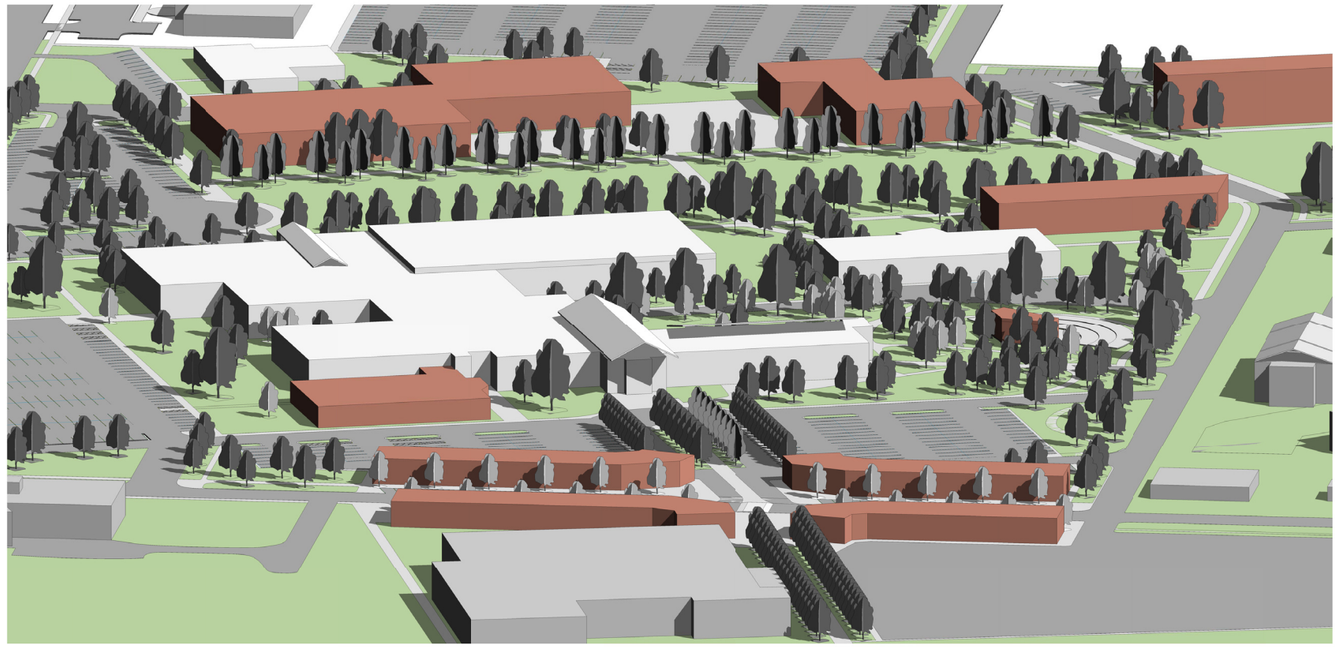
2018 |

# Great Falls College MSU
# Facilities Master Plan

GREAT FALLS COLLEGE
MONTANA STATE UNIVERSITY

**Great Falls College MSU** | Facilities Master Plan



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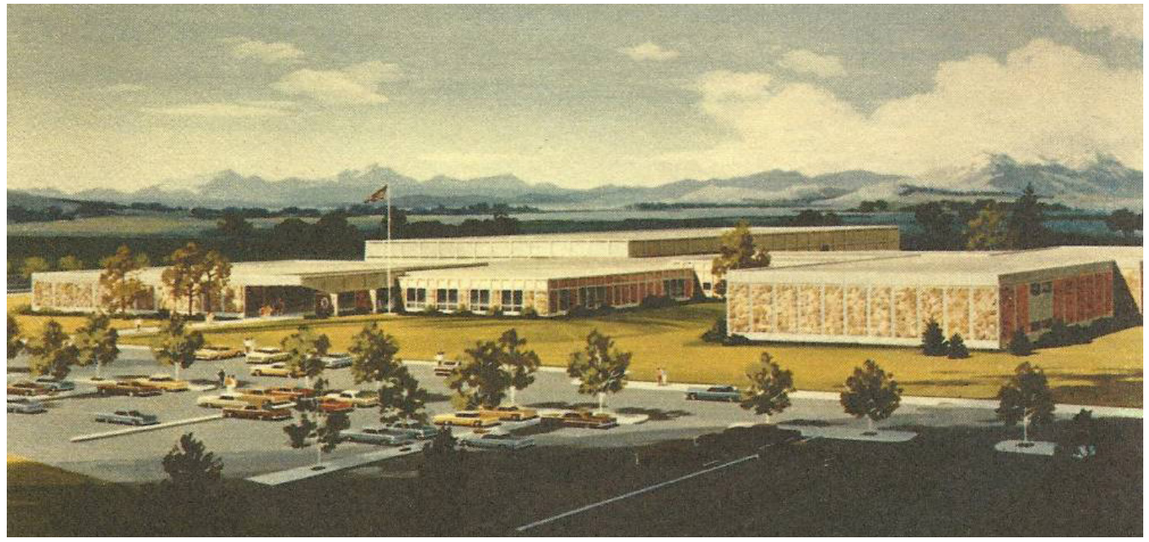
**Great Falls College MSU** | Facilities Master Plan

# Introduction
## Facilities Master Plan

The Great Falls College MSU 2018 Campus Master Plan is the culmination of a one-year process, with the ultimate goal of providing a vision of the future for our college and community. This process has involved faculty, staff, community members, and students. We have utilized the process not only to produce the plan, but to also evaluate the condition existing facilities, facilities usage, and alternative possibilities which could enhance the efficient use of our spaces.

In the past five years, the enrollment at Great Falls College MSU (GFC) has reflected the fluctuations of the northcentral Montana economy, with enrollments rising during the recession beginning in 2008 and declining as a result of the subsequent improvement of the regional economy. Demographic studies of the region do not indicate distinguishable increases in the college's target student population. Therefore, the challenge of focusing the vision of the future of the college is not accommodating large enrollment increases, but continuing to effectively administer existing facilities, while anticipating programmatic changes.

Facility master planning is essential in order to provide focus for programmatic changes, funding opportunities, or mandates from external entities.



# History

## Great Falls College MSU

**1969** Vocational Technical Centers were established by the Montana Legislature to offer employment training in vocational and technical fields. Original governance of the Great Falls Vo-Tech was under the Great Falls School District. The Great Falls Vocational Technical Center was housed in two local elementary schools.

**1975** Building construction began on 35 acres of land located at 2100 16th Avenue South. The building was completed the following year.

**1979** The Great Falls Vocational Technical Center was accredited by the Center by Northwest Association of Schools and Colleges.

**1987** The State Legislature delegated the general administration and supervisory control of Montana's five vocational-technical centers to the Montana Board of Regents of Higher Education.

**1989** The Board of Regents approved an articulation agreement between the Great Falls Vocational-Technical Center and Northern Montana College to offer two Associate of Science degrees, Business Administration and Computer Information Systems, in Great Falls.

**1991** A pilot began for the Tech Prep program in Montana to allow high school students to complete courses that are transcripted toward a two-year associate of applied science degree at the College of Technology–Great Falls.

**1994** The Great Falls Vocational-Technical Center became affiliated with Montana State University and renamed 'Montana State University College of Technology – Great Falls.

**1995** Funding was received through MSU–Bozeman for architectural services to establish a building plan for the completion of the unfinished portion of the College.

**Great Falls College MSU** | Facilities Master Plan

**1998** The Groundbreaking for B-Wing/South Court building project began and was completed the following year.
As of fall semester enrollment reached a record of 1,000 students.

**2005** House Bill 540 secured $11 million for a new addition to the campus.

**2006** A groundbreaking ceremony celebrated the facilities renovation and building project.

**2008** A grand opening of the new building expansion was held on February 12.
The Construction and Industrial Trades Building held its grand opening.

