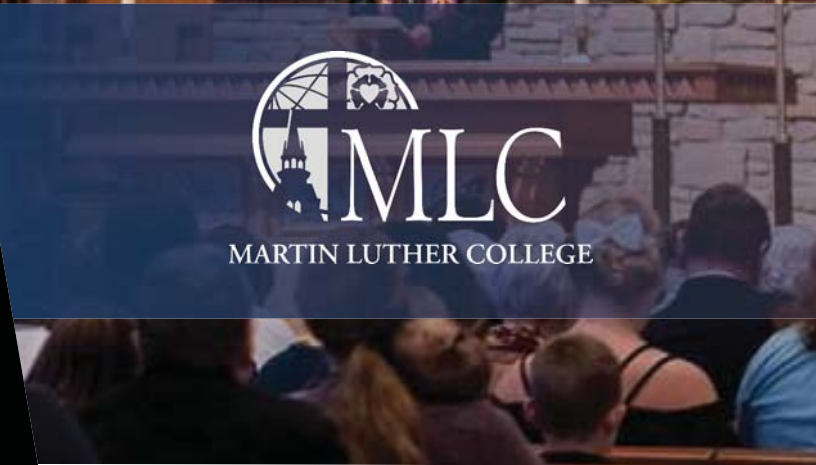


**Campus Master Plan  
Summary  
2018**



MARTIN LUTHER COLLEGE



# Letter from the President

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Dear friends,

In your hands is a document that looks to the future while cherishing the past. Martin Luther College is preparing a celebratory capital campaign for its silver anniversary. Established in 1995 through the amalgamation of Dr. Martin Luther College and Northwestern College, we have seen 25 years of God's goodness and grace flooding our institution. But MLC's historical lineage goes back even farther. DMLC was founded in 1884 by the Minnesota synod. NWC was founded in 1865 by the Wisconsin synod. How amazing the Spirit's work is in our midst through the gospel! For over a century and a half, God's people have sacrificed much to establish and maintain dedicated ministerial education schools.

The baton has been passed to us. As we prayerfully prepare for a celebratory capital campaign, the campaign's theme echoes the same singular purpose that first sounded in 1865. "Equipping Christian Witnesses" proclaims to all that our college mission is intertwined with Christ's Great Commission. Therefore, the first of three pillars of the campaign is recruitment. Ask the Lord of the harvest to send forth workers is a prayer urgently relevant today. Connected to that primary pillar, is the second pillar that seeks to enhance financial aid by setting a firm financial foundation for the Congregational Partner Grant Program. The third pillar seeks to provide facilities to enhance our learning environments, expand opportunities for health and wellness, fine arts, and student life activities as identified in this executive summary.

A 25 year anniversary might not seem like much in the history of the world. Yet this anniversary is a time to reflect on the goodness and grace of the great I Am. Our eternal Savior has been present and promises to remain present in the midst of his people. May he bless our efforts to recruit, train, and send messengers of the everlasting gospel. Please pray for us and join us in the celebration.

Serving Jesus with you,

Rev. Mark G. Zarling, President

*"The mission of Martin Luther College is to train a corps of Christian witnesses who are qualified to meet the ministry needs of the Wisconsin Evangelical Lutheran Synod (WELS) and who are competent to proclaim the Word of God faithfully and in accord with the Lutheran Confessions in the Book of Concord."*





# Campus Master Plan

## 1 No to Light Renovation

1. Wittenberg Collegiate Center
  - Auditorium and Forum space
  - Update furniture, finishes, academic technology in instruction spaces
2. Chapel of the Christ
  - 200-person event/conferencing
  - Large choir room
  - Handbell choir room
3. Maintenance and Boiler House
  - Campus central receiving
  - Potential Environmental Services offices
4. President's House
5. Press Box

