	100% 2 - Masonry/Joisted Masonry						
Foundation Type	Masonry Basement						
Exterior Wall Finish	100% Brick, Solid						
Roof Pitch	100% High (15:12 to 24:12 Pitch)						
Roof Geometry	Hip						
Roof Frame Type	Wood Purlins						
Roof Materials	100% Shingles, Asphalt						
Heating System	100% Steam/Hot Water with Radiators						
Cooling System	100% None						
Electrical	Yes	Plumbing	Yes				
Passenger Elevators	0						
Freight Elevators	0						
Sprinkler System	None	Type	None	Automatic Fire Detection	Yes	Type	Local
Manual Fire Alarms	None	Type	None	Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$2,526,000
Per SqFt Rate	\$288



NOTES:

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	032 - Ontario Hall		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49347849	Longitude	W -84.36174898

UNDERWRITING DATA

Occupancy	100% Apartment, 2-4 Units						
Stories above Grade	2	Year Built	1920				
Superstructure SqFt	5,752	Vacant	No				
Substructure SqFt	2,000						
Total SqFt	7,752						
ISO Class	100% 2 - Masonry/Joisted Masonry						
Foundation Type	Masonry Basement						
Exterior Wall Finish	100% Brick, Solid						
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)						
Roof Geometry	Hip						
Roof Frame Type	Wood Purlins						
Roof Materials	100% Shingles, Asphalt						
Heating System	100% Steam/Hot Water with Radiators						
Cooling System	100% None						
Electrical	Yes	Plumbing	Yes				
Passenger Elevators	0						
Freight Elevators	0						
Sprinkler System	None	Type	None	Automatic Fire Detection	Yes	Type	Local
Manual Fire Alarms	None	Type	None	Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$2,271,000
Per SqFt Rate	\$293



NOTES: Former residence; includes: offices.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	033 - Hillside House Office		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49443655	Longitude	W -84.36012925

UNDERWRITING DATA

Occupancy	100% Apartment, 2-4 Units							
Stories above Grade	2	Year Built		1920				
Superstructure SqFt	3,064	Vacant		No				
Substructure SqFt	2,000							
Total SqFt	5,064							
ISO Class	100% 2 - Masonry/Joisted Masonry							
Foundation Type	Masonry Basement							
Exterior Wall Finish	50% Brick, Solid, 50% Siding, Wood on Masonry							
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)							
Roof Geometry	Gable							
Roof Frame Type	Wood Purlins							
Roof Materials	100% Shingles, Asphalt							
Heating System	100% Steam/Hot Water with Radiators							
Cooling System	100% None							
Electrical	Yes	Plumbing		Yes				
Passenger Elevators	0							
Freight Elevators	0							
Sprinkler System	None	Type	None	Automatic Fire Detection		Yes	Type	Local
Manual Fire Alarms	None	Type	None	Entry Alarms		None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$1,402,000
Per SqFt Rate	\$277



NOTES: Former residence; includes: offices.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured 001
Site 001 - Main Campus
Building 034 - Laker House
Address 650 West Easterday Avenue
City, State, Zip Sault Ste. Marie, MI 49783
Latitude N 46.49370805 **Longitude** W -84.36094247

UNDERWRITING DATA

Occupancy 100% Administration Building (University or Trade School)
Stories above Grade 2 **Year Built** 1920
Superstructure SqFt 4,506 **Vacant** No
Substructure SqFt 1,500
Total SqFt 6,006
ISO Class 100% 2 - Masonry/Joisted Masonry
Foundation Type Masonry Basement
Exterior Wall Finish 100% Brick, Solid
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Hip
Roof Frame Type Wood Purlins
Roof Materials 100% Shingles, Asphalt
Heating System 100% Steam/Hot Water with Radiators
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** Yes **Type** Local
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$1,356,000
Per SqFt Rate	\$226



NOTES: Former residence; includes: offices.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	036 - Easterday House		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49186732	Longitude	W -84.35956414

UNDERWRITING DATA

Occupancy	100% House, Single Family							
Stories above Grade	1	Year Built		1920				
Superstructure SqFt	2,200	Vacant		No				
Substructure SqFt	1,300							
Total SqFt	3,500							
ISO Class	100% 2 - Masonry/Joisted Masonry							
Foundation Type	Masonry Basement							
Exterior Wall Finish	65% Brick, Solid, 35% Siding, Wood on Masonry							
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)							
Roof Geometry	Gable							
Roof Frame Type	Wood Purlins							
Roof Materials	100% Shingles, Asphalt							
Heating System	100% Steam/Hot Water with Radiators							
Cooling System	100% None							
Electrical	Yes	Plumbing		Yes				
Passenger Elevators	0							
Freight Elevators	0							
Sprinkler System	None	Type	None	Automatic Fire Detection		Yes	Type	Local
Manual Fire Alarms	None	Type	None	Entry Alarms		None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$931,000
Per SqFt Rate	\$266



NOTES: Former residence; includes: offices.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	038 - Ryan House		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49214025	Longitude	W -84.35920243

UNDERWRITING DATA

Occupancy	100% Apartment, 2-4 Units						
Stories above Grade	2	Year Built	1920				
Superstructure SqFt	2,456	Vacant	No				
Substructure SqFt	1,000						
Total SqFt	3,456						
ISO Class	100% 2 - Masonry/Joisted Masonry						
Foundation Type	Masonry Basement						
Exterior Wall Finish	100% Brick, Solid						
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)						
Roof Geometry	Gable						
Roof Frame Type	Wood Purlins						
Roof Materials	100% Shingles, Asphalt						
Heating System	100% Steam/Hot Water with Radiators						
Cooling System	100% None						
Electrical	Yes	Plumbing	Yes				
Passenger Elevators	0						
Freight Elevators	0						
Sprinkler System	None	Type	None	Automatic Fire Detection	Yes	Type	Local
Manual Fire Alarms	None	Type	None	Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$1,021,000
Per SqFt Rate	\$295