**2009** A $1.9 m grant was received to promote wind energy curriculum and infrastructure through statewide partnerships.
Funding received from the legislature for Child Care Center and Simulated Hospital.
The Great Falls Public Schools Adult Basic Literacy Education Program (ABLE) moved to the MSU – Great Falls Campus.

**2010** A 50kW wind turbine was installed which provided supplemental power to the college's trades building as well as serving as a training tool for students in the Sustainable Energy Program.

**2011** The Simulated Hospital opened.
The Veteran Success Center opened on campus as a result of efforts by student veterans and Student Affairs staff.
The college welcomed the addition of the Advising center to campus as well to the consolidation and remodeling of the College's Bookstore and Café.

**2012** Construction began on the Child development Center. The Center was completed in December.
The Board of Regents renamed the College as Great Falls College Montana State University and a new logo was approved.

**2015** Great Falls College MSU expanded the Welding Technology program to address the workforce needs of companies moving into north central Montana.
The new trades facility opened.

# Facilities Planning Framework
## Facilities Master Plan

### Planning Principles

Planning principles were adapted from Cornell University's facility master plan. These principles will serve as a means for evaluating facility planning decisions.

Principle 1: Achieve quality, equity and adequacy of facilities
- Provide adequate space and facilities to departments that allow for innovative, effective and efficient operations
- Efficiently provide space and facilities to match user needs

Principle 2: Use resources efficiently
- Ensure facilities support strategic goals and anticipate future needs
- Maximize space utilization and rates
- Focus on flexibilities in assigning space to effectively meet user needs
- Conduct regular assessments of utilization to ensure effective needs assessment and prioritization

Principle 3: Strengthen facility planning and space management practices
- Ensure capital projects respond to academic goals and priorities
- Ensure space management policies and practices that address allocation practices and focus on effective use of space

### Planning Goals:

- Optimize space utilization (both classroom and building use)
- Improve building energy and space efficiency
- Enhance learning effectiveness and program quality
- Advance student success

### Planning Factors

- Enrollment trends
- Community demographics
- Regional labor market trends

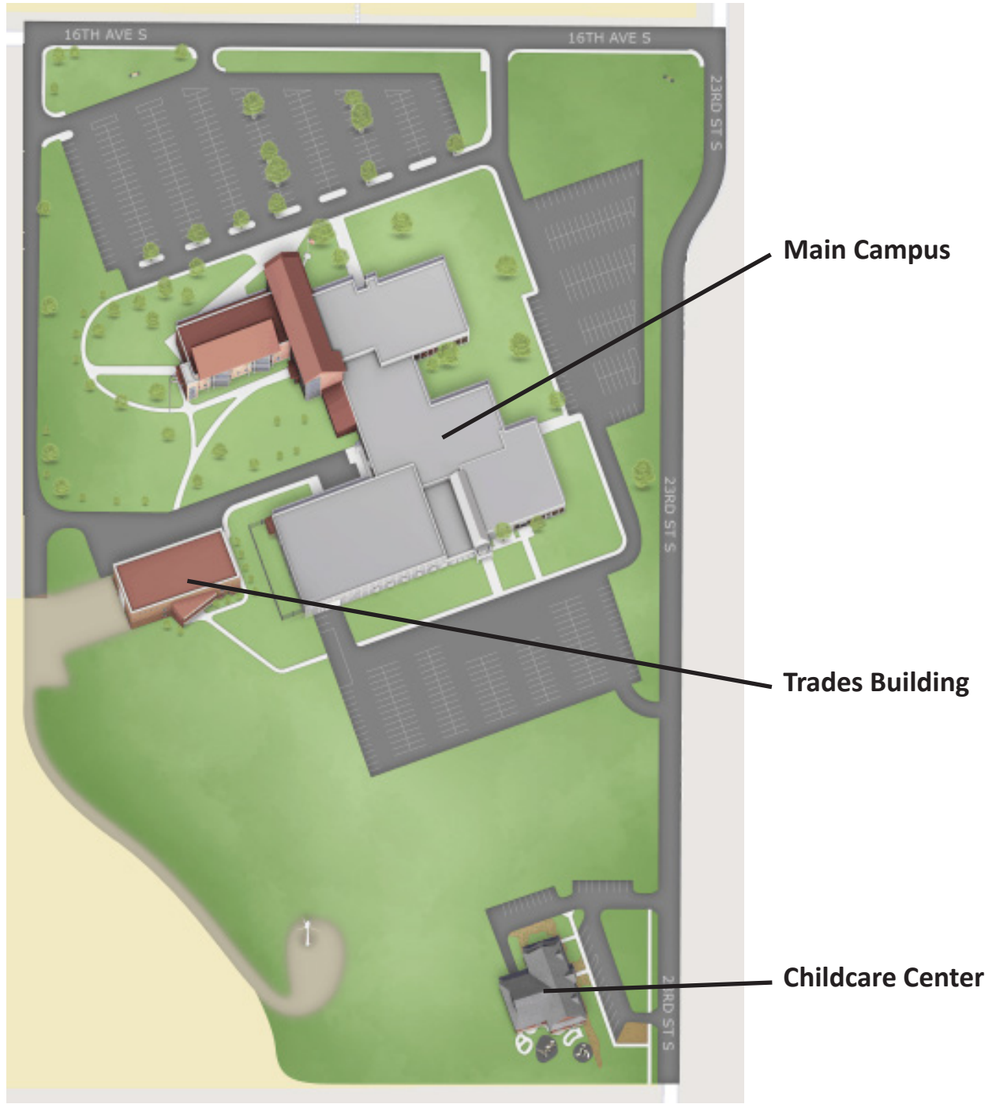


# Facilities Assessment
## Facilities Master Plan

### Buildings: size & contents

Great Falls College MSU is comprised of 37.71 acres and three (3) buildings:

Main Campus, 187,616 square feet
Trades Building, 12,393 square feet
Childcare Center, 6,505 square feet



The main building houses most of the classrooms, laboratories, faculty and staff offices, the administrative suite, information technology, Life Long Learning, the Library, the Academic Success Center, Advising, Student Central, the Business Offices, the College Bookstore, Cafeteria, the Veterans' Success Center, and the offices of KGPR (a subsidiary of Montana Public Radio).

The Trades Building houses the Welding classrooms, laboratories, and faculty offices.

The Childcare Center is leased to Bright Horizons, a childcare company.

| Building Area | Original Construction | Most Recent Renovation | Square Footage | Current Use | General Physical Condition | Functionality | Replacement Value |
|---|---|---|---|---|---|---|---|
| R-Wing | 1976 | 2002 | 33540 | Classrooms | good | good | 44,635,723 |
| G-Wing | 1976 | 2012 | 24697 | Office Space | good | good | |
| B-Wing | 1999 | 2016 | 62680 | Classrooms | good | good | |
| Atrium & A-Wing | 2008 | | 21635 | Science labs & library | good | good | |
| SIM Hospital | 2011 | | 9809 | Health Science Lab | good | good | |
| Trades Building | 2008 | 2016 | 11484 | Welding | good | good | 5,000,000 |
| Child Development Center | 2012 | | 6505 | Childcare Facility | good | good | 2,176,508 |



## Building Condition Assessment

Every two years, a team from Montana State University conducts a thorough building condition assessment. The team from MSU is made up of personnel from facilities, an architect and an engineer, as well as the Director of Facilities for GFC MSU. Our most recent assessment was conducted in June of 2017 and found very minor issues only, primarily cosmetic in nature. See Appendix B for the full report.