## 1 Medium to Full Renovation

6. Old Main
  - Full renovation of offices, instruction spaces, & 3rd spaces
7. Wittenberg Collegiate Center Link
  - Innovation Hub - Science, Technology, Engineering, Art, and Math (STEAM) lab, Teaching and Learning Center, academic student organizations, study/collaboration spaces
  - Administration area reorganization to improve welcome experience and student access to business services
8. Library
  - Expand makerspace, studios, group/collaborative study
  - Academic Success Center
  - Audio-Visual Services
  - Active learning classroom
9. Luther Student Center
  - Student Leadership & Involvement – orgs. & government
  - Global Engagement – Cultural Diversity Center, International & Study/Teaching Abroad, Service Learning, Daylight Program, & Campus Pastor
  - Newspaper/Publications
  - Community building and gathering spaces
  - Cafeteria, Retail, Mail Center, & Graphic Arts/Print Shop
  - Health and Counseling
  - Locker and weightroom renovation
  - Existing main gym and auxiliary gym
10. Music Center
  - Music program offices and instruction
  - Art faculty, ceramics studio, and support
11. Music Hall
  - Recital hall
  - Painting and drawing studio
  - Coffeehouse
12. Centennial Hall
13. Summit Hall
14. Augustana Hall
15. Concord Hall

--- MLC Property Line

## 1 Proposed

1. Wittenberg Collegiate Center Addition
  - Welcome Center and Admissions
  - Auditorium Lobby and academic 3rd space
  - Biology lab
  - Art gallery
2. Music Hall Entrance/ADA Addition
3. Music Center Addition
4. Luther Student Center Addition
5. Physical Education and Activity Center
  - Physical Education offices & instruction
  - 4-court and 200M indoor track
  - Fitness Center - non-athletes
  - Football locker room and support
6. Augustana and Concord Halls Additions
7. Mixed-use housing styles - approx. 16 units
8. New Residence Hall - approx. 130-150 student beds

## A Existing Site

- A Campus Mall
- B Fisher of Men statue and plaza
- C Martin Luther statue and plaza
- D Football competition field
- E Football practice field

## A Proposed Site

- A Sitting stairs and stage/plaza
- B Chapel Plaza and rain garden
- C Augustana and Concord courtyard
- D Gazebo and walking path
- E Luther Hollow place-making enhancements
- F Recreation field
- G Campus connection walkways
- H North-South Promenade



CENTER STREET

HILLCREST STREET

HILLCREST COURT

15

CONCORD HALL

6

C

14

AUGUSTANA HALL

A

A

B

8

LIBRARY

C

12

A

H

3

NEW PHYSICAL EDUCATION AND ACTIVITY CENTER

9

LUTHER STUDENT CENTER

4

B

1

WITTENBERG COLLEGIATE CENTER

1

7

MUSIC HALL

6

OLD MAIN

10

MUSIC CENTER

3

5

2

CHapel OF THE HOLY SPIRIT

D

2

MUSIC HALL

11

13

SUMMIT HALL

H

WILHEIM DRIVE

F

RECREATION FIELD

8

NEW RESIDENCE HALL

7

THE SUNDAY HALL

G

5

D

G

E

PRACTICE FOOTBALL

E

4

BOOKER

SPRINKLER HOUSE

GARAGE

OPEN

OPEN



NORTH

CREDO DESIGN ARCHITECTS

# Physical Education, Recreation, and Athletic Fields

## 1 No to Light Renovation

1. Press Box

## 1 Proposed

1. Sports Complex Practice Facility
  - Shared locker rooms for field sports - home & visitor
  - Indoor practice turf
  - Game day support - concessions, restrooms, coaches, and officials
  - Team rooms
  - Satellite training room
2. Field Support Building

## A Existing Site

- A Baseball field
- B Competition soccer and future lacrosse

## A Proposed Site

- A Tennis courts
- B Competition softball field
- C (2) practice soccer fields
- D Practice softball field
- E Practice lacrosse field
- F Potential future track and field location



# Campus Master Plan - Goals and Concepts

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- **We will create learning environments that support the specific mission of Martin Luther College** to “train a corps of Christian witnesses who are qualified to meet the ministry needs of the Wisconsin Evangelical Lutheran Synod.” These environments will be designed to support and adapt to expanding “the breadth and depth of the MLC student learning experience.”
- **We will practice good stewardship of synodical gifts and resources.** Campus needs will be evaluated and prioritized based on imperatives established to achieve the strategic plan, “Equipped to Do God’s Will: A Strategic Plan for Martin Luther College (2017-2023),” serve the MLC mission and vision, support the desired student experience, and grow retention and recruitment.
- **We will create opportunities for formal and informal campus engagement at all levels – faculty, staff, and students;** oneness in faith and community. These opportunities include faculty-student interactions in and out of the classroom, academic and co-curricular leadership and involvement experiences, staff-student interactions in financial and supportive services, and campus events welcoming external groups.
- **We will incorporate gathering locations of various sizes, both indoor and outdoor.** These “third spaces” will be designed with the variety and flexibility that invites and fosters both formal and informal events and large and small gatherings. They will support entertainment, presentation, collaboration, action, or contemplation.
- **We will maximize both how and how often existing spaces are being used.** We have a strong, but aged, infrastructure. Using existing campus facilities and sites efficiently with updated systems and design, we will impact current and future campus experiences. Designing spaces to be appropriately flexible and multifunctional will increase use by a variety of groups while being fiscally responsible.
- **We will align and integrate spaces based on programs and services (campus organization).** Considering the best physical locations of people, departments, and functions is key to providing clear wayfinding for students and guests, making it easier for students to do business with the College, and creating other efficiencies and understandable campus organization.
- **We will provide appropriate updates for campus living spaces.** Research demonstrates the positive impact that the residential environment and experience can have on students’ overall success, feelings of belonging, and retention when supportive curricular and co-curricular programming and the necessary spaces and amenities are provided.