NOTES: Former residence; includes: offices.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured 001
Site 001 - Main Campus
Building 039 - Osborn Hall
Address 650 West Easterday Avenue
City, State, Zip Sault Ste. Marie, MI 49783
Latitude N 46.49203852 **Longitude** W -84.36495622

Inspected: 5/21/2024

INSURABLE VALUES	
Building	\$13,181,000
Per SqFt Rate	\$284

UNDERWRITING DATA

Occupancy 100% Dormitory
Stories above Grade 3 **Year Built** 1967
Superstructure SqFt 34,476 **Vacant** No
Substructure SqFt 12,000
Total SqFt 46,476
ISO Class 100% 4 - Steel Frame/Masonry Non-Combustible
Foundation Type Masonry Basement
Exterior Wall Finish 100% Brick on Masonry
Roof Pitch 5% Medium (8:12 to 12:12 Pitch), 95% Flat
Roof Geometry Flat
Roof Frame Type Heavy Steel
Roof Materials 95% Single-Ply Membrane, 5% Steel
Heating System 100% Steam/Hot Water with Radiators
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** Yes **Type** Central & Local
Manual Fire Alarms Yes **Type** Central & Local **Entry Alarms** None **Type** None



NOTES: Includes: resident rooms.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	040 - Canusa Hall		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49281231	Longitude	W -84.36547383

Inspected: 5/21/2024

INSURABLE VALUES	
Building	\$4,794,000
Per SqFt Rate	\$160

UNDERWRITING DATA

Occupancy	100% Bookstore							
Stories above Grade	1	Year Built		1967				
Superstructure SqFt	14,935	Vacant		No				
Substructure SqFt	14,935							
Total SqFt	29,870							
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible							
Foundation Type	Masonry Basement							
Exterior Wall Finish	100% Brick on Masonry							
Roof Pitch	75% Medium (8:12 to 12:12 Pitch), 25% Flat							
Roof Geometry	Complex							
Roof Frame Type	Heavy Steel							
Roof Materials	25% Single-Ply Membrane, 75% Steel							
Heating System	100% Steam/Hot Water with Unit Heaters							
Cooling System	100% Chilled Water, with Fan Coil Units							
Electrical	Yes	Plumbing		Yes				
Passenger Elevators	1							
Freight Elevators	0							
Sprinkler System	None	Type	None	Automatic Fire Detection		Yes	Type	Central & Local
Manual Fire Alarms	Yes	Type	Central & Local	Entry Alarms		Yes	Type	Central



NOTES: Includes: offices and bookstore.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	042 - Michigan Hall		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49258904	Longitude	W -84.35979951

UNDERWRITING DATA

Occupancy	100% Administration Building (University or Trade School)		
Stories above Grade	1	Year Built	1920
Superstructure SqFt	1,848	Vacant	No
Substructure SqFt	0		
Total SqFt	1,848		
ISO Class	100% 1 - Frame		
Foundation Type	Mat/Slab		
Exterior Wall Finish	100% Brick on Frame		
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)		
Roof Geometry	Gable		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% Forced Warm Air		
Cooling System	100% Forced Cool Air		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	Yes	Type	Local
Manual Fire Alarms	Yes	Type	Local
Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$421,000
Per SqFt Rate	\$228



NOTES: Includes: offices.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	045 - Gate House		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49373788	Longitude	W -84.35919670

UNDERWRITING DATA

Occupancy	100% Administration Building (University or Trade School)		
Stories above Grade	1	Year Built	1921
Superstructure SqFt	592	Vacant	No
Substructure SqFt	0		
Total SqFt	592		
ISO Class	100% 1 - Frame		
Foundation Type	Mat/Slab		
Exterior Wall Finish	100% Brick on Frame		
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)		
Roof Geometry	Gable		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% None		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	None	Type	None
Manual Fire Alarms	None	Type	None
Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$202,000
Per SqFt Rate	\$341



NOTES: Includes: guard house.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	052 - Central Heating Plant		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49200985	Longitude	W -84.36762047

UNDERWRITING DATA

Occupancy	75% Boiler House, 25% Manufacturing, Light		
Stories above Grade	1	Year Built	1969
Superstructure SqFt	10,490	Vacant	No
Substructure SqFt	0		
Total SqFt	10,490		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	100% Brick on Masonry		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Single-Ply Membrane		
Heating System	30% Gas, Oil or Electric Suspended Unit Heater, 70% None		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Manual Fire Alarms	None	Type	None
		Automatic Fire Detection	None
		Type	None
		Entry Alarms	None
		Type	None

Inspected: 5/21/2024

INSURABLE VALUES	
Building	\$4,824,000
Per SqFt Rate	\$460



NOTES: Includes: boilers.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	062 - Neveu Hall		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49306029	Longitude	W -84.36753994

Inspected: 5/21/2024

INSURABLE VALUES	
Building	\$4,131,000
Per SqFt Rate	\$313

UNDERWRITING DATA

Occupancy	100% Dormitory						
Stories above Grade	2	Year Built	1970				
Superstructure SqFt	9,203	Vacant	No				
Substructure SqFt	4,000						
Total SqFt	13,203						
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible						
Foundation Type	Masonry Basement						
Exterior Wall Finish	70% Brick on Masonry, 30% Siding, Wood on Masonry						
Roof Pitch	100% Flat						
Roof Geometry	Flat						
Roof Frame Type	Heavy Steel						
Roof Materials	100% Single-Ply Membrane						
Heating System	100% Steam/Hot Water with Radiators						
Cooling System	100% None						
Electrical	Yes	Plumbing	Yes				
Passenger Elevators	0						
Freight Elevators	0						
Sprinkler System	None	Type	None	Automatic Fire Detection	Yes	Type	Central & Local
Manual Fire Alarms	Yes	Type	Central & Local	Entry Alarms	None	Type	None



