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FACILITIES MASTER PLAN UPDATE

MARCH 2023 – EXECUTIVE SUMMARY

It was 125 years ago, in April 1898, that the Maryland State Legislature approved the funding for State Normal School #2, which today is Frostburg State University. The physical growth of the campus mirrors the academic progress of Frostburg State University. Our facilities now support 1) academic programs that have expanded from the single path in 1902 to more than 100 and 2) student support services that meet student club, health, recreational, residential, and food needs.

This update outlines our progress in implementing the 2018-2028 FSU Facilities Master Plan. Here are a few highlights:

- Nearing completion of the \$82 million Education and Health Sciences Center, which has been delayed due to supply-chain issues related to the COVID-19 pandemic.
- Completion and occupancy of the Brownsville Residence Hall in fall 2020. *Our first new residence hall in over 40 years.*
- Repurposing existing space (e.g., library and academic classrooms) into collaborative learning spaces supporting the needs and expectations of this generation of students.
- Renovation completed for the Adams/Wyche Multicultural Center.
- Significant infrastructure work completed, including HVAC and utilities upgrades, new roofs, and walkway replacements.
- With financial support from the Appalachian Regional Commission, FSU's Innovation Park

is a reality, including the repurposing of applied research space in the Center for Product Design and Advanced Manufacturing (CPDAM) within the Center for Applied Research and Innovation (CARI) Building.

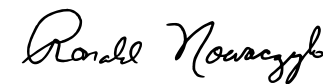
I hope you agree that we are staying true to the 2018-2028 plan in that our commitment is to renovate and improve existing academic and residential space on campus rather than adding square footage to the built environment. Our commitment to environmental sustainability also drives our thinking. We seek to improve energy efficiencies in heating and cooling and reduce our carbon footprint. With outside funding and industry involvement we will be completing a renewable energy microgrid demonstration project on campus by August 2024. We also support the campus community's desire for easier pedestrian accessibility and bike lanes.

We have also been active in living our commitment as a “*regional university*.” With funding from private donors, the Maryland Governor and state legislature, federal funds, and the donation of a building by the City of Frostburg, we are developing an **FSU Regional Science Center** to be located in downtown Frostburg. Although this project was not in our 2018-2028 facilities master plan, it became a possibility when we were contacted by The Challenger Center to locate an educational site here in Western Maryland. Offering science education programs that serve middle school students within a 60- to 75-minute driving radius of

FSU is consistent with our historic mission as a normal school and our commitment to foster science education for K-12 schools.

The proposed **FSU Regional Recreational Complex** is in our 2018-2028 facilities plan. With funding from the State of Maryland, the Maryland Stadium Authority has undertaken a feasibility and design study. This is an opportunity to utilize and expand upon our existing recreational and athletic facilities to develop a regional recreational complex adjacent to the main campus. This complex can serve as an engine for regional development and as an educational opportunity for our recreation and parks management, health sciences, exercise and sport science, and athletic training programs. Most importantly, it can contribute to improving the health of citizens in rural Western Maryland.

You will also read that we see opportunities to **improve the residence life experience** of our students through the early acquisition of Edgewood Commons, a P3 building supported through MEDCO. We believe there is an opportunity to make significant improvements in our housing stock at a much lower cost than would be possible through renovations to existing buildings. We would welcome further discussion and support for this proposal.



Ronald Nowaczyk, Ph.D.

President of Frostburg State University

INTRODUCTION

This report is organized into three sections. The first section briefly summarizes completed or nearly completed projects identified in the FSU 2018-2028 Facilities Master Plan (FMP). The second section describes ongoing projects consistent with the FMP. The third section includes future projects recommended in the FMP and introduces the Regional Science Center project.



PLANNING PRINCIPLES

This Facilities Master Plan Update continues the planning principles established in the 2018-2028 Facilities Master Plan.