# Campus Master Plan

*“To fulfill its mission, Martin Luther College carries out all instruction and programs of student life according to the Gospel as revealed in the inspired and inerrant Word of God. With the guidance of the Holy Spirit, the College desires*

- *To strengthen the student in a consecrated spirit of love for God and his Word;*
- *To educate the student for faithful, capable, intelligent citizenship in today's world;*
- *To assist the student in acquiring the knowledge, attitudes, and skills needed for service in the church and for lifelong learning; and*
- *To encourage the student in developing and demonstrating a heart for service in the church, community, and world.”*

## **“Equipped to Do God’s Will: A Strategic Plan for Martin Luther College (2017-2023)”**

### **Goals**

*Rejoicing that God works in us, we are*

1. *Equipped to nurture the learning experience of our students, God's gifts to the church.*

*Focus: Expand the breadth and depth of the MLC student learning experience.*

2. *Equipped to sustain and grow God's gifts of partnerships in the Great Commission.*

*Focus: Nurture diverse opportunities to further the teaching and preaching ministries in our fellowship.*

3. *Equipped to use God's gifts to enhance the learning and living environment.*

*Focus: Provide quality facilities and implement best practice analytics for institutional effectiveness.*

4. *Equipped to empower our MLC personnel, God's gifts to this ministry.*

*Focus: Provide sufficient staffing and professional development in an environment of clear communication and collaboration.*

5. *Equipped to acknowledge God's gifts to this ministry from our constituents.*

*Focus: Nurture support for MLC by showing transparency, gratitude, and impact.*

Martin Luther College is singularly focused on the Great Commission in preparing workers for the ministry. Central to this mission, to the MLC story, and to campus life is the community's shared answer to a “calling.” One example of this is the compelling story of the “call ceremony” which is best understood when placed within the much larger narrative of “calling.” There are three dimensions to this experience at MLC. First, calling implies a *caller* which MLC affirms as our creator God who has called us first into relationship and then into the work of building His Kingdom. Second, students are *called* to an MLC experience that is both formational and preparatory, equipping them to faithfully pursue their call (education, staff ministry, preseminary, music, and continuing education). Third, students are not only called to MLC but they are *called beyond* MLC to go forth and proclaim and give witness to the Word of God as they faithfully serve and meet the ministry needs of WELS. The faculty and staff offer exemplary models and support for students through the commitment to their own calls at the College.

We recognize the importance of continuing to develop the ideal MLC student experience to support developing successful and thriving graduates prepared to serve their assigned mission fields. This campus master plan represents our ideas about the best use of our campus site and facilities in support of Martin Luther College's mission, strategic plan, and desired student experience.

### **Key Challenges**

The WELS Conference of Presidents granted permission for MLC to conduct a two-year capital campaign in conjunction with the 2020 silver anniversary. The title of this celebratory campaign, “Equipping Christian Witnesses,” not only reflects the mission of our institution, but also the foundational goals of the campaign. The three foundational pillars of “Equipping Christian Witnesses” are recruitment, student financial aid, and providing campus site and facility enhancements to support student experiences.

Focusing on the third pillar of the campaign, the governing board and administration have already begun prayerful planning, seeking only to glorify the Savior and enhance the College's mission. We will ask God's people for gifts to repair, augment, and sustain campus spaces for learning, for student life activities and intramural events, for athletics, and for the arts.