NOTES: Includes: resident rooms.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	063 - Moloney Hall		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49256095	Longitude	W -84.36727936

UNDERWRITING DATA

Occupancy	100% Dormitory		
Stories above Grade	2	Year Built	1969
Superstructure SqFt	11,824	Vacant	No
Substructure SqFt	5,000		
Total SqFt	16,824		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Masonry Basement		
Exterior Wall Finish	70% Brick on Masonry, 30% Siding, Wood on Masonry		
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)		
Roof Geometry	Gable		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% Steam/Hot Water with Radiators		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	Yes	Type	Central & Local
Manual Fire Alarms	Yes	Type	Central & Local
Entry Alarms	None	Type	None

Inspected: 5/21/2024

INSURABLE VALUES	
Building	\$5,210,000
Per SqFt Rate	\$310



NOTES: Includes: resident rooms.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	064 - Student Village		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49219027	Longitude	W -84.36618617

Inspected: 5/21/2024

INSURABLE VALUES	
Building	\$15,580,000
Per SqFt Rate	\$323

UNDERWRITING DATA

Occupancy	100% Dormitory		
Stories above Grade	3	Year Built	1970
Superstructure SqFt	37,192	Vacant	No
Substructure SqFt	11,000		
Total SqFt	48,192		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Masonry Basement		
Exterior Wall Finish	100% Brick on Masonry		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Single-Ply Membrane		
Heating System	100% Steam/Hot Water with Radiators		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central & Local
Manual Fire Alarms	Yes	Type Central & Local	Entry Alarms None Type None



NOTES: Includes: resident rooms.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured 001
Site 001 - Main Campus
Building 065 - Walker Cisler Center
Address 650 West Easterday Avenue
City, State, Zip Sault Ste. Marie, MI 49783
Latitude N 46.49339103 **Longitude** W -84.36434945

Inspected: 5/21/2024

INSURABLE VALUES	
Building	\$20,861,000
Per SqFt Rate	\$263

UNDERWRITING DATA

Occupancy 50% Commons (University), 50% Classroom (University)
Stories above Grade 2 **Year Built** 1973
Superstructure SqFt 79,452 **Vacant** No
Substructure SqFt 0
Total SqFt 79,452
ISO Class 100% 5 - Protected Steel Frame/Mod. Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Brick on Masonry
Roof Pitch 100% Flat
Roof Geometry Flat
Roof Frame Type Heavy Steel
Roof Materials 100% Single-Ply Membrane
Heating System 100% Steam/Hot Water with Unit Heaters
Cooling System 100% Chilled Water, with Air Handling Units
Electrical Yes **Plumbing** Yes
Passenger Elevators 1
Freight Elevators 1
Sprinkler System Yes **Type** Wet Pipe **Automatic Fire Detection** Yes **Type** Central & Local
Manual Fire Alarms Yes **Type** Central & Local **Entry Alarms** Yes **Type** CC Sys.



NOTES: Includes: dining and meeting rooms.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001	Self
Site	001 - Main Campus	
Building	066 - Townhouses	
Address	650 West Easterday Avenue	
City, State, Zip	Sault Ste. Marie, MI 49783	
Latitude	N 46.49560200	Longitude W -84.36570447

UNDERWRITING DATA

Occupancy	100% Apartment, Low-Rise						
Stories above Grade	2	Year Built	1974				
Superstructure SqFt	29,665	Vacant	No				
Substructure SqFt	0						
Total SqFt	29,665						
ISO Class	100% 1 - Frame						
Foundation Type	Mat/Slab						
Exterior Wall Finish	60% Brick on Frame, 40% Siding, Wood on Frame						
Roof Pitch	95% Medium (8:12 to 12:12 Pitch), 5% Flat						
Roof Geometry	Gable						
Roof Frame Type	Wood Purlins						
Roof Materials	5% Built-Up, Smooth, 95% Shingles, Asphalt						
Heating System	100% Forced Warm Air						
Cooling System	100% Forced Cool Air						
Electrical	Yes	Plumbing	Yes				
Passenger Elevators	0						
Freight Elevators	0						
Sprinkler System	Yes	Type	Wet Pipe	Automatic Fire Detection	Yes	Type	Local
Manual Fire Alarms	Yes	Type	Local	Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$9,112,000
Per SqFt Rate	\$307



NOTES: Includes: apartments.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured 001
Site 001 - Main Campus
Building 067 - Norris Center
Address 650 West Easterday Avenue
City, State, Zip Sault Ste. Marie, MI 49783
Latitude N 46.49015782 **Longitude** W -84.36598157

UNDERWRITING DATA

Occupancy 100% Physical Education Building (University)
Stories above Grade 2 **Year Built** 1974
Superstructure SqFt 209,822 **Vacant** No
Substructure SqFt 0
Total SqFt 209,822
ISO Class 100% 4 - Steel Frame/Masonry Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 100% Brick on Masonry
Roof Pitch 100% Flat
Roof Geometry Flat
Roof Frame Type Heavy Steel
Roof Materials 100% Single-Ply Membrane
Heating System 100% Steam/Hot Water with Unit Heaters
Cooling System 100% Chilled Water, with Air Handling Units
Electrical Yes **Plumbing** Yes
Passenger Elevators 1
Freight Elevators 0
Sprinkler System Yes **Type** Wet Pipe **Automatic Fire Detection** Yes **Type** Local
Manual Fire Alarms Yes **Type** Local **Entry Alarms** None **Type** None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$58,799,600
Per SqFt Rate	\$280



NOTES: Includes: athletics facilities.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured 001
Site 001 - Main Campus
Building 068 - Warehouse - Maintenance Building
Address 650 West Easterday Avenue
City, State, Zip Sault Ste. Marie, MI 49783
Latitude N 46.48769460 **Longitude** W -84.36469534