BUILD ON FSU'S UNIQUE CHARACTERISTICS

- Low faculty/student ratio
- Individual attention
- Beautiful natural environment
- Small-town setting as learning environment
- Feeling of personal safety

IMPROVE THE QUALITY OF ACADEMIC FACILITIES

- Maintain overall square footage
- Address residence life building needs
- Modernize classrooms to include enhanced technology

IMPROVE THE AESTHETIC APPEAL OF THE CAMPUS

- Renovate street-facing facades of existing buildings
- Improve first impressions by strengthening outward charm
- Implement newly created landscaping plan

CREATE MORE COLLABORATIVE SPACES

PRESERVE KEY HISTORIC STRUCTURES AND SPACES

- Old Main
- Lincoln School

EXPAND RECREATIONAL OPPORTUNITIES FOR WESTERN MARYLAND REGION



DEVELOPMENT SINCE 2018

EDUCATION AND HEALTH SCIENCE CENTER

The completion of the \$82M Education and Health Science Center is scheduled to open by the Fall 2023 semester. This building meets a series of needs for the University by providing a state-of-the-art facility that will contribute to the advancement of academic programs offered by FSU. The construction of the Education and Health Science Center will house the disciplines of Kinesiology and Education, Nursing and Health Sciences.

The building will also become the home of the Brady Health Center and Counseling and Psychological Services resulting in modern student healthcare facilities creating a first-class student wellness center.

The project contributes to the academic experience for students and faculty by improving the learning environment and providing technology enhanced instructional space that was not available in the older repurposed buildings that were adapted for use by these programs and services.

Campus connectivity was also addressed as the new structure creates all-weather transitions between the Lane University Center and Cordts PE Center through climate-controlled passages.

Construction of the Education and Health Sciences Center will be beneficial for the region by building on FSU's commitment to graduating highly qualified teachers and providing opportunities for advanced education in health care. We will be able to offer a complete suite of nursing programs, including a 4-year on-campus Bachelor of Science in Nursing program.



DEVELOPMENT SINCE 2018

RESIDENCE HALLS

In fall 2020, Frostburg State University opened a new 125,000 sq. ft., six-floor residence hall, the first in more than 40 years. Brownsville Hall, named after the African American community in Frostburg that was displaced during FSU's growth in the 50s and 60s, is a suite style residence hall offering single rooms, double rooms and semi-private bathrooms.

In addition to Brownsville, **FSU committed to renovating dorms located in the lower quad of the FSU campus.** These five residence halls house seventy-one percent (71%) of the students living on campus. Frostburg State University embarked on improving the overall quality, mechanical, and life safety systems that these residence halls desperately needed. A request for \$13.1M of SFCP funding was made in 2016 to renovate the residence halls with the university providing \$1.3M.

Built in the late 60's, Annapolis Hall and Cumberland Hall were constructed using a common design layout of the time. Housing 402 students, these structures had become antiquated and lacked many aspects that students and parents expect to find on the college campuses of today. Since 2018, FSU has invested \$6.6M on Annapolis and Cumberland Hall with updates to the HVAC systems, electrical and lighting upgrades, new interior doors, flooring, painting, ceiling tiles, window replacements, and fire alarm systems. Exterior renovations include new roofs, steps, sidewalks, ADA components, and brick repointing. Improvements also involved the complete redesign of the restrooms which transformed the existing community bathrooms to single use bathrooms providing privacy and security for the occupants of Cumberland and Annapolis Halls.



BROWNSVILLE HALL



ANNAPOLIS HALL

Built in the late 70's, Frederick and Westminster Hall are constructed with a traditional high-rise dormitory design with capacity to house 617 students. Since 2018, FSU has invested \$1.6M to modernize elevators, replace flooring, and replace the roofs. Additional renovations to Frederick Hall are scheduled to begin in FY23 that will include improvements to the HVAC system, fire alarms, exterior doors, flooring, painting, restrooms, windows and screens.

Built in 1976, Cambridge Hall served 171 of the University's upper classman in rooms that were configured as singles. In 2018 moisture penetrated the structure by external water filtration and HVAC mechanical deficiencies which resulted in the building being closed due to health and safety concerns. The structural integrity of the building has not been compromised and FSU has been allocated \$16M in funding through the University System of Maryland

SFCP bond program to renovate the structure. The scope of the renovation is to remove and replace the following: roof, building envelop including windows, mechanical (HVAC systems that will not promote the growth of mold), electric, fiber, plumbing, lighting, two elevators, sheetrock walls, ceilings, doors, flooring, restrooms/showers, kitchens, and life safety items that include security cameras and fire alarm systems. We recommend reconsidering this action.