We engaged a consulting firm to facilitate the planning process, which included evaluation of existing facility and site conditions and use, as well as collaborative work sessions with faculty, staff, and students to articulate Martin Luther College's strategic plan and mission as a roadmap for the physical environment. As an evangelical Christian learning community, we know that our success depends on our people. The success of our people, in turn, depends on how well the campus itself helps them tell our story, welcome guests, invite involvement, and invest in transforming our students' lives and by extension, the lives of the congregations they will serve. Our planning process has helped us identify key opportunities that serve multiple, collective needs.

# Guidance for Planning and Action

*This report summarizes Martin Luther College's campus master plan, organized around four key questions:*

1. *WHY must we concern ourselves with space and place challenges if we are to thrive? What are our challenges?*
2. *WHAT should we bear in mind as we address those challenges? What concepts should both motivate and organize our efforts?*
3. *WHERE on campus can we make a difference within an overarching comprehensive vision for the future?*
4. *HOW AND WHEN can we make a difference at little to no cost? With minimal investment in the near future? And with more substantial effort over a longer period of time?*



We want to create a culture of planning at MLC that will guide our decisions for growth and the next-generation environments we want our students to live, work, and play in. The following themes and guidance for the campus master plan were derived from the strategic plan, town hall visioning sessions with the campus community, and qualitative and quantitative facility and site assessment.

## **Maximize existing facilities**

The majority of MLC's facilities are more than 50 years old. The Christians of that generation who gave so generously to the existing campus have been such a blessing to this ministry. Unfortunately, buildings are not timeless, even if what is spoken within them is. Now is our generation's turn. We pray that this developing campus master plan will guide the College into the future by providing spaces and places that will be flexible and responsive to evolving needs. The campus will continue to serve MLC through renovation and programmed maintenance of existing facilities and the construction of new ministry training facilities. Naturally, such a bold vision will be phased in over the years. In the next few months, we will carefully prioritize the implementation of this campus master plan relative to our ministry needs so we can utilize the thank offerings we receive in the wisest way.

## **Transformative spaces**

MLC's facilities are testimony to both our history and our commitment to finding contemporary expression of our purpose. As such, they range from well-used, but fatigued, to new and inviting. Not all of our existing facilities match our desire to foster innovation and offer high quality academic and student life experiences focused on further developing our students' skills and talents. In particular, our learning environments, in and out of the classrooms, should support implementing diverse learning styles, inspire creativity and innovation, lead students toward personal investment in their learning, and support emerging programs in liturgical arts and Science, Technology, Engineering, Arts, and Mathematics (STEAM) disciplines. Moreover, as we seek to transform lives, we also need to transform spaces that provide students opportunities for community, involvement, ownership, and leadership.

## **Invite engagement**

Martin Luther College has a strong campus community, but is also an integral part of the local New Ulm community, the WELS community, and the global community through training future synod workers. Incorporating "third spaces," indoor and outdoor spaces outside of work and living spaces, facilitates planned and spontaneous fellowship. Third spaces engender layers of feelings of belonging from small gatherings around campfires at Luther Hollow to larger events such as Forum, Chapel services, and synod conferences. Fostering partnerships between student leadership and involvement, student activities, and student success services in visible space adjacent to high-traffic gathering spaces will create a vibrant, student-focused hub for campus life. Recreation and athletics also offer avenues for developing ministry and life skills. New spaces for large meetings will also support campus events and invite New Ulm and Synod events to be part of MLC.



# Exciting Opportunities

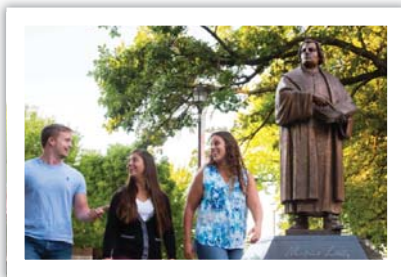
Classroom Projections			
Room Sizes	Available Clsrms Fall 2017	Projected Need Future for 800 FTE	Projected Need Future for 1000 FTE
1-15	1	4	5
16-25	10	6	8
26-35	9	9	11
36-49	3	3	4
50-75	2	1	1
76+	0	0	0
	25	23	29