## Functional Adequacy of Space

As a part of the planning process, campus spaces were evaluated based on their ability to meet contemporary standards for teaching and office environments. For classrooms, this involves functional seating and desks, current technological requirements, and an over-all pleasant environment. For laboratory spaces, in addition to the previously mentioned requirements, there must also be equipment and work-spaces conducive to student success. For offices and common spaces, the evaluation examined the spaces for functionality, access, and comfort. The following is a synopsis of the evaluation:

**Classrooms:** 19 out of 30 classrooms have been updated with whiteboards on all four walls, new moveable furniture and touch sensitive projectors. An additional 5 classrooms have been updated with new furniture and touch sensitive projectors. The remaining 6 classrooms, while not completely updated, do meet the functional needs of the instructors teaching in those rooms. See Appendix C for classroom utilization data.

**Computer Labs:** Great Falls College MSU currently has 5 computer labs on campus, with a total of 128 computers available for classroom and student general use. All computers have been updated within the last 4 years and have new seating.

**Science Labs:** Laboratory space is adequate for current needs. Furniture has been updated as needed.

**Dental Clinic:** Our dental clinic has space for 18 patients (and students) and does not meet current American Dental Association standards for size, infection control and patient privacy. The windowless space is cramped and does not provide adequate instruction space. Clinic equipment is replaced on a rotating schedule and does meet current standards.

**Welding & Fabrication Lab:** This space was renovated in 2016 and has adequate space for students and equipment.

**Office Space:** Most faculty & staff have single occupancy offices. In addition, each faculty area has a large work-room for collaborative discussion and non-work activities.

**Study & Lounge Space:** common space furniture was replaced in the summer of 2017 with movable, interchangeable pieces to allow for student study and collaboration. Study areas are equipped with whiteboards and charging stations for phones and laptops.

**Restrooms:** Great Falls College MSU completed the final restroom remodel in September of 2017. All restrooms are now equipped with sensor-flush toilets and metered push-style or automatic sensor faucets. Restrooms all meet ADA standards.

## Assessment of Public Use

Great Falls College MSU rents un-utilized classroom and event space to community groups throughout the year. In 2017, there were over 220 events, hosted by over 80 groups. With the variety of events, from celebratory banquets to presentations on human trafficking, Great Falls College has become a community gathering place. Great Falls College hosted a number of community forums, including No More Violence Week, No Smile Left Behind Community Dental Day, a candidate forums for citywide races, and a town hall for Senator Tester.

A primary focus for campus events is hosting events and activities that draw youth from Great Falls and surrounding communities. The college has hosted a monthly Science at the College event, as well as the Code Girls Academy and the Great Falls High School Robotics Club. The largest youth event hosted at the college each year is the Region II Science Fair for grades 1-12, which brings in over 400 young scientists from Great Falls and the surrounding counties. This event occurs over spring break and takes over campus for two days each year.

A full listing of community events can be found in Appendix D.

# Needs Assessment

## Facilities Master Plan

### Community Input

In the spring of 2017, Great Falls College MSU held listening sessions with our internal and external constituents to seek ideas for the future of our campus facility. In addition, an anonymous survey was sent to all College employees and 18 community partners. Our community partners represented a cross section of the industries we serve, community leaders, as well as members of the Great Falls Public School's Administration team. A list of responses to survey questions can be found in Appendix A.

A number of the issues expressed in the surveys were addressed by the College in 2017, including:

- Dental area restroom renovation
- New paint and furniture in the cafeteria & south-court areas, including the addition of multiple charging stations
- Expansion of the testing center
- Modernizing all classrooms to include whiteboard paint and updated technology
- Establishment of a music lab and practice spaces

Overall, there were a few common themes: larger community/performance space, outdoor seating & recreation space, an expanded fitness center, improved parking lot, and improved landscaping.

### Overview of space needs

**Study/Lounge Space:** There is a significant deficiency in the study/lounge space allocated for student veterans. The Veterans Center currently utilizes a 870 square feet main lounge, as well as two 105 square feet office spaces for quiet study or group work. With our large population of veterans and active military students, this space has proved inadequate to fit their needs.

**Assembly & Event Space:** the College's single multi-use event space, Heritage Hall, can hold events for up to 220 people. This has proved to be inadequate in recent years, for both campus and community events. The College's choir overflows the space for every concert and community forums, such as the City Commission Candidate Forum, was standing room only.

**Employee & Student Wellness Space:** Currently the College has a very small wellness room that holds aerobic fitness machines and a strength training unit. Access is only available for faculty and staff due to size constraints. An ideal solution would allow for staff and student access to a well-lit, expanded exercise and wellness facility.

### Deferred Maintenance

Replace carpet throughout building
Replace windows in R-Wing
Expand and resurface parking areas

# Looking into the Future

## Facilities Master Plan

### Long Range Building Plan

The below proposal was submitted to MSU in the Fall of 2017 to be included in the Long Range Building Plan request for the 2020 Legislature.

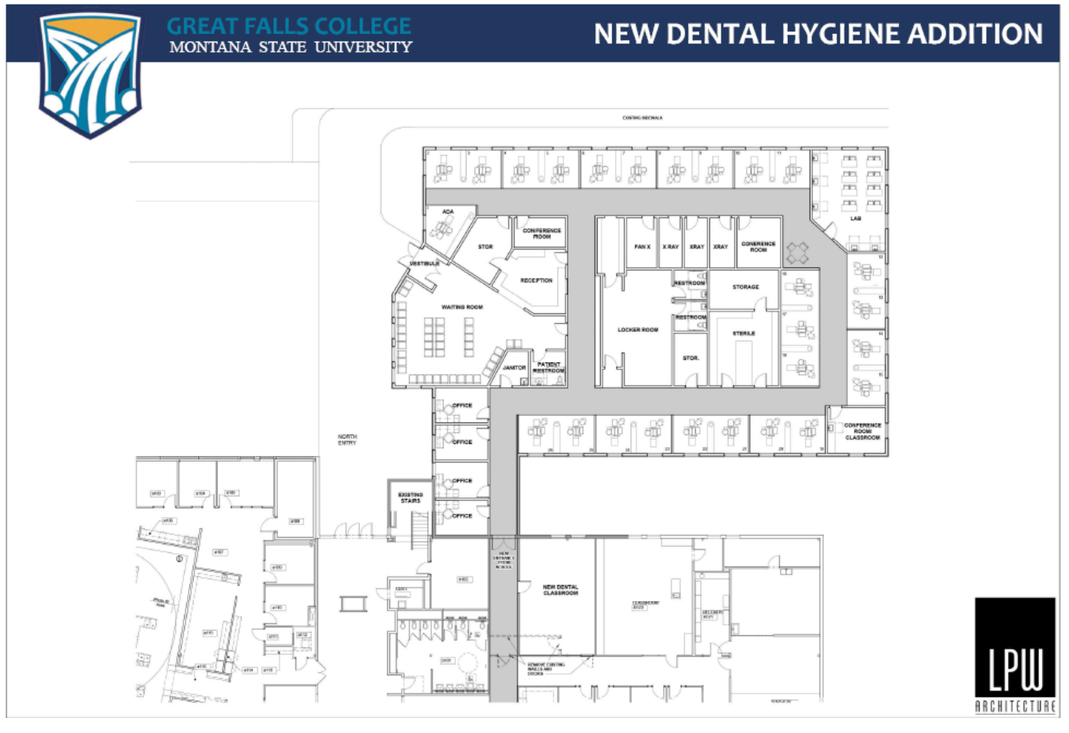
**Description of Project:** **New Dental Clinic and Lab**
Great Falls College MSU is looking to build a 10,000 square feet extension to its current building to accommodate new clinic, lab and classroom space for their Dental Education programs. Student benefits from the new space includes improved ADA accessibility to the classrooms and labs, increased workspace, improved daylighting, and HIPPA patient privacy compliance. In addition, the new space increases the number of clinic operatories by eight, thus allowing for an additional eight students per Dental Hygiene cohort.