DEVELOPMENT SINCE 2018

ORT LIBRARY

Extensive renovations began in FY2020 with the objective of transforming the Ort Library into a “study- learning-center”. With an outlay of \$1.5M, improvements include an ambitious multiple floor redesign of the space. Offices were constructed on the 2nd floor which allowed for the demolition of existing offices located on the 3rd floor. Student collaboration rooms and a coffee bar are being constructed on the 3rd floor creating a space centered around student activity. New carpet, furniture, lighting, and window coverings on multiple floors throughout the building complement the makeover. Additional renovations include remodeling the bathrooms, replacing the circulation desk and updates to the electrical and HVAC systems.



ORT LIBRARY



ADAMS/WYCHE MULTICULTURAL CENTER

Repurposing the former Public Safety Building was also identified by the FMP as a project to pursue in the future. The building was originally the last location of the Lincoln School, an elementary school for African American children prior to desegregation. It served the children of Brownsville, a largely African American community, which was displaced by the growth of Frostburg State in the early and mid-20th century. The Adams/Wyche Multicultural Center at the Lincoln School received its name following a

generous gift from FSU alumni Sandra Wyche Adams and Tyrone Adams. The Adams/Wyche Multicultural Center at Lincoln School will be designed to be inclusive, historically significant, and student-centered. The design includes an inclusive outdoor space which encourages student activity. The Center will become the home to the Office of Diversity, Equity, and Inclusion and will include meeting space for the use of community and student organizations.

SUSTAINABILITY

FSU's Division of Regional Development & Engagement has pursued funding opportunities that are designed to promote the region, provide retraining for employees that are negatively impacted by the changes to the energy sector, and explore renewable energy projects. Working to integrate University resources with regional partners, the Division of Regional Development and Engagement is assisting communities and companies striving to meet the challenges of economic and community development. FSU continues to be an active member of the American Association for Sustainability in Higher Education (AASHE).

AWARDED FUNDING INCLUDES:

- In May 2020, FSU was awarded \$100,000 by the Maryland Energy Administration (MEA) for the project, *Frostburg State University MicroGrid Plan*, in partnership with Optimize Renewables (OR), an energy system planning and design firm. These funds are for **engineering a campus-scale, electrical microgrid to serve the University and local community**. The microgrid will bolster campus energy resilience, further sustainability goals, and provide students with real-world job training under the direction of OR and in partnership with the University. This project will help displaced workers transition to the clean energy industry.
- This grant was made under the *Partnerships for Opportunity and Workforce and Economic Revitalization (POWER) Initiative*—which is an integrated, multi-agency effort to align and invest federal economic and workforce development resources in communities and regions negatively impacted by changes in the coal economy.
- In May 2022, FSU was awarded \$20,000 by the Maryland Energy Administration (MEA) under



the Strategic Energy Investment Program for FSU to **conduct an economic impact study of energy generation** in the region and to develop a process to inform and engage consumers related to the benefits of alternate fuels for power generation.

- In July 2022, FSU was awarded a \$750,000 grant from MEA's Fiscal Year 22 (FY22) Resilient Maryland Capital Development (RMCD) Pilot Program to help cover the costs of **installing a clean energy microgrid to safeguard its critical operations from energy disruptions**, integrate an emergency shelter for the surrounding community, and meet its sustainability goals. FSU is the first recipient of funding under this program.



ENERGY EFFICIENCY AND ENVIRONMENTAL STEWARDSHIP

FSU has made a substantial investment to improve energy efficiency throughout many of the buildings on campus. Since 2018, over \$3M has been devoted to HVAC, electrical and LED lighting upgrades. In many instances the new equipment replaced systems that were original to the building. Additionally, building envelope issues have been addressed such as roof, window and door replacement improving insulation, moisture control and air sealing.

Additionally, an agreement with the local natural gas supplier allowed for all gas lines to be replaced on campus. The improved infrastructure enhances safety by modernizing the distribution system and transfers responsibility of maintenance of the system to the supplier.

Construction of the Education & Health Sciences Center is underway using sustainable design requirements intended to meet LEED Version 4 for Building Design and Construction. Compliance with the general requirements and procedures to meet USGBC's LEED v4 BD+C will allow the building to be designated with a Silver Certification.

FSU is committed to recycling and reducing waste. FSU currently recycles mixed paper, newsprint, magazines, plastic #1, plastic #2, and aluminum. FSU's recycling efforts have resulted in a four-year total of 1544 tons of recycled material. FSU recognizes that solid waste disposal is a critical threat to the physical environment and human health.