UNDERWRITING DATA

Occupancy 80% Municipal Service Garage, 20% Warehouse, Light
Stories above Grade 1 **Year Built** 1977
Superstructure SqFt 31,770 **Vacant** No
Substructure SqFt 0
Total SqFt 31,770
ISO Class 60% 3 - Pre-Engineered Metal/Non-Combustible, 40% 4 - Steel Frame/Masonry Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 15% Brick on Masonry, 25% Concrete Block, 60% Siding, Metal or Other on Girts
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Gable
Roof Frame Type Heavy Steel
Roof Materials 100% Steel
Heating System 10% Forced Warm Air, 30% Gas, Oil or Electric Suspended Unit Heater, 60% None
Cooling System 10% Forced Cool Air, 90% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** Yes **Type** Local
Manual Fire Alarms Yes **Type** Local **Entry Alarms** None **Type** None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$6,279,000
Per SqFt Rate	\$198



NOTES: Includes: maintenance and warehouse.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured 001
Site 001 - Main Campus
Building 069 - Center for Applied Science
Address 650 West Easterday Avenue
City, State, Zip Sault Ste. Marie, MI 49783
Latitude N 46.49376215 **Longitude** W -84.36286850

Inspected: 5/58/2024

INSURABLE VALUES	
Building	\$31,525,000
Per SqFt Rate	\$398

UNDERWRITING DATA

Occupancy 100% Laboratory (University)
Stories above Grade 2 **Year Built** 1981
Superstructure SqFt 79,281 **Vacant** No
Substructure SqFt 0
Total SqFt 79,281
ISO Class 100% 4 - Steel Frame/Masonry Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 100% Brick on Masonry
Roof Pitch 100% Flat
Roof Geometry Flat
Roof Frame Type Heavy Steel
Roof Materials 100% Single-Ply Membrane
Heating System 100% Steam/Hot Water with Unit Heaters
Cooling System 100% Chilled Water, with Air Handling Units
Electrical Yes **Plumbing** Yes
Passenger Elevators 1
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** Yes **Type** Central & Local
Manual Fire Alarms Yes **Type** Central & Local **Entry Alarms** Yes **Type** Central



NOTES: Includes: offices, classrooms, and laboratories.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	070 - Student Activities Center		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49030378	Longitude	W -84.36692389

UNDERWRITING DATA

Occupancy	100% Field House		
Stories above Grade	1	Year Built	1999
Superstructure SqFt	67,620	Vacant	No
Substructure SqFt	0		
Total SqFt	67,620		
ISO Class	100% 3 - Pre-Engineered Metal/Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	100% Siding, Metal or Other on Girts		
Roof Pitch	100% Low (2:12 to 6:12 Pitch)		
Roof Geometry	Gable		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Steel		
Heating System	100% Steam/Hot Water with Unit Heaters		
Cooling System	100% Chilled Water, with Air Handling Units		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection None Type None
Manual Fire Alarms	Yes	Type Local	Entry Alarms None Type None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$14,646,000
Per SqFt Rate	\$217



NOTES: Includes: athletics.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	071 - Storage Building 1		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.48757822	Longitude	W -84.36328880

UNDERWRITING DATA

Occupancy	100% Garage		
Stories above Grade	1	Year Built	1999
Superstructure SqFt	1,180	Vacant	No
Substructure SqFt	0		
Total SqFt	1,180		
ISO Class	100% 1 - Frame		
Foundation Type	Mat/Slab		
Exterior Wall Finish	100% Siding, Wood on Frame		
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)		
Roof Geometry	Gable		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% None		
Cooling System	100% None		
Electrical	Yes	Plumbing	No
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Manual Fire Alarms	None	Type	None
		Automatic Fire Detection	None
		Type	None
		Entry Alarms	None
		Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$118,000
Per SqFt Rate	\$100



NOTES:

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	072 - Arts Classroom Facility		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49381689	Longitude	W -84.36605402

Inspected: 5/61/2024

INSURABLE VALUES	
Building	\$20,702,000
Per SqFt Rate	\$319

UNDERWRITING DATA

Occupancy	50% Auditorium, 10% Mechanical Penthouse, 40% Classroom (University)					
Stories above Grade	2	Year Built		2003		
Superstructure SqFt	52,805	Vacant		No		
Substructure SqFt	12,000					
Total SqFt	64,805					
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible					
Foundation Type	Masonry Basement					
Exterior Wall Finish	100% Brick on Masonry					
Roof Pitch	50% Medium (8:12 to 12:12 Pitch), 50% Flat					
Roof Geometry	Complex					
Roof Frame Type	Heavy Steel					
Roof Materials	50% Single-Ply Membrane, 50% Steel					
Heating System	100% Steam/Hot Water with Unit Heaters					
Cooling System	100% Chilled Water, with Air Handling Units					
Electrical	Yes	Plumbing		Yes		
Passenger Elevators	2					
Freight Elevators	0					
Sprinkler System	Yes	Type	Wet Pipe	Automatic Fire Detection	Yes	Type Central & Local
Manual Fire Alarms	Yes	Type	Central &	Entry Alarms	Yes	Type CC Sys.
		Local				



NOTES: Includes: auditorium.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured 001
Site 001 - Main Campus
Building 073 - Fire Science Building
Address 650 West Easterday Avenue
City, State, Zip Sault Ste. Marie, MI 49783
Latitude N 46.48764913 **Longitude** W -84.36538442

UNDERWRITING DATA

Occupancy 100% Garage
Stories above Grade 1 **Year Built** 1999
Superstructure SqFt 3,900 **Vacant** No
Substructure SqFt 0
Total SqFt 3,900
ISO Class 100% 1 - Frame
Foundation Type Mat/Slab
Exterior Wall Finish 100% Siding, Metal or Other on Frame
Roof Pitch 100% Low (2:12 to 6:12 Pitch)
Roof Geometry Gable
Roof Frame Type Wood Purlins
Roof Materials 100% Steel
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** No
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$408,000
Per SqFt Rate	\$105



NOTES:

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	074 - Storage Building - Ice Arena		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.48916425	Longitude	W -84.36598299