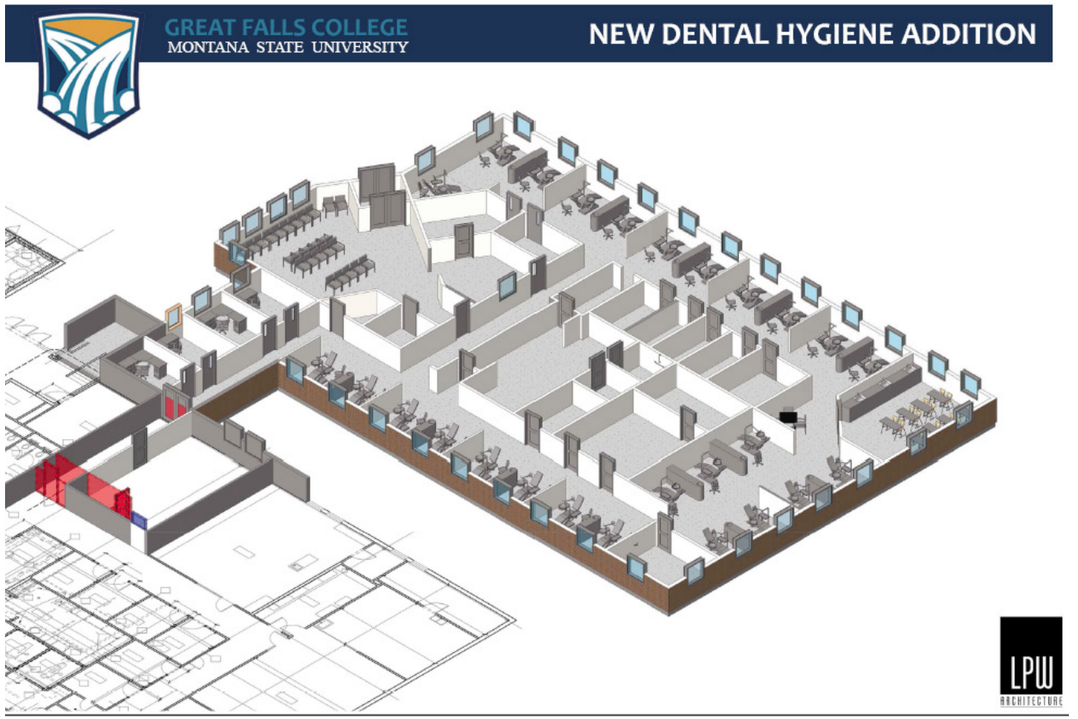
**Explanation of Problems Addressed:**
Enlarged workstation area would allow for required computer & monitor for digital charts & x-rays; current layout does not adhere to ADA Commission on Dental Accreditation Infection Control Standards—new space would remedy this issue; separate entrance and waiting area would better protect patient privacy.

| **Estimated Cost of Project: $4,765,500**<br>**Project Title: Great Falls College MSU Dental Clinic Addition** | | | |
|---|---|---|---|
| 1. Land Acquisition | -- | 9. Construction Management | |
| 2. LRBP Site Investigation & Development | $10,000 | 10. A&E Supervisory Fees | $69,000 |
| 3. Utilities | -- | 11. Construction Costs | $3,450,000 |
| 4. Furnishings and Equipment | $645,000 | 12. Consultant Services | $276,000 |
| 5. Percent for Art | $5,000 | 13. Other | $34,500 |
| 6. IT Systems | $172,500 | 14. Fee Title, Easements & Land Leases | |
| 7. Testing Costs | $34,500 | **Total Estimated Costs** | **$4,765,500** |
| 8. Commissioning | $69,000 | | |

**General:**
The Dental Hygiene program at Great Falls College MSU is the only program in the state of Montana. Every year there are more applicants than the 4000 square foot clinic's capacity. In the 2017-18 academic year the college received 32 application for 18 spots. The new facility would add eight (8) stations to the clinic/lab and thus would allow for the acceptance of eight more students each year. Graduates of the program have a 100% job placement rate and the majority stay in Montana.
The current lab set up does not allow the program to keep pace with current technology standards in the industry. The new clinic adds 40 square feet to each operatory, allowing for the addition of computerized workstations and an all-digital chart and x-ray program utilization, ensuring all students are job ready. The new space creates a separate patient entrance and waiting area, thus protecting patient privacy ensuring HIPPA compliance. Additionally, the new space will allow the programs to fully adhere to the American Dental Association's Commission on Dental Accreditation Infection Control Standards. Finally, Great Falls College MSU is currently a candidate to be a part of the Rural Initiative for Dental Education (RIDE) program, training new dentists in a rural setting. An expanded clinic would ensure a strong partnership and allow for the training of dental hygienist and dentists in the same clinic.

**Great Falls College MSU** | Facilities Master Plan



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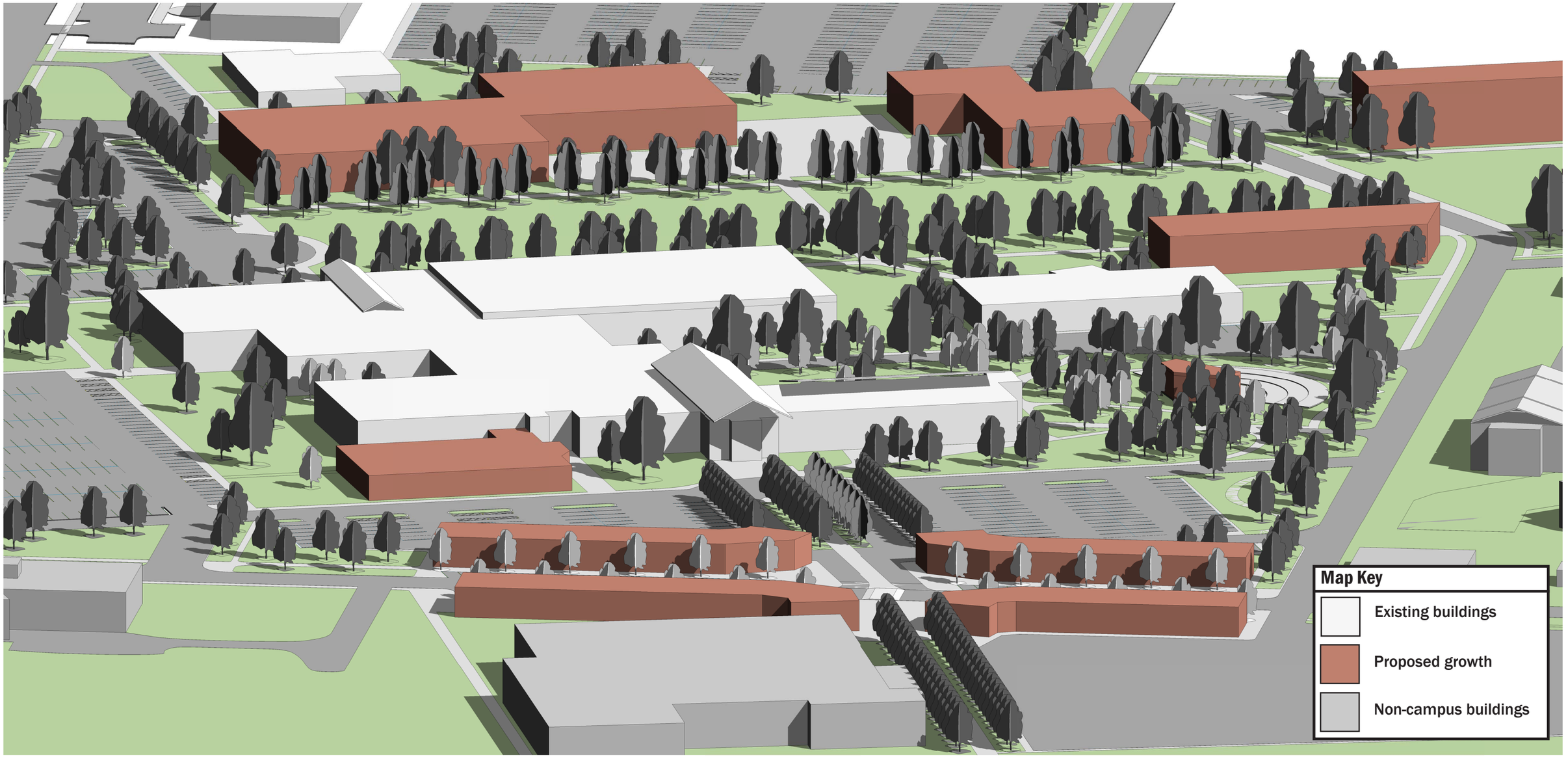
# Long Range Vision

## Facilities Master Plan

Great Falls College MSU has engaged the assistance of local architecture firm L'Heureux Page Werner (LPW) in creating a vision for the future. LPW has extensive experience in educational design and master planning. The firm also participated in the community and campus listening sessions. LPW's final vision creates a welcoming corridor between Great Falls College MSU and the University of Providence, an outdoor performance space, and ideal locations for future growth. A one-mile walking path is integrated into the design, as well as ample parking for students, faculty and the greater community. The following illustrations showcase the future potential of Great Falls College MSU.