EDUCATION & HEALTH SCIENCES CENTER

LISTING OF COMPLETED PROJECTS SINCE 2018

Frostburg State University has spent over \$22 million on its facilities – impacting the exterior campus and 37 buildings. Below is a brief list of some of the projects; many of the smaller projects addressed utility and energy-saving initiatives. The map shows a listing of current projects. We appreciate the funds authorized by the Regents and provided by the state, which have complemented institutional funds as part of our facilities renewal plan to address deferred maintenance.

- **Dunkle Hall Window Replacements** — Replaced the original windows from the 1960's reducing the cost for utilities and improve the appearance of the building. **Cost - \$487,229**
- **Sowers Hall** — Replaced all the public area light fixtures with LEDs to lower the utilities and increase the light level. **Cost - \$10,000**
- **Frost Hall** — Replaced the light fixtures in this building from 1919 to reduce costs, improve the appearance and increase the light level. **Cost - \$12,000**
- **Allen Hall** — Replaced all the public area lighting fixtures with LEDs. This improves the appearance, lowers the costs and improves the light levels. **Cost - \$10,000**
- **Ort Library** — Replaced the exterior light fixtures with LEDs. This improved the light level, increased the evening safety and lowered costs. **Cost - \$23,272**
- **PE Center** — Replaced the existing light fixtures in the main arena and the practice gym with LEDs. The system allows the user to dim the main arena lighting for special events, increase the light level and save energy. **Cost - \$15,000**
- **Pullen Boiler** — Replaced outdated boiler with a modern efficient unit. **Cost - \$112,578**



- **Annapolis Hall** — Replaced two older unreliable/antiquated boilers with modern efficient units. **Cost - \$37,100**
- **Guild Center** — Installed hot decks to reduce the humidity when the A/C is operating to eliminate mold issues, improve the indoor air quality, and cool the building more efficiently. **Cost - \$127,565**
- **Compton A/C Tower Controls** — Replaced a couple of faulty VFDs and added DDC_ controls to reduce operating costs. **Cost - \$20,808**
- **Press Box** — Installed DDC controls to remotely monitor the building to operate it more efficiently. **Cost - \$17,963**
- **Chesapeake** — Replaced the food service freezers and coolers to reduce maintenance and save energy. **Cost - \$169,526**
- **Chesapeake Boiler Replacement** — Replaced 1970s vintage equipment with modern efficient boilers. **Cost - \$65,735**
- **Lane Center** — Replaced non-functioning VFDs with new units to lower operating costs. **Cost - \$30,043**
- **CCIT/Gira** — Replaced non-functioning VFDs with new equipment to lower operating costs. **Cost - \$15,547**
- **Guild Center** — Replaced the chiller with circuit failure with modern efficient unit. **Cost - \$115,907**
- **Compton HVAC** — Replaced failing system with modern equipment improving efficiency. **Cost - \$16,998**
- **Compton** — Replaced antiquated chiller components. **Cost - \$12,196**