UNDERWRITING DATA

Occupancy	100% Garage						
Stories above Grade	1	Year Built	1978				
Superstructure SqFt	642	Vacant	No				
Substructure SqFt	0						
Total SqFt	642						
ISO Class	100% 3 - Pre-Engineered Metal/Non-Combustible						
Foundation Type	Mat/Slab						
Exterior Wall Finish	100% Siding, Metal or Other on Girts						
Roof Pitch	100% Low (2:12 to 6:12 Pitch)						
Roof Geometry	Gable						
Roof Frame Type	Light Gauge Steel						
Roof Materials	100% Steel						
Heating System	100% None						
Cooling System	100% None						
Electrical	Yes	Plumbing	No				
Passenger Elevators	0						
Freight Elevators	0						
Sprinkler System	None	Type	None	Automatic Fire Detection	None	Type	None
Manual Fire Alarms	None	Type	None	Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$74,000
Per SqFt Rate	\$115



NOTES:

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured 001
Site 001 - Main Campus
Building 104 - Storage Building 2
Address 650 West Easterday Avenue
City, State, Zip Sault Ste. Marie, MI 49783
Latitude N 46.48779067 **Longitude** W -84.36337449

UNDERWRITING DATA

Occupancy 100% Warehouse, Light
Stories above Grade 1 **Year Built** 1995
Superstructure SqFt 2,800 **Vacant** No
Substructure SqFt 0
Total SqFt 2,800
ISO Class 95% 1 - Frame, 5% 2 - Masonry/Joisted Masonry
Foundation Type Mat/Slab
Exterior Wall Finish 5% Concrete Block, 95% Siding, Metal or Other on Frame
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Gable
Roof Frame Type Wood Purlins
Roof Materials 100% Steel
Heating System 100% None
Cooling System 10% None
Electrical Yes **Plumbing** No
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$297,000
Per SqFt Rate	\$106



NOTES:

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	105 - Storage Shed		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.48733451	Longitude	W -84.36516988

UNDERWRITING DATA

Occupancy	100% Shed		
Stories above Grade	1	Year Built	1940
Superstructure SqFt	64	Vacant	No
Substructure SqFt	0		
Total SqFt	64		
ISO Class	100% 1 - Frame		
Foundation Type	Footing		
Exterior Wall Finish	100% Siding, Metal or Other on Frame		
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)		
Roof Geometry	Monoslope		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% None		
Cooling System	100% None		
Electrical	Yes	Plumbing	No
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	None	Type	None
Manual Fire Alarms	None	Type	None
Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$17,000
Per SqFt Rate	\$266



NOTES: Includes: solar panels.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	343 - Youngs Home		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49143894	Longitude	W -84.36372500

UNDERWRITING DATA

Occupancy	100% Medical Clinic							
Stories above Grade	1	Year Built		1959				
Superstructure SqFt	1,426	Vacant		No				
Substructure SqFt	0							
Total SqFt	1,426							
ISO Class	100% 1 - Frame							
Foundation Type	Crawlspace Masonry							
Exterior Wall Finish	10% Brick on Frame, 90% Siding, Vinyl							
Roof Pitch	100% Low (2:12 to 6:12 Pitch)							
Roof Geometry	Gable							
Roof Frame Type	Wood Purlins							
Roof Materials	100% Shingles, Asphalt							
Heating System	100% Forced Warm Air							
Cooling System	100% Forced Cool Air							
Electrical	Yes	Plumbing		Yes				
Passenger Elevators	0							
Freight Elevators	0							
Sprinkler System	None	Type	None	Automatic Fire Detection		Yes	Type	Local
Manual Fire Alarms	Yes	Type	Local	Entry Alarms		None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$291,000
Per SqFt Rate	\$204



NOTES: Includes: clinic.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	001 - Main Campus		
Building	345 - Young Health Science Center		
Address	650 West Easterday Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49133126	Longitude	W -84.36338843

UNDERWRITING DATA

Occupancy	100% Medical Clinic		
Stories above Grade	1	Year Built	1990
Superstructure SqFt	2,540	Vacant	No
Substructure SqFt	0		
Total SqFt	2,540		
ISO Class	100% 1 - Frame		
Foundation Type	Crawlspace Masonry		
Exterior Wall Finish	100% Siding, Wood on Frame		
Roof Pitch	100% Low (2:12 to 6:12 Pitch)		
Roof Geometry	Gable		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% Forced Warm Air		
Cooling System	100% Forced Cool Air		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	Yes	Type	Local
Manual Fire Alarms	Yes	Type	Local
Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$594,000
Per SqFt Rate	\$234



NOTES: Includes: clinic.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001		
Site	002 - ESE - Aquatic Research Lab		
Building	001 - ESE - Aquatic Research Lab		
Address	725 East Portage Avenue		
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49657899	Longitude	W -84.32991128

UNDERWRITING DATA

Occupancy	100% Industrial Flex Building		
Stories above Grade	1	Year Built	1905
Superstructure SqFt	11,731	Vacant	No
Substructure SqFt	0		
Total SqFt	11,731		
ISO Class	100% 2 - Masonry/Joisted Masonry		
Foundation Type	Mat/Slab		
Exterior Wall Finish	100% None		
Roof Pitch	100% None		
Roof Geometry	None		
Roof Frame Type	None		
Roof Materials	100% None		
Heating System	100% None		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Manual Fire Alarms	None	Type	None
Automatic Fire Detection	None	Type	None
Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$350,000
Per SqFt Rate	\$30



NOTES: Includes: fish hatching leasehold improvements.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001	Self
Site	003 - Sugar Island Property	
Building	001 - Sugar Island Residence	
Address	8723 East Northshore Drive Sugar Island	
City, State, Zip	Sault Ste. Marie, MI 49783	
Latitude	N 46.52165927	Longitude W -84.18153039

UNDERWRITING DATA

Occupancy	100% House, Single Family		
Stories above Grade	2	Year Built	1950
Superstructure SqFt	1,704	Vacant	Yes
Substructure SqFt	100		
Total SqFt	1,804		
ISO Class	100% 1 - Frame		
Foundation Type	Mat/Slab		
Exterior Wall Finish	100% Siding, Wood on Frame		
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)		
Roof Geometry	Gable		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% Steam/Hot Water with Radiators		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	Yes	Type	Local
Manual Fire Alarms	None	Type	None
Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$183,000
Per SqFt Rate	\$101



NOTES: Includes: residence.