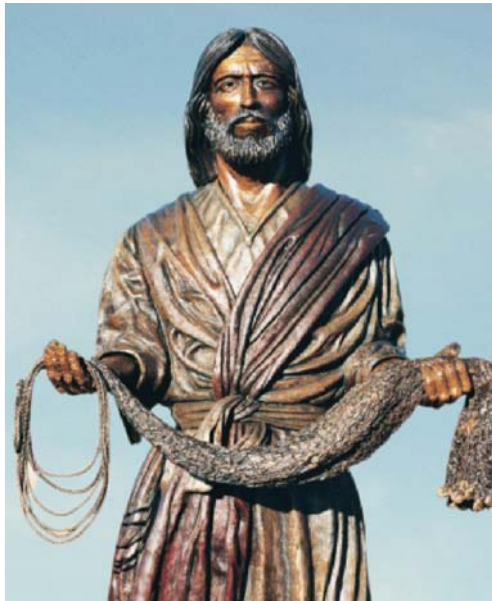
## Planning for Growth

An increase of 50 full-time equivalent (FTE) traditional undergraduates has been incorporated into both our program planning and our campus master plan. Our current classroom use suggests a need for 23 general-assignment classrooms for 800 students. The existing 25 classrooms will be sufficient to meet immediate enrollment goal and creates an opportunity to repurpose one or two classrooms located near other functions that need additional space. Looking beyond, the growth from 800 to 1000 will result in the need for 29 classrooms assuming no increase in average class size. We intend to address this growth in renovated space rather than with new construction.

Our faculty and staff are very conscientious about using spaces for multiple functions when it is appropriate to do so. In addition, in order to encourage students to be engaged and invested in their own learning, some new and existing classrooms will be designed to support active learning or collaborative pedagogies. We are also assuming growth in our graduate and continuing education programs, primarily provided online since that best serves those populations from their current call locations.

Our goal is to house 100% percent of undergraduates in on-campus housing and to maintain an occupancy rate of 93% of available beds. Planned undergraduate enrollment of 800 would thus require 860 beds; an enrollment of 1,000 students would require 1040 to 1,075 beds (93 - 96% occupancy rate). During needed renovations some resident rooms may be turned into needed study rooms, lounge space, enlarged ADA-compliant bathrooms, and so on. This would increase the number of beds required beyond the 713 beds currently on campus. As a result, the campus master plan assumed approximately 190 - 210 new beds to accommodate 800 students. The additional beds will also help during admissions visit days, conventions, and summer programs.



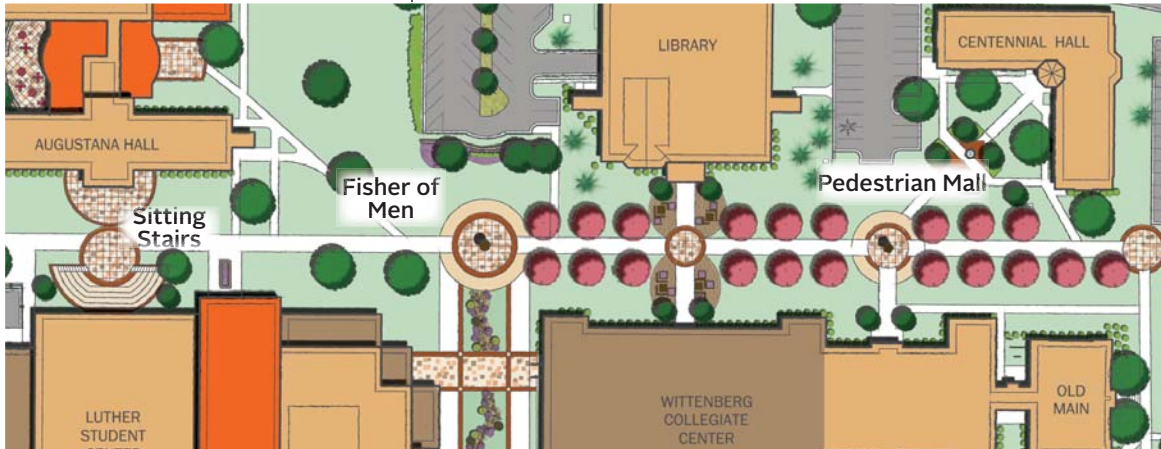


Our campus master plan is built around several cornerstone opportunities as we prepare to celebrate the blessings of the last 25 years as Martin Luther College. We seek to create a thriving campus as we transform pedagogy, ministry delivery, financial sources, and aging infrastructure. These transformations, in turn, lay the groundwork for a plan of action including locations of projects, implementation schedules, and strategies - where we should take action, how, and when. What follows are description of projects grouped in five modules:

- **Foundational** projects are those currently in development. They generate momentum for future projects. Martin Luther College has received a generous silver anniversary gift from alumni for the Fisher of Men statue and enhancements to the main pedestrian mall.
- **Residential Experience** plans include renovation of existing residence halls and new construction on Summit and Highland Avenues. The new residence halls will help create connection between the highly populated north side and the sports fields and Luther Hollow on the south side of campus. The places students live are a vital part of their choosing, experiencing, and remaining at Martin Luther College. The residence halls are a key physical component in building the sense of community we value and facilitating our desired student experience.
- **Welcome and Innovation** projects encompass the welcome experience for potential students and guests, invigorating student life, accessible services, and academic innovation and active learning environments for students and faculty.
- **Physical Education, Recreation, and Athletics** programs touch nearly all students and arguably represent the most multi-functional indoor and outdoor facilities, including academic, recreational, athletic, and intramural use. As a result, these functions received significant attention to ensure efficiency, avoid duplication, and address pressing needs in the right locations.
- **Fine Arts**, the final module, includes improvements in Music facilities, another program that impacts all MLC students. In addition, we will create art studios in anticipation of an Institute for Liturgical Arts that would intentionally connect art and music for both education and ministry programs.



# Project Overview



*Foundational projects: new Fisher of Men Statue and plaza and pedestrian mall enhancements*

## **Foundational Projects: Symbols of mission & places for gathering and reflection**

Our graduates are prepared to spread the Word of God to our next generations at our day schools, congregations, and missions at home and abroad. The new “Fisher of Men” statue, surrounding plaza, and the selected location remind us of the centrality of that purpose. The statue will be located at the intersection of the two main pedestrian axes – the main pedestrian mall and the walkways to Chapel of the Christ between Luther Student Center and Wittenberg Collegiate Center. The pedestrian mall will also be enhanced with landscaping, pavers, outdoor seating at the entrances to the Library and Wittenberg Collegiate Center, and sitting stairs and plaza/stage between Luther Student Center and Augustana Hall as a terminus destination for the pedestrian mall. The sitting stairs and plaza will add an outdoor room for use as an outdoor classroom, small performances venue, and informal gathering.

## **Residence Life: Focus on the holistic experience**

An intentional, outcome-driven residence life philosophy aligned with well-designed residence halls contributes to a holistic student experience that integrates academic, social, spiritual, professional, and personal learning experiences. Strategic updates have kept our housing serviceable, but types of spaces and infrastructure – utilities, wifi, heating and cooling – need updating to meet current and future student expectations. Moreover, those updates can help us build students’ sense of belonging, connection, and engagement. We will design a student housing improvement plan that will balance new construction with renovations to maintain the required number of beds while recognizing limited resources. A new north-south promenade will provide a critical connection between Centennial Hall and new housing on Summit Avenue. Parking in front of Old Main will be replaced with a pedestrian-friendly greenspace.



*New community spaces and courtyard at Concord and Augustana*

The design of Augustana and Concord necessitates adding to both halls to create community-building third spaces. Third spaces can be created in Summit and Centennial Halls by renovating the gym spaces in each building. Shared kitchens near other community spaces, social and private study rooms, practice rooms, and perhaps classrooms supporting living-learning experiences will promote both spontaneous and planned gatherings of different sizes and purposes. In all the residence halls, furniture and finishes also need updating



Existing arrival sign and navigational directory sign



*Our faculty and our students who will become educators must be collaborative, critical thinkers, and problem-solvers. To best serve our congregational students we must train our graduates in a variety of delivery methods and in the academic subjects that will be highly valued by future employers - STEAM (science, technology, engineering, arts, and math).*

throughout the common spaces, student rooms, and tutor apartments. Existing built-ins should be removed and replaced with movable furniture since that offers residents the ability to personalize their rooms and increase their sense of belonging. Outdoor seating, grills, fireplaces, and sports courts such as volleyball and basketball, are also options near the residence halls.

As we add housing, we will aim for creating a variety of housing styles. Traditional-style housing with single or double rooms and shared spaces – kitchens, lounges, even the community bathrooms – encourage community building among first- and second-year students. New suite-style would offer more independence and also create multiple layers of community: private room spaces, living rooms shared with roommates, larger commons shared by students from the same floor, and additional common spaces like classrooms used by students from the entire building. A second new residence hall will provide apartments for married students, faculty, or guests. This housing style is difficult to find available in New Ulm and will allow the residents to easily participate in MLC’s community and campus activities.