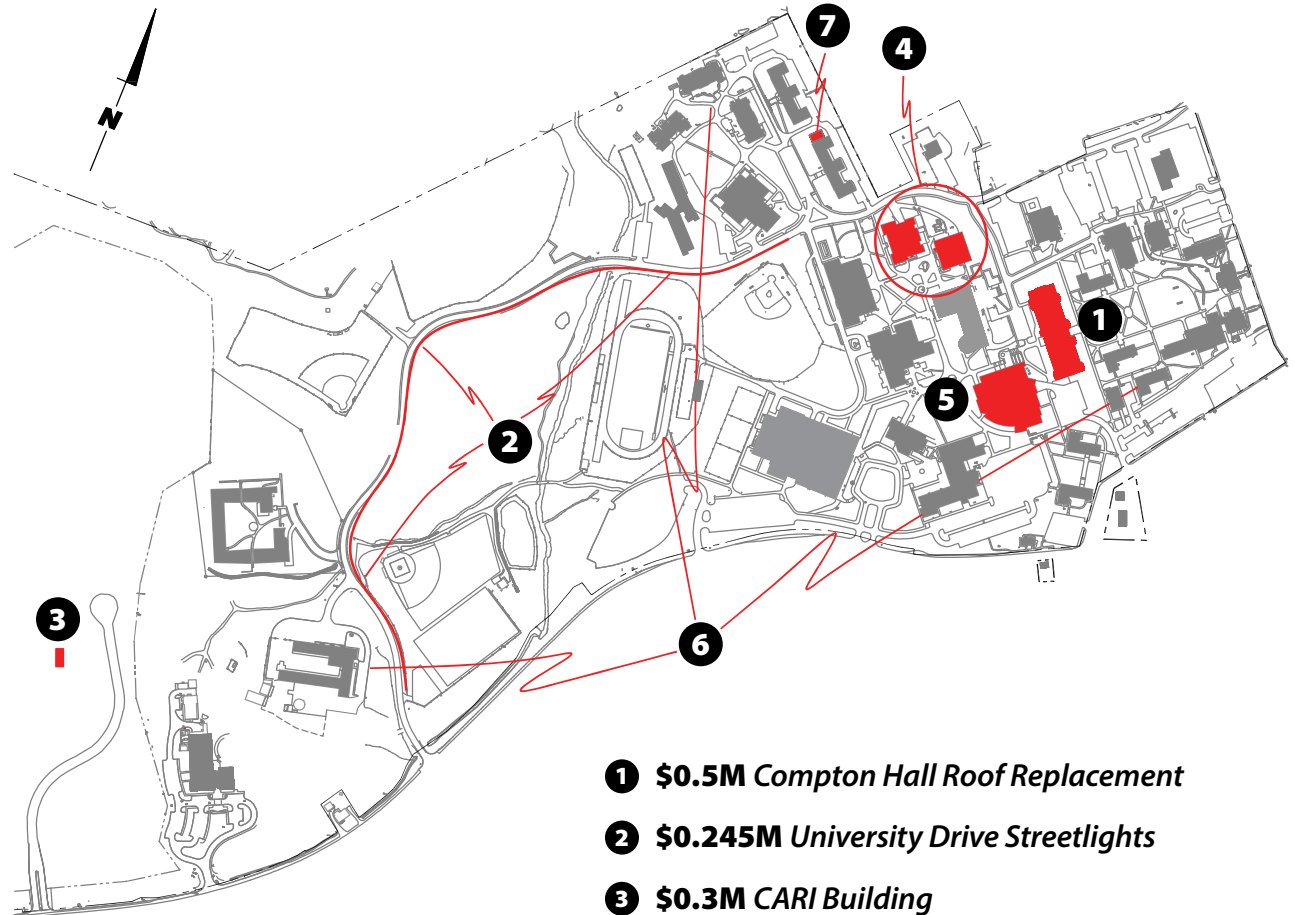
FROSTBURG STATE UNIVERSITY

FY 2023

\$10M Facility Renewal Projects

Scale: 1" = 500'

- **Guild Hall Boiler Tube Replacement** — This made the boiler more efficient and safer. **Cost - \$21,937**
- **Dunkle Hall Boiler Tube Replacement** — This made the boiler more efficient and safer. **Cost - \$18,332**
- **Gira Air Handling Unit VFD Replacement** — Replaced a non-functioning VFD. This made the pump more energy efficient. **Cost - \$9,482**
- **PE Center Air Handling Units VFD Controls** — Added controls to two units. This made the units much more energy efficient as the unit is now managed by the campus energy management system. **Cost - \$61,924**
- **Compton Chiller Renovation** — The renovation made this unit more reliable and energy efficient. **Cost - \$49,044**
- **Stangle AC Replacement** — Replaced an antiquated unit with modern efficient equipment. **Unit. Cost - \$23,820**
- **Compton Greenhouse AC Repairs** — The repairs improved the efficiency of the unit. **Cost - \$12,997**
- **Fuller LED Lighting** — All the existing lights were replaced with LED lighting, thus saving electric. Potomac Edison incentives were used to fund a portion of this project. **Cost - \$591**
- **Library LED Lighting** — All the existing lights were replaced with LED lighting, thus saving electric. Potomac Edison incentives were used to fund a portion of this project. **Cost - \$59,201**
- **Cumberland Hall Roof Replacement** — This was a total replacement of the roof including adding more insulation, thus improving the energy efficiency of the building. **Cost - \$639,585**
- **Fine Arts Air Handler Replacements** — Two units were replaced with energy efficient models and are now controlled by the campus energy management system. **Cost - \$165,956**
- **Guild Reheat Coil Installation** — Added a reheat coil to the system improving efficiency. **Cost - \$11,785**
- **Guild Hall Air Handling Unit Rebuild** — The air handling unit was rebuilt resulting in the system to operate more efficiently. **Cost - \$33,287.00**
- **PE Center LED Lighting** — All the interior lights were replaced with LED lighting, thus saving electric. Potomac Edison incentives were used to fund a portion of this project. **Cost - \$12,675**