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001	Self
Site	003 - Sugar Island Property	
Building	002 - Garage	
Address	8723 East Northshore Drive Sugar Island	
City, State, Zip	Sault Ste. Marie, MI 49783	
Latitude	N 46.52149198	Longitude W -84.18093994

UNDERWRITING DATA

Occupancy	100% Garage		
Stories above Grade	1	Year Built	1960
Superstructure SqFt	576	Vacant	Yes
Substructure SqFt	0		
Total SqFt	576		
ISO Class	100% 1 - Frame		
Foundation Type	Mat/Slab		
Exterior Wall Finish	100% Siding, Wood on Frame		
Roof Pitch	100% Medium (8:12 to 12:12 Pitch)		
Roof Geometry	Gable		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% None		
Cooling System	100% None		
Electrical	Yes	Plumbing	No
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	None	Type	None
Manual Fire Alarms	None	Type	None
Entry Alarms	None	Type	None

Inspected: 5/22/2024

INSURABLE VALUES	
Building	\$45,000
Per SqFt Rate	\$78



NOTES:

BUILDING DETAIL REPORT

Lake Superior State University

LAKE SUPERIOR STATE UNIVERSITY

Insured	001	Site	004 - Center for
Freshwater Research and Education	Building		001 - Center for
Freshwater Research and Education	Address		100 Salmon Run
Way			
City, State, Zip	Sault Ste. Marie, MI 49783		
Latitude	N 46.49634863	Longitude	W -84.32909915

UNDERWRITING DATA

Occupancy	50% Science Classrooms, 50% Laboratory (University)					
Stories above Grade	2	Year Built		2023		
Superstructure SqFt	16,350	Vacant		No		
Substructure SqFt	0					
Total SqFt	16,350					
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible					
Foundation Type	Mat/Slab					
Exterior Wall Finish	70% Concrete Block, 30% Insulated Sandwich Panels					
Roof Pitch	100% Flat					
Roof Geometry	Flat					
Roof Frame Type	Heavy Steel					
Roof Materials	100% Single-Ply Membrane					
Heating System	100% Steam/Hot Water with Unit Heaters					
Cooling System	100% Chilled Water, with Air Handling Units					
Electrical	Yes	Plumbing		Yes		
Passenger Elevators	1					
Freight Elevators	0					
Sprinkler System	Yes	Type	Wet Pipe	Automatic Fire Detection	Yes	Type Central & Local
Manual Fire Alarms	Yes	Type	Central &	Entry Alarms	Yes	Type Central
		Local				

Inspected: 5/21/2024

INSURABLE VALUES	
Building	\$13,995,000
Per SqFt Rate	\$856



NOTES: Includes: science classrooms and laboratories.

Building	Building Type	Gross Square Feet	Value	Original Construction	Renovations & Additions	Deferred Maintenance	FCI	Rating
425 East Easterday Ave	General	600	\$120,000	1940		\$0	0%	Good
Administration Building	General	17,247	\$4,364,000	1920	1946	\$991,000	23%	Poor
Alumni Office	General	4,462	\$1,365,000	1920		\$200,000	15%	Poor
Arts Classroom Facility	General	63,791	\$20,702,000	2004		\$5,000	0%	Good
Brady Hall	Auxiliary	48,896	\$15,901,000	1939		\$1,608,000	10%	Poor
Brown Hall	General	4,768	\$1,329,000	1920	1965	\$149,000	11%	Poor
Canusa Hall	General	15,091	\$4,794,000	1967		\$161,000	3%	Good
Center for Applied Science	General	82,055	\$31,525,000	1981		\$4,420,000	14%	Poor
Center for Freshwater Research and Education	General	16,350	\$13,995,000	2021		\$0	0%	Good
Central Heating Plant	General	10,376	\$4,824,000	1969		\$1,392,000	29%	Poor
CFRE Garage	General	-	\$425,000	2024		\$0	0%	Good
Chippewa House	Auxiliary	7,752	\$2,271,000	1920	1996	\$75,000	3%	Good
Considine Hall	General	44,000	\$16,574,000	1920	1946, 2016	\$0	0%	Good
Crawford Hall	General	121,599	\$61,380,000	1964	1974, 2000	\$1,935,000	3%	Good
East Hall	General	3,939	\$1,105,000	1900		\$20,000	2%	Good
Easterday House	Auxiliary	3,500	\$931,000	1920		\$215,000	23%	Poor
Erie House	Auxiliary	8,766	\$2,526,000	1901		\$229,000	9%	Fair
ESE - Aquatic Research Lab	General	11,731	\$350,000	1903		\$0	0%	Good
Eskoonwid Office	General	5,078	\$1,505,000	1920		\$100,000	7%	Fair
Fire Science Building	General	800	\$408,000	1998		\$0	0%	Good
Fletcher Center	General	14,540	\$4,178,000	1936	1977	\$523,000	13%	Poor
Gate House	General	767	\$202,000	1921		\$13,000	6%	Fair
Hillside House Office	Auxiliary	5,064	\$1,402,000	1920	2001	\$650,000	46%	Critical
Huron Hall	Auxiliary	8,766	\$2,526,000	1901	2011	\$57,000	2%	Good
Laker House	Auxiliary	4,506	\$1,356,000	1920		\$106,000	8%	Fair
Michigan Hall	General	1,676	\$421,000	1920		\$112,000	27%	Poor
Moloney Hall	Auxiliary	16,824	\$5,210,000	1969		\$575,000	11%	Poor
Neveu Hall	Auxiliary	13,203	\$4,131,000	1970		\$583,000	14%	Poor
Norris Center	General	209,928	\$58,799,600	1974	1995	\$5,173,000	9%	Fair
Ontario Hall	Auxiliary	7,752	\$2,271,000	1920	1994	\$50,000	2%	Good
Osborn Hall	Auxiliary	47,476	\$13,181,000	1967		\$1,612,000	12%	Poor
Pianosi - Maintenance Building	General	35,464	\$6,279,000	1977		\$79,000	1%	Good
President's Garage	General	1,600	\$80,000	2023		\$0	0%	Good
President's Residence	General	7,027	\$1,917,000	1920		\$41,000	2%	Good
Ryan House	Auxiliary	3,456	\$1,021,000	1920		\$25,000	2%	Good
Shouldice Library	General	103,584	\$50,211,000	1971	1996	\$1,187,000	2%	Good
Storage Building - Ice Arena	General	642	\$74,000	1995		\$0	0%	Good
Storage Building 1	Auxiliary	1,920	\$118,000	1999		\$9,000	8%	Fair
Storage Building 2 - Housing	Auxiliary	2,800	\$297,000	1995		\$15,000	5%	Fair
Storage Shed	General	736	\$17,000	1940		\$0	0%	Good
Student Activities Center	General	69,095	\$14,646,000	1999		\$970,000	7%	Fair
Student Village	Auxiliary	48,192	\$15,580,000	1970		\$445,000	3%	Good
Sugar Island Garage	General	576	\$45,000	1960		\$0	0%	Good
Sugar Island Residence	General	1,804	\$183,000	1950		\$0	0%	Good
Townhouses	Auxiliary	29,665	\$9,112,000	1974		\$395,000	4%	Good
Walker Cisler Center	Auxiliary	86,685	\$20,861,000	1973	1994	\$1,021,000	5%	Good
Young Health Science Center (HCC)	General	2,540	\$594,000	1990		\$15,000	3%	Good
Young's Home (Counseling)	General	1,426	\$291,000	1959		\$22,000	8%	Fair
			\$401,397,600				\$25,178,000	
			0%	5%	Good			
			5.01%	10%	Fair			
			10.01%	30%	Poor			
			30.01%	100%	Critical			