**3D View**
Long range vision



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# 1-Mile Walking Path

Long range vision

## Map Key

- Existing buildings
- Proposed growth
- Non-campus buildings
- Proposed walking path

1 ARCHITECTURAL SITE PLAN HIGHLIGHTED WALKING TRAIL
1" = 100'-0"

L'Heureux Page Werner
ARCHITECTURE ENGINEERING
15 Fifth Street South
Great Falls, Montana 59401
Phone (406) 771-0770

**GREAT FALLS COLLEGE -MSU MASTER PLAN**
GREAT FALLS, MT

WALKING TRAIL HIGHLIGHT

Revision Schedule

| No. | Revision | Date |
|---|---|---|

Submittal Schedule

| No. | Submittal | Date |
|---|---|---|
| 1 | | |

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# Appendices
Facilities Master Plan

# Appendix A: Facilities Usage Survey
Facilities Master Plan

Facilities Usage Survey, conducted February and March 2017.

**1. Does our campus need something you've seen on other campuses?**

Internal Responses:

Yes. A Performing Arts Center.

I think we need space for more events - where we could hold our own graduation even. This space could be used by the community as well. Some nice art space would be good as well. A gym or other space to hold some exercise classes/training could be nice for both students/staff/community. Some good indoor signage around the main areas and maybe by classrooms. Ones that we could update as rooms change.

A space for holding graduation and other large community gatherings - like University of Providence has.

Multi-functional larger event space - stage, performance, etc. We are overflowing that space for these events and frustrating guests.

Larger venue for events, both for campus and community

Our campus needs a space that helps us to connect better with the community. Perhaps a community center to hold concerts, lectures, and classes?

A gym and locker room/shower facility, larger gathering/performance space (Heritage Hall is filled to capacity on many occasions), larger Veterans Success Center

A better place for students to be together, like a gym, or something that would promote community, maybe have a coffee stand in that vicinity. Lots of computer portals for charging.

A workout facility more than a treadmill in an old storage closet

Faculty staff locker room with showers

Outdoor recreational area (track and field)

Showers.

It would be nice if our campus had more trees along the outskirts of the campus property. Additionally, a complete walking/ jogging trail would be nice. Something similar to what Centene has around the back side of their property. Also, a shower facility would be a nice feature. This would give folks the opportunity to work out over their lunch hour and then come back and clean up.

Food vendors in the cafeteria area. TV's in the cafeteria area for students to watch something like CNN or listen to the local campus radio station.

Student Union Building

Student Center and expanded Veterans Center

I think our campus needs more "student areas". Not just tables for studying but also areas where students can just hang out between classes. On other campuses I've been to they have a 'student union' area. We also need to use modern looks to update the campus. Tons of remodeling has been done in the last few years taking us from looking like we are in the 70s to something more modern, but as we continue to do remodeling to the rest of the campus I'd like to suggest making it modern (less institutional). The concrete/rock on the walls across from the bookstore looks so dated. Students don't want to go somewhere that looks like it did when their parents went to school here.

More electrical outlets and USB ports in student areas.

Yes, larger testing center

Better security to back doors, secure areas, etc

External Responses:

Auditorium for performances/larger community conference room

Gymnasium

Needs an auditorium for students as well as community lectures!

I've never used the cafeteria; however, it seems like it could be updated. There are definitely 2 pieces to the building - more of a uniform centralized entry would be more welcoming. I love the simulated hospital - there may be additional simulation activities of which I'm unaware.

Better student recreation facilities. The current facilities, as I know them, do not offer many places that students can go and hang out between classes etc. The more places you can provide to have students remain on campus the more comfortable they feel while going to school.

Quiet gathering place out doors with shade benches etc.

Student housing--living on campus may give more opportunities and support to students than commuting or living at home--would most likely have to add other services as well. Perhaps partner with UP. This could attract more traditional students.
An area (library) or display case that is secure and that is climate controlled to display items of general interest to the public, like items from the Museum of The Rockies or the Montana History Museum. Items and themes would change periodically. A combined performing arts and technology center with an auditorium to seat 250-300 people. A Student Health Center.

**2. How can we work with the University of Providence to use both campuses to the fullest?**

Internal Response:

Musical collaborations between our two colleges have begun. Facilities sharing of practice rooms and performance space would be ideal. Course sharing ie, music ensembles and applied lessons would enhance our AA with an emphasis in music.

I think use of their performance arts - stage and other spaces would make sense. Again - it's not a large space, but something that we don't have.

Shared services. UP has fine arts facilities, recreation facilities, a gym and probably much more that I don't know about that would be a great benefit to our college, students and staff. These are things that given our size of community college we will probably never be able to have but if we were able to work with UP and share these facilities it would be a great benefit and a draw to prospective students. If we were also able to work with them if they have extra dorm space they don't use, we have students who struggle to find places to live close to campus & this may or may not be an attractive option to them. I also think some of the "space" we have with the new land we've purchased they might be able to utilize this for campus events on their side. If we gave them the ability to use Heritage Hall if they have smaller events that they don't need to use the McLaughlin center for. They may also be interested in sharing services that pertain to online instruction.

I think if we could use some of their spaces, such as if they have a room for exercise classes. Or more multi-purpose spaces.

We should also work with them for our students and staff to utilize their facilities, work out room and athletics even if only intramural.

Make McLaughlin Center usable by both campuses.

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Make both campuses aware of what resources and facilities are available for the other campus to utilize.

Trail system.

Fitness facilities, coordinate/collaborate related programming, etc.

Could we partner with them to offer campus housing for students who want it? Possibly use their gym?

External Responses:

Create sports programs where Great Falls College MSU students can participate.

Utilization of their larger auditorium.

Grant writing--a grant proposal between a public 2-year college and a private university should get some attention; student life activities to include student housing; guest speakers; special events; shared specialized class rooms and science laboratories; shared ground maintenance personnel and equipment.

**4. What existing areas on campus need change or improvement?**

Internal Responses:

I think we need to take a look at the number of large classrooms that are available, especially as we move toward structured scheduling. Do we have too many computer labs? These labs are often open, but there tends to be scheduling issues with the large B-wing classrooms during peak teaching times (10-3).
Would it be possible to convert some of the labs to classrooms with Chromebook carts for the non-CAPP courses to increase the flexibility of the rooms?

The remainder of the classrooms need to have whiteboard paint, new projectors, and new chairs/ tables. For computer labs, we need to explore alternatives which include a real assessment of how many students are bringing their own devices and the necessity of so many labs.

The parking lots need help. The Lifelong Learning area could use a re-imagining. The cafe/bookstore could be modernized. There are some areas of the campus that still look 70s/80s that could be redone - like south court.

Enlarge the fitness area

Cafeteria & South Court

It would be nice if South Court was spruced up and redesigned.