## **Welcome and Innovation: Vibrant and connected student experience**

### **Wittenberg Collegiate Center and Old Main**

The guest and prospective student welcome experience begins long before they arrive on campus. It starts with interaction with staff, continues with institutional presence on a website and social media, and only then culminates in their arrival on campus. That sense of arrival requires clear campus identification, branding, and wayfinding (being able to understand campus organization). Most important to guests and visitors is that MLC clearly indicate the correct campus entrance, label key decision points along the route to make guest parking easy to find, and make the destination visible to guests as they are getting out of their vehicle. The campus master plan took into consideration the arrival points for cars as well as busses for potential students and event attendees.

Wittenberg Collegiate Center (WCC) and Old Main have been central to the learning experience with the largest number of disciplines and instructional spaces. WCC also houses the administration staff and the admissions office. Currently, there is some confusion upon entering WCC as to where Admissions is located. Relocating the Welcome Center to the front door with a waiting area will immerse prospective students in the academic life of the College. An addition to the south side of WCC will create an inviting and engaging location where prospective students can begin to envision themselves being part of the MLC community by seeing other students and activity in Wittenberg. The addition will also provide much needed lobby and support spaces for Forum productions and other events in the Auditorium. With careful design and choice of furniture and finishes, the lobby can also serve as much needed academic third space for study, collaboration, and learning outside the classrooms. An art gallery off the lobby will support student and guest artist shows celebrating Christian art. Finally, on the new partial second floor, space will provide additional third space and, more important, the relocation of the biology lab to allow for strategic placement of our new STEAM lab.

The STEAM lab will anchor a new Innovation Hub located at the heart of the WCC in the high traffic area of the second floor. This location is ideal for



*The College will incrementally add active learning classrooms (examples above) and collaborative study spaces (examples below).*



several reasons: it's adjacency to the science labs; it's a crossroads for students and faculty and nearby classrooms; and its adjacency to the new Welcome Center can set the tone for the admissions tour as its first stop. Also part of the Innovation Hub will be spaces for academic student organizations to meet, and the Teaching and Learning Center. The STEAM lab and student organization rooms should have glass walls in the corridors so activities in the rooms are visible and invite involvement. When not used for class, the STEAM lab can be used as a makerspace where faculty and students work on projects and experiment with new ideas.

In the spirit of practicing what we teach, the Teaching and Learning Center (TLC) will allow our faculty to continue to develop their understanding of how learning occurs and what pedagogies facilitate it. The two-room TLC will consist of a collaboration and course development space and an experimental classroom. The latter will support testing experimental pedagogies, faculty/staff training, and adapting new instructional technologies. This classroom will also be available for instructing students on technologies and practicing techniques.

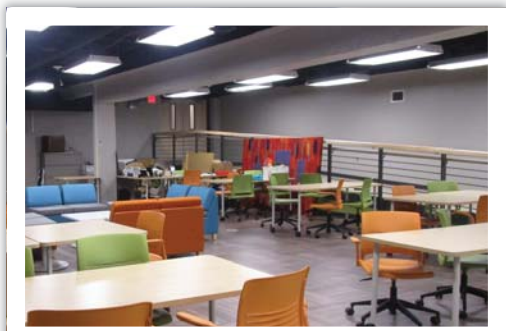
We will continue to update classroom furniture with tables and chairs on casters for flexibility and comfort. MLC has been blessed with a level of classroom technology that not all small private colleges enjoy, but given its mission and goals, exploring, testing, and implementing "next-practice" instructional technology will be ongoing.

Finally, smaller projects and relocations will help meet other long-standing needs. Back-of-house space for Forum dressing rooms will be created in WCC 191. Storage space and an organization workroom will be provided as a result of the relocation of Graphic Arts out of the lower level of Old Main. WCC Link and Old Main both will be renovated to reorganize some administrative departments for better efficiency and to provide space for offices and meeting rooms. Updates to furniture and finishes will give hallways and third spaces a more collegiate feel and make them more suitable for learning outside of the classrooms and near faculty offices.

Outdoor improvements will include widening the walks connecting the Fisher of Men and an enlarged Rose Plaza at the Chapel entrance and adding a rain garden for campus beautification and drainage. The pond on the south side of WCC will be enhanced with a gazebo, new landscaping, and a walking path. The gazebo will be a place of gathering, quiet reflection, outdoor study, and enhance the use and enjoyment of an already beautiful campus feature.