Numbers shown in thousands	Deferred > 6 Years	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Six Year Totals
Administration	470							441
Install ADA ramp and door opener			50					
Tuck Point					5			
Renovate first floor				200				
New fire alarm system			36					
Add Elevator				150				
Restore and paint exterior stairs	5							
Retrofit lighting	15							
Renovate HVAC system and add hot water heating	450							

Alumni	165							35
Tuck Point		2						
Renovate both entrances			5					
Renovate sanitary system				13				
Dewater/seal basement			15					
Update electrical	75							
Replace carpeting	15							
Replace windows	50							
New fire alarm system	25							

Arts Center	0							5
Seal exterior wall bricks			5					

Brady Hall	275							1,333
Replace steam line		93						
Tuck Point					15			
Renovate Lobby			10					
Add card access entry system		25						
Add HVAC system to all floors					900			
Ventilation, Humidity Control							50	
Replace flat roof			160					
Renovate bathrooms and showers							80	
Add fire suppression system	200							
Add card access entry system	25							
Install storm sewer system to reroute water	50							

Brown Hall	94							54
Add (2) Showers		12						
Renovate sanitary system			5					
Install ADA door hardware				25				
Replace carpeting					12			
New fire alarm system	12							
Tuck point	2							
Upgrade electrical and plumbing	80							

Canusa Hall	71							190
Upgrade lights and install new electrical feed and panel			45					
Replace windows throughout building				45				
Improve elevator					50			
Improve heating and ventilation						50		
Upgrade plumbing	20							
Upgrade electronic controls	20							

Numbers shown in thousands	Deferred > 6 Years	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Six Year Totals
Install new fire alarm system	31							

CASET	3,635							785
Change classroom door hardware to ADA			25					
Tuck Point					15			
Repair brick and drip edge east side				8				
Retrofit restroom piping for ADA compliance				12				
Replace and renovate cooling system North side					400			
Replace and renovate cooling tower						200		
Upgrade Windows							125	
Upgrade plumbing	80							
Stablize Building Foundation	3,500							
Install chemical feed	30							
Replace repair windows	25							

Center for Freshwater Research and Education	0							0
No Projects Scheduled								

Central Heating Plant	0							1,392
Upgrade generator							320	
Replace roof		126						
Install Coalescing device				55				
Replace Deaerator tank and Condensate Feed System					580			
Replace 250 feet of steam piping							236	
Upgrade Hawk controller on boiler #2		75						

Chippewa Hall	0							75
Install card access entry system				25				
Re-core all locking hardware								
Upgrade plumbing					40			
Repair fascia and soffit						10		
Replace interior and exterior cellar doors					0			

Cisler Center	755							266
Replace Cisler West Kitchen Windows			6					
Replace electrical panels				25				
Replace chiller					175			
Re-core and replace all locking hardware for ADA						30		
Install emergency generator system							30	
Upgrade domestic water heaters	700							
Upgrade plumbing	55							

Considine Hall	0							0
No Projects Scheduled								

Crawford Hall	700							1,235
Repair steel floor deck above mechanical room			8					
Replace chiller (R22 system)				900				
Replace carpet					150			
Upgrade pneumatic controls						150		
Lab cabinets							15	

Numbers shown in thousands	Deferred > 6 Years	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Six Year Totals
Upgrade electrical GFI in labs							12	
Upgrade hoods	650							
Upgrade labs	50							

East Hall	0							20
Replace shingle roof				20				

Easterday Hall	10							215
Re-core all locking hardware			5					
Replace basement windows								
Complete renovation of electrical and mechanical sys.				195				
Replace carpeting					15			
Install card access entry system	10							