Heritage Hall needs to be outfitted with lights and sound equipment suitable for solo, choral, instrumental and dramatic performances.

A lot of improvements are being made already - these have been good!

Bathrooms. Bulletin boards need to be monitored and updated more frequently; acrylic glass door signs on the entrances that announce meetings, closures, etc, rather than signs taped on the doors.

Probably the highest public-used bathroom update (near dental clinic)

Equipment updated in Dental Restroom by dental need updated

Connect trades building to the main building.

Testing Center (which is on track already) and a restroom in the Atrium!

Academic Success Center, Disability Services and Advising could better serve students with different space. Dental Clinic and related space could better serve clients with different space.

Ceiling tiles with water damage need to be replaced.

I think the Veterans Center needs to be expanded. Disability Services needs more space.

The building needs to be cleaned every day

General maintenance. The automatic doors should function 100%, not 70%, of the time. Things should be kept nice.

We desperately need more office space. We are growing, expanding, trying to be more innovative but we are really limited by space. The office space we have is great compared to other campuses but I feel like we are outgrowing our space. In order to serve students and our administrative functions to the best of our ability I really feel like we need more room. I think we really need to incorporate technology into every improvement that we make around campus.

Office spaces. I see a lot of empty offices and I see a lot of people working in hallways and open areas. This doesn't make sense, and I can't help but think that the people who have to work in hallways must really struggle with loss of productivity and creativity due to noise, distractions, and lack of privacy. Not to mention, it seems like these environments are not particularly safe or comfortable.

External Responses:

Improved parking that is friendly to larger vehicles. Upgrade of the audio visual capabilities of the Heritage Hall.

More parking.

The older/initial East Side of GFC MSU needs a more welcoming update. Signage and Wayfinding.

Student Rec facilities need improvement, larger auditorium needed

Great campus. Auditorium/meeting room could be larger for hosted events

A larger combined social and activity space for students; additional student quiet study areas; a larger and more visible Native American Center.

**5. How can we improve our outdoor space?**

Internal Responses:

Flowers and Flower beds, water fall, and or statues, outdoor seating for students, faculty, and staff. More curb appeal

The addition of an amphitheater would be excellent. A permanent tipi structure would also be nice for Native American celebrations. An adult sized swing set would also be a welcome addition for stress reduction. Additional outdoor picnic tables would also be great.

Develop an outdoor garden classroom in the sheltered area just north of the administrative offices. Tiered benches, outside white boards, power, a small pond for the Bio labs to use. It is sheltered on three sides. Perfect place for early fall, later spring and summer classes.

Pavilion area that is covered from the sun

It would be nice to have a nice outside patio and eating space.

It would be nice to have additional outdoor meeting/ seating closer to the cafeteria.

I think there should be more areas for people to enjoy our outdoor spaces. More tables, trees, just a general more becoming/inviting feeling.

More trees and perennials

More areas for students to gather for events and/or meetings. If we have an outdoor event, there really isn't space for seating.

**Great Falls College MSU** | Facilities Master Plan

Make a nice area outdoors with several picnic tables, with both shade and sun available, as more of an outdoor gathering place/place to study. It would need easy in and out access. The existing picnic tables are stark and typically in full sun which limits their use. Some flower pots would be a nice touch. The garden area was well established a few years ago and has gone by the wayside. With all the apartment buildings being built, it might be able to be restructured into more of a community garden space than a garden for the college students. It might take off as a college garden, but that would require some consistency, which is difficult.

Put in a basketball hoop in the parking lot, enforce the smoking rules, add more parking on the east NE corner.

It's nice, already. Although, more parking space would be nice (with smaller spaces, maybe).

Create sunshine classrooms on the huge expanses of lawn

Creation of an outdoor quad/oval for students to hang out, study--utilize outdoor space on east side of building. As discussed in the past-put accessible doors where windows are under the ramp-- this eastern space is more protected against Montana's harsh wind.

Front parking lot: plant something in the big round cement pots in the parking lot -- tree, shrubs, flowers--SOMETHING! Put tasteful signs at the connecting sidewalks stating "No Smoking Beyond this Point" -- both UM and MSU have nice, upscale signage.

More tables, benches, covered patios

The south area is underutilized. We need a committee of creative people to brainstorm what we could do out there to attract students and also to be used for group affairs.

Outdoor recreation would be nice with a track for walkers and cross country skiers, volley ball pit. Easy stuff.

More trees and outdoor seating or expansive quad

Outside study areas protected by the wind - east side of the building in the U shape.

Additional benches where students, faculty, and staff could eat and or socialize in a comfortable setting. Tables/ benches in the lower area on the west side of the atrium would be an ideal place.

Covered area to accommodate teaching and learning (over a sloped area), revitalize involvement with students in gardening (sustainability)

I think if we had outdoor spaces that were spaces students could hang out when it is nicer our students would use it. Right now we just have picnic tables which are well used when it is nice out but this is all we really have. Get students outside when they are out of class and not studying, NOT playing pool and video games. Space that student government might be able to do outdoor events, such as movie nights, or "intermural" type sports.

Better parking and entrance/exit from back parking lot to main road. Walking path around the windmill area and to Bright Horizons

More trees Color in spring (Flowers)

More attractive landscaping and outside seating would be nice.

Build covered pavilion.

External Responses:

Upgrade landscaping and sitting/gathering areas for students.

Student activity area or break area

Would be nice to have more sheltered waiting areas and possibly and outdoor activity space – basketball or something

Perhaps better landscaping.

Landscaping--is there an opportunity for an outdoor courtyard with the cafeteria for an option during appropriate weather - or perhaps an enclosed patio?

Many “cattle trails” exist around campus. Perhaps better routes for sidewalks and walking trails would prevent this grass damage in the future. Otherwise, fencing or other measures to keep people on the pavement would be a big improvement. The area around back between the shop facilities and the main building is pretty desolate and could use some sprucing up as well.

Maybe a tree wind break

Complete the north-east parking lot; get rid of the outside smoking shelter. If a designated smoking area shelter is needed, it should blend in with the main building or its surroundings; develop an overall plan--to include a walking trail to natural spaces. These spaces would have native plants/grasses/ trees, along with a bench(s) surrounded by some kind of shelter belt; establish designated pedestrian crossing areas along with signage.

**6. What potential programs could we offer that might require new space or a remodel of existing space?**

Internal Responses:

An AA in Music; AA in Art: AA in Dance; AA in Drama would eventually require the addition of a Center for Performing Arts. This facility would benefit the Great Falls Community as well as GFCMSU.

New arts programs such as the choir need larger space for presentations so they can continue to grow.
The addition of a music degree may mean that we need a bigger performances space, plus rehearsal rooms.

Culinary Arts program. An aerobic room for more exercise classes that students can attend during the day (maybe for credit), would be a good de-stressor for them.

Cooking classes. Art classes. Music classes.

I think more tables with technology outlets for group work would be nice.

Expand competitive intake programs rather than turning down applications

I am not sure what it will look like in the coming years but I really think that we need to anticipate what we will need to do to keep our nursing and healthcare programs current. We have a great facility for that right now but technology changes quickly and we have to be ready for that and not lag behind. I think we need more building space we cannot add new programs even when the demand is there if we do not have the space to do so.

Maybe EFTA Require additional dental chairs or weekend for clinic space.

Carpentry bay is not being utilized so repurpose.

The possibility of adding additional Trades area instruction will require some inside and outside areas for instruction. A larger or at least covered fabrication area to accommodate working in with more students.

External Responses:

Medical equipment repairers; engineering technicians; and the use of more applied research. (Development of the Upper Missouri River Headwater Research Center). Also, thought should be given to programs related to agriculture and geriatrics. Establish a designated customized training space. Not a new program--put more emphasis on the need to energize the Higher Education Center to provide needed programs and degrees delivered by other campuses to our region. Also, it would help to coordinate courses and programs offered in the region.