- 1 \$0.5M Compton Hall Roof Replacement**
- 2 \$0.245M University Drive Streetlights**
- 3 \$0.3M CARL Building**
- 4 \$3.0M Dunkle Hall / Fine Arts HVAC**
- 5 \$3.3M PAC Roof Replacement**
- 6 \$0.255M Campus Fiber Line Replacement**
- 7 \$2.4M Medium Voltage Renovation**

THE NEXT FIVE YEARS

RESIDENCE HALLS

As we implement our Strategic Enrollment Management plan, the state of our residence halls has become an impediment to our recruiting efforts. Brownsville and the updated Annapolis and Cumberland halls are meeting student expectations with either semi-private bathrooms or private bathrooms in a common hallway. However, the continued use of community bathrooms in our upper quad residence halls (all built in the 60s or earlier) no longer meets student expectations. Those residence halls, along with the other three in the lower campus area, need significant improvements. We are committed to working with USM Administration and Finance to develop a plan that can address this problem.

REGIONAL RECREATION CENTER

FSU has recognized for several years the need to enhance its recreational and athletic offerings for students. The university meets the needs for its NCAA DII sports but recognizes the need to improve the facilities for the general student population and the surrounding community. The Cordts PE Center is over 40 years old, is fully utilized, and often requires the general student population to compete with student athletes for available recreational space.

The Regional Recreation Center will include a Public Private Partnership. The partner would be identified through a bid process in the marketplace. The selected partner would operate the center and be responsible for generating revenue and managing costs to achieve a profitable enterprise.

Working with the selected partner, FSU envisions

the project serving multiple purposes that include:

- Expanding and improving recreational facilities for FSU students and providing internship opportunities for health and athletic related majors
- Serving as a community asset for residents and their families
- Stimulating economic development in Western MD by creating a resource for business recruitment, tourism, and regional well-being

RENOVATION TO CORDTS PE CENTER

Renovations to the Cordts PE Center would provide significant upgrades to the Cordts Physical Education Center at FSU. Updates would include a redesigned primary entrance, the installation of air-conditioning, renovations to the swimming pool, expansion of fitness and wellness facilities and improvements to areas that are used for academic purposes. This project also addresses deferred maintenance issues and provide an updated facility that will compliment the new Education and Health Science Center and the proposed Regional Recreation Center.

RENOVATION OF FRAMPTON HALL

Once completed the Education and Health Sciences Center will provide a state-of-the-art facility that will serve the entire College of Education, several departments within the College of Liberal Arts and Sciences and provide facilities for students seeking physical and mental health services.

The College of Education will vacate two floors of Framptom Hall which was previously shared with portions of the College of Business. This will allow

for renovations to Framptom Hall to be prioritized. A completely updated Framptom Hall will consolidate the business departments, which currently is located throughout multiple buildings on campus.

This project will provide FSU with instructional and business community outreach facilities that can support the current and projected undergraduate and graduate programs, including accounting, business administration, data analytics, finance, human resource management, marketing, small business/ entrepreneurship, business economics, public policy economics, quantitative economics and management (MBA), with a technology-based learning environment.

REGIONAL SCIENCE CENTER

Frostburg State University is proposing to transform Frostburg's former City Hall into a Regional Science Center designed to serve school-age children from the multi-state region, provide a resource for regional science teachers and allow FSU College of Education students additional opportunities to interact with children as part of their teacher preparation.

FSU's plan for the science center includes making it a place for tourism, especially on weekends, where children and their families can interact hands-on with STEM activities. Some activities it aims to provide outside of the Challenger Learning Center include an area for kids to develop coding and robotics skills, a gallery on the human senses, basic space-themed learning for preschool and elementary aged children and offering a permanent exhibit dedicated to Ricky Arnold, an FSU graduate and NASA astronaut.



FROSTBURG STATE UNIVERSITY
REGIONAL SCIENCE CENTER



PROPOSED REGIONAL SCIENCE CENTER - OLD CITY HALL, MAIN STREET, FROSTBURG, MD.



Frostburg State University
101 Braddock Road, Frostburg, MD 21532-2303