Erie Hall	148							81
Re-core all locking hardware			5					
Install card access entry system								
Renovate electrical systems				40				
Install new domestic hot water heater					11			
Replace carpet						25		
Renovate bathrooms	48							
ADA	100							

Eskoonwid Endaad (NAC)	23							77
Complete ADA renovations			30					
Install ADA door hardware			5					
Repair soffit and fascia						10		
Replace basement windows					3			
Install new fire alarm system				12				
Upgrade boiler to steam							17	
Replace carpet	8							
Upgrade plumbing and electrical	15							

Fire Science Building	0							0
No Projects Scheduled								

Fletcher	0							523
Repair basement walls, install drains, add ext drain.						20		
Remodel restrooms for ADA					20			
Remove old boiler system and abate							6	
Remodel main entrance							27	
Renovate HVAC system				450				

Gate House	0							13
Install new roof and repair soffit				5				
Renovate storage space to include guard shack					8			

Health Care Center	0							15
Replace Roof							15	

Hillside House	0							650
Completely renovate					650			

Numbers shown in thousands	Deferred > 6 Years	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Six Year Totals
Housing Storage Barn	0							15
Add partial second deck and lighting						15		
Huron Hall	0							57
Tuck point				10				
ADA bathroom							22	
Install new carpeting			25					
Ice Arena Storage Building	20							0
Replace Building	20							
Kenneth J Shouldice Library	450							737
Repair fascia			5					
Repair roof			20					
Replace roof (old side)					500			
Install ventilation into computer room off main lobby						80		
Replace AH and install on roof top							7	
Install new chiller			60					
Replace carpet in main library				45				
Replace carpet in offices				20				
Replace Roof	450							
Laker Hall	10							96
ADA renovations							25	
Replace interior and exterior cellar doors						3		
Renovate electrical and plumbing systems				60				
Install new carpeting					8			
Tuck Pointing	10							
Meridian Storage Building	0							0
20 x 20 addition								
Michigan Hall	50							62
Install fascia, soffit, windows and exterior doors					35			
Install new flooring						5		
Replace lighting						0		
Renovate electric power distribution				12				
Replace roof			10					
Install new HVAC convert to gas	50							
Moloney	550							25
Re-core all locking hardware			25					
Install domestic hot water system	50							
Upgrade electrical and mechanical	150							
Upgrade interior	350							
Neveu	550							33
Replace entrance doorways			8					
Re-core all locking hardware				25				
Install domestic hot water system	50							
Upgrade electrical and mechanical	150							

Numbers shown in thousands	Deferred > 6 Years	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Six Year Totals
Upgrade interior	350							
Norris Center	3,525							1,648
First phase bleacher upgrades (Cooper Gym)			15					
Taffy Abel Arena locker-new hockey lockers		56						
new pool filter and upgrades		335						
Renovate gym HVAC system to add humidity control						175		
Replace carpeting first floor						25		
Refurbish rifle range HVAC system							60	
Repair/resurface wood floor			10					
Install new rink roof				450				
Rink dehumidification					225			
Purchase emergency generator for rink							35	
Replace gym bleacher				250				
New Rink Floor					12			
Install new AC system 2nd floor Northwest side	100							
Repair Swimming Pool	1,200							
Replace Ice Cooling System	2,200							
Tuck point	25							
Ontario	0							50
ADA renovations			25					
Replace carpeting				25				
Osborn	12							1,600
Replace AHUs			100					
Install new electrical power feed/fix water infiltration						350		
Add electrical power for rooms								
Fire suppression system					350			
Replace heating system				800				
Tuck Point	12							
Pianosi Maintenance Building	0							79
Replace office roof					55			
Install AC unit/water heater				6				
Replace loading dock door (3)			18					
President's House	4							37
Replace basement cellar doors					5			
Upgrade electrical				8				
Dewater basement			20					
Tuck point	2						2	
Plumb north porch column	2						2	
Row Housing Storage Building	0							9
Replace shingle roof		9						
Ryan House	12							13
Replace carpeting and flooring				8				
Upgrade Safety Lights							5	
Upgrade boiler	12							

Numbers shown in thousands	Deferred > 6 Years	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Six Year Totals
Student Activities Center	935							35
Add electrical power for events				5				
SAC court and track lane marking				30				
Add second level for exercise equipment	100							
Add Humidity Control	0							
Replace SAC Floor	800							
Replace light fixtures Phase 4	35							

Student Village	30							415
Replace primary transformer and switch gear						75		
Replace five lower level door frames				25				
Re-Core all locking hardware					25			
Replace apartment door					50			
Fire suppression system			200					
Replace water and sewer pipes in all towers				40				
Replace stair tread and renovate stairwells	30							
Townhouses	250							145
Increase water main for fire sprinkler system		22						
Install card access entry system			75					
Upgrade exterior drainage			8					
Replace domestic hot water system				40				
Phase 2- Interior Renovations	125							
Phase 3- Interior Renovations	125							

Young's House	14							8
Replace shingle roof		8						
Replace HVAC	14							

Infrastructure	2,250							876
Asphalt parking lot repairs		150						
Campus sidewalk repairs		125						
Repair sanitary/storm sewer				50				
Parking and Crawford loading dock access					12			
Clean and test electrical switch gear					25			
Replace Row House water main								
Campus signage				24				
Repair Brown Hall water line feed						10		
Repair and dewater electric vaults							45	
Repair sanitary/storm sewer			12					
Parking lot upkeep, repair, and replacement			70					
Campus road upkeep, repair, and replacement			20					
IT communication line maintenance			50					
Upgrade fire hydrant and water line			25					
Replace Parking Lots	500							
Replace High-Voltage Cables	1,500							
Replace sidewalks Phase 1 23/24	250			50	50	78	80	

TOTALS	15,008	1,038	1,216	4,163	4,401	1,311	1,216	13,345
	Deferred > 6 Years	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Six Year Totals