**Great Falls College MSU** | Facilities Master Plan

# Appendix B: Building Condition Assessment
## Facilities Master Plan

***Montana State University--Facilities Condition Inventory***
***Deficiency Detail by Building***

| | | | | | |
|---|---|---|---|---|---|
| **Site:** | **Great Falls College MSU** | **Area Correction:** | **1.44** | **Last Audit Date:** | **6/6/2017** |
| **Building:** | **CHILD CARE CENTER** | **Gross Area:** | **6505 Sq Ft** | **Report Renewal Cost:** | **$31,776** |
| **Building Age Class:** | **Day Care Center (24C)** | **Cost/Sq Ft:** | **$334.58** | **Deficiency Ratio:** | 1.50% |
| **Const. Date:** | **2012** | **Replacement Cost:** | **$2,176,508** | | |

| Component | | Initial Entry | Last Update | Def % | Unit Cost | Comp. Renew Cost | System Replace Cost | Description |
|---|---|---|---|---|---|---|---|---|
| ***System: Finishes (5)*** | | | | ***Totals:*** | | ***$1,749*** | ***$315,232*** | |
| 6512 | Interior Wall Systems (A) | 6/6/2017 | 6/6/2017 | 2% | $13.44 | $1,749 | | Monitor cracking drywall due to building settling |
| ***System: Plumbing System (8)*** | | | | ***Totals:*** | | ***$30,027*** | ***$320,762*** | |
| 6554 | Fixtures (A) | 6/6/2017 | 6/6/2017 | 40% | $11.54 | $30,027 | | Upgrade to low-flow faucets when applicable |

| | | | | | |
|---|---|---|---|---|---|
| **Site:** | **Great Falls College MSU** | **Area Correction:** | **1.21** | **Last Audit Date:** | **6/6/2017** |
| **Building:** | **TRADES BUILDING** | **Gross Area:** | **12,393 Sq Ft** | **Report Renewal Cost:** | **$20,070** |
| **Building Age Class:** | **Vocational Shops (6C)** | **Cost/Sq Ft:** | **$220.93** | **Deficiency Ratio:** | 0.70% |
| **Const. Date:** | **2008** | **Replacement Cost:** | **$2,738,109** | | |

| Component | | Initial Entry | Last Update | Def % | Unit Cost | Comp. Renew Cost | System Replace Cost | Description |
|---|---|---|---|---|---|---|---|---|
| ***System: Envelope (2)*** | | | | | ***Totals:*** | ***$9,313*** | ***$371,046*** | |
| 5832 | Exterior Walls (A) | 6/10/2015 | 6/10/2015 | 5% | $14.16 | $8,774 | | South exterior wall - investigate movement of wall slab on grade. |
| 6517 | Exterior Doors/Hatches © | 6/6/2017 | 6/6/2017 | 1% | $4.35 | $539 | | Exterior door frame rusting |
| ***System: Plumbing System (8)*** | | | | | ***Totals:*** | ***$10,757*** | ***$162,596*** | |
| 6556 | Fixtures (A) | 6/6/2017 | 6/6/2017 | 40% | $2.17 | $10,757 | | Upgrade to low-flow faucets when applicable |

## *Montana State University--Facilities Condition Inventory*
## *Deficiency Detail by Building*

| | | | | | |
|---|---|---|---|---|---|
| **Site:** | **Great Falls College MSU** | **Area Correction:** | **0.93** | **Last Audit Date:** | **6/6/2017** |
| **Building:** | **GF COLLEGE MSU** (ADDITION 2007) | **Gross Area:** | **187,616 Sq Ft** | **Report Renewal Cost:** | **$1,599,897** |
| **Building Age Class:** | **General Classroom/Office** | **Cost/Sq Ft:** | **$237.91** | **Deficiency Ratio:** | 3.60% |
| **Const. Date:** | **1976** | **Replacement Cost:** | **$44,635,723** | | |

| Component | | Initial Entry | Last Update | Def % | Unit Cost | Comp. Renew Cost | System Replace Cost | Description |
|---|---|---|---|---|---|---|---|---|
| ***System: Foundations (1*** | | | | | ***Totals:*** | **$18,912** | **$947,461** | |
| 4484 | Footings/Foundation Walls (A) | 7/14/2011 | 6/25/2013 | 2% | $4.01 | $15,047 | | Regrade along foundation wall as required. |
| 6514 | Exterior Steps/Retaining Walls (B) | 6/6/2017 | 6/6/2017 | 2% | $1.03 | $3,865 | | Exterior steps to loading dock cracks (west side) |
| ***System: Envelope (2)*** | | | | | ***Totals:*** | **$127,710** | **$3,711,044** | |
| 3110 | Exterior Walls (A) | 5/17/2007 | 6/25/2013 | 1% | $5.32 | $9,981 | | Repair separation in N wall of upper B wing. Repair wall separating and transmitting verticall, B wing stairwell. |
| 5081 | Exterior Walls (A) | 6/25/2013 | 6/6/2017 | 5% | $5.32 | $49,906 | | Miscellaneous caulking as required. |
| 5823 | Exterior Windows (B) | 6/10/2015 | 6/10/2015 | 5% | $7.23 | $67,823 | | Replace window thermal pane **Corrected 9/2017** |
| ***System: Finishes (5)*** | | | | | ***Totals:*** | **$278,629** | **$8,877,989** | |
| 4493 | Ceilings (B) | 7/14/2011 | 6/25/2013 | 2% | $11.47 | $43,039 | | Replace ceiling tiles as needed. |
| 5088 | Floor Finishes (D) | 7/14/2009 | 6/25/2013 | 16% | $6.56 | $196,922 | | Replace carpet. |
| 5094 | Wall Finishes (E) | 6/25/2013 | 6/25/2013 | 3% | $6.87 | $38,668 | | Repaint walls as required. **In progress** |
| ***System: Specialties (6)*** | | | | | ***Totals:*** | **$18,949** | **$2,551,578** | |
| 6519 | Toilet Partitions (A) | 6/6/2017 | 6/6/2017 | 5% | $2.02 | $18,949 | | Replace original building restroom partitions. **Replaced 9/2017** |
| ***System: HVAC System (7)*** | | | | | ***Totals:*** | **$47,561** | **$6,335,792** | |
| 3937 | Ventilating (B) | 7/15/2009 | 7/15/2009 | 5% | $5.07 | $47,561 | | Investigate air flow and pressurization in building. **Addressed 8/2017** |
| ***System: Plumbing System (8)*** | | | | | ***Totals:*** | **$747,800** | **$6,686,634** | |
| 1098 | Fixtures (A) | 5/15/2003 | 6/25/2013 | 2% | $8.62 | $32,345 | | Provide combustion air natural draft gas water heaters out of air handling rooms. |
| 6552 | Fixtures (A) | 6/6/2017 | 6/6/2017 | 40% | $8.62 | $646,900 | | Upgrade to low-flow faucets **Complete 12/2017** |
| 2003 | Supply Piping (B) | 4/26/2005 | 6/6/2017 | 2% | $18.27 | $68,555 | | Replace hot water crculation lines. |
| ***System: Electrical System (9)*** | | | | | ***Totals:*** | **$360,336** | **$6,204,461** | |
| 5830 | Lighting (B) | 6/10/2015 | 6/6/2017 | 20% | $8.73 | $327,578 | | Replace T-8F w/LED & disconnect ballast **In progress** |
| 6515 | Lighting (B) | 6/6/2017 | 6/6/2017 | 2% | $8.73 | $32,758 | | install occupancy sensors |
| ***System: Specialties (6)*** | | | | | ***Totals:*** | **$6,473** | **$2,551,578** | |
| 5826 | Signage/Directories (B) | 6/10/2015 | 6/10/2015 | 5% | $0.69 | $6,473 | | Update signage to ADA Compliance **Completed 10/2017** |

**Great Falls College MSU** | Facilities Master Plan

# Appendix C: Classroom Utilization Rates

Facilities Master Plan

### Classroom Utilization Rates

| | | | | Utilization | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Building Area** | **# Classrooms** | **# Labs** | **total # student stations** | **8-10 am** | **10am-12pm** | **12-3pm** | **3-6pm** | **6-10pm** | **Fridays** |
| A-Wing & SIM Hospital | 2 | 7 | 203 | 25.5% | 37.8% | 39.1% | 28.2% | 6.6% | 15.1% |
| B-Wing | 11 | 9 | 532 | 20.9% | 40.6% | 40.0% | 24.6% | 20.6% | 3.1% |
| G-Wing | 4 | 0 | 115 | 19.5% | 30.4% | 29.0% | 24.5% | 19.9% | 13.4% |
| R-Wing | 10 | 6 | 332 | 27.5% | 51.0% | 45.1% | 21.6% | 6.5% | 8.0% |
| Trades Building | 1 | 2 | 60 | 30.0% | 34.4% | 25.0% | 31.2% | 66.5% | 33.7% |
| | | | | **Average** | | | | | |
| Instruction Space Total | 28 | 24 | 1242 | 24.7% | 38.8% | 35.6% | 26.0% | 24.0% | 14.7% |

When specialized classrooms are removed from the calculation, the rates change:

| | | | | Utilization | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Building Area** | **# Classrooms** | **#Labs** | **total # student stations** | **8-10 am** | **10am-12pm** | **12-3pm** | **3-6pm** | **6-10pm** | **Fridays** |
| A-Wing & SIM Hospital | 2 | 0 | 51 | 23.0% | 48.3% | 43.3% | 17.7% | 1.5% | 12.7% |
| B-Wing | 6 | 5 | 380 | 26.4% | 50.0% | 46.0% | 26.7% | 24.1% | 5.5% |
| G-Wing | 1 | 0 | 54 | 39.9% | 67.6% | 63.8% | 29.5% | 19.4% | 32.9% |
| R-Wing | 10 | 0 | 192 | 26.8% | 57.6% | 48.5% | 23.1% | 13.4% | |
| | | | | **Average** | | | | | |
| Instruction Space Total | 19 | 5 | 677 | 29.0% | 55.9% | 50.4% | 24.3% | 14.6% | 17.0% |

**Great Falls College MSU** | Facilities Master Plan

# Appendix D: List of Events

## Facilities Master Plan

**Celebration Events or Fundraisers**
GFPS Adult Education Graduation
Red Cross Platelet Donor Appreciation Dinner
4-H Year End Celebration
Night Out For Science
GF Chamber Business After-Hours
Homecoming 2017
GF Gymnastics Academy Banquet
GF Shooting Sports Banquet
KGPR Membership Meeting & Listener Appreciation Party
MT Wilderness Film Festival
Park University Graduation
United Way Kick-Off Celebration
YWCA Empty Bowls Fundraiser

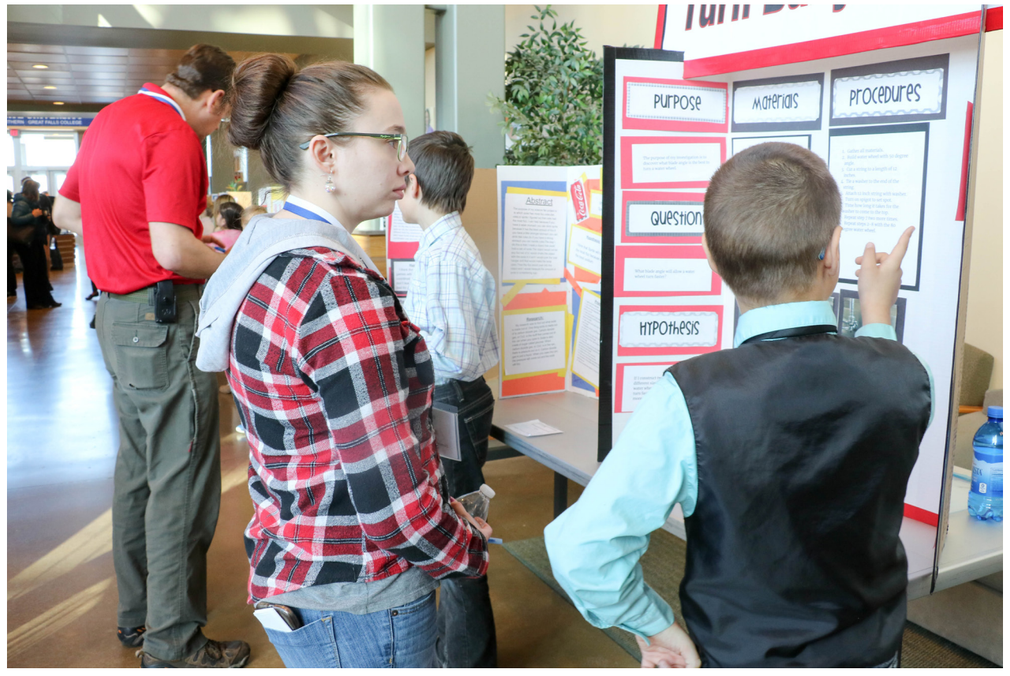
**Community Forums**
Active Shooter Preparedness Workshop
Eclipse Party
AHEAD Northern Rockies Conference
Mental Health Awareness Day
No More Violence Week
Suicide Prevention Workshop
EAT Conference
Human Trafficking Taskforce Presentation
Health Science Job Fair
No Smile Left Behind Community Dental Day
Veterans Career Workshop
PTSD Presentation
Farmers Market Information & Registration
City Commissioner Forum
KGPR Community Forum
MTDLI State Worker Demand Presentation
VA Town Hall & Health Fair
Rob Quist Candidate Rally
Senator Tester Town Hall Meeting
Tax Help MT Free Clinics
U to You Lectures
Public Hearing on Upper & Lower River Rd. Water & Sewer Dist.
Audubon Documentary Screening

**Cultural Diversity**
Community Action Team Training-LGBTQ
Native American Heritage Week
Black History Month Presentations
Native American Group Film Screening
Traditional Native Games
Dispelling Sterotypes Lecture
Historical & Intergenerational Trauma of Native Americans

**Performing Arts**
GF Symphony: Chamber 101 (2)
GFPS Ergon Art Show
GFC Choir performances (3)
MT Improviser Ochestra Concert
Open Mic Night (4)
GF Symphony Preview (3)
Chinook Winds & Miss Linda's Dance Performance
Importance of Being Earnest

**Professional Development**
Alliance For Youth
Benefis Health Systems
Carquest
Centene
City of GF
Diocese of Billings
Edward Jones
Golden Triangle Curriculum Co-Op
GF Chamber of Commerce
Great Falls Development Authority
GF Job Service
GFPS Food Service
MT Dental Hygiene Assoc.
MT Dept. of Agriculture
MT Dept. of Labor & Industry
MT Economic Developers Assoc.
MT Grain Growers
MT OCHE
MSU Billings
Quality Life Concepts
Rocky Mountain Crop Advisors
SHRM
Small Business Administration
Spion Kop
STAR Base
Susan Dean Consulting
Treasure State Apprentice School
United Way
University of Montana
University of Washington

**Youth**
College Readiness Workshops
PSAT Class
FFA Banquet
Homeschool Night
Science at the College
Montana Code Girls
Girl Scouts STEM day
College in a Day
FAFSA Night
Club Meetings for Girls Scouts and 4-H
BAM Marketing Forum
Leadership High School Reception
GFHS Robotics Club
GFHS Senior Luncheon
Math Counts
Aim Higher Student Workshop
MAPS Testing Workshop
Vigilant Voices Student Debate Club



**Great Falls College MSU** | Facilities Master Plan

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GREAT FALLS COLLEGE

MONTANA STATE UNIVERSITY