## Library

The Library requires updating to better serve students as a learning commons supporting solitary and active study styles with study rooms, collaboration areas, access to digital information, and multimedia production and editing. The existing studio, makerspace, and curriculum lab will be supplemented by additional space for a one-button studio for instructional simulations. The Audio-Visual staff would relocate to the library to support the studios, additional makerspace, and equipment check-out. On the main floor, the Academic Success Center would be enlarged and made more visible; a new collaboration-based classroom will be located in renovated boardroom space. Starbooks is a great amenity that would remain in the building. Tables, chairs, and planters around the mall entrances between WCC and the Library will extend the academic third spaces to the outside.



## Luther Student Center

Martin Luther College's students are involved in many student activities and organizations, but they have no dedicated work/meeting space. The student center is undersized and the current main floor layout functions more as a hallway than as the campus "living room" – it invites passing through more than lingering. Renovating and adding to the student center will create a permeable activity hub by collocating student life and student services functions to create a distinctive environment where collaboration between academic-related services, student activities programming, and student organizations can happen seamlessly. MLC has a strong focus on service learning and study/teaching abroad opportunities that we would like to grow so all students have that experience. Currently these services are hidden and lack space for each service to have a presence. The new, highly visible Global Engagement Center will bring together programs that work synergistically – the Daylight Program, International Study, Teaching Abroad, Cultural Diversity Center, Service Learning, and the Campus Pastor. This one-stop location will allow undecided students the opportunity to explore options.

New lounge areas, meeting rooms, a movie/gaming room, and community kitchen would support events such as international days, Bible studies, game nights, and faculty-student dinners, etc. Student organizations, campus newspaper/publications, and student government would have a workroom and meeting space in a high traffic, visible location to invite involvement from other students.

Other services will also be centrally located in the LSC. Health and Counseling can be brought together and be visible as a resource while still offering privacy to students accessing the services. The bookstore, graphic arts and print shop, and mailroom will also be combined for efficiency, remove mail and package delivery from the Finance area, and serve not only the campus community but the New Ulm community.

*See floor plans in the appendix for sample layouts for Wittenberg Collegiate Center, Luther Student Center, and the Library.*

## Physical Education: Focus on academic and co-curricular needs

"Athletic" space needs on our campus are driven by the academic program in Physical Education, a highly active intramural program, athletics, and recreational fitness. In Spring, midwestern colleges are plagued with rain, snow and poor field conditions. For the safe conditioning of student athletes and to be competitive, our spring field sports often need to use the current indoor facilities for practice. This pushes intramurals late into the evening; recreational activities are even later. A southern addition to the Luther Student Center will include four-courts surrounded by a 200-meter track. With the new Physical Education and Activity Center (PEAC), instructors will have the ability to do multiple stations during PE classes, support recreation and intramural sports, and host indoor track meets. PEAC would also include offices, football lockers and support, an athletic weightroom, a fitness center for non-athletes, and a multi-purpose room for exercise classes and Forum rehearsals. Aged locker rooms on the lower level of Luther Student Center would also be renovated.



Martin Luther College owns property near campus for sports fields. The campus master plan (left) depicts one option for new fields for lacrosse and soccer practice, softball, tennis courts, and practice for track field sports. The current property could also accommodate a 400-meter track. These fields as well as the new recreation field on the main campus will support the PE program, intramurals, and athletics. A new practice facility at the sports complex site is also proposed for providing indoor practice during inclement weather, lockers, grounds equipment, and game day support for restrooms and concessions, etc. Signage at the entrances to the site will establish the identity of the Martin Luther College Sports Complex.

## Fine Arts: Enhancing the arts presence

Musical arts are prevalent throughout Martin Luther College's academic and student life: every student is involved in some way. In addition, the Strategic Plan includes investigating the creation of an Institute of Liturgical Arts (ILA). Music Center and Music Hall are central to MLC's performing arts but their current layouts and aesthetics present three challenges: they lack an open, inviting, and collegiate feeling; access into and within the buildings does not meet current accessibility codes; and neither has the small, intimate venue that would be more conducive to many of our student performances.

An Institute for Liturgical Arts could be launched in space that would also advance our music and art programs. Music Hall will receive a "retro-reno" to restore it to former glory as a small recital hall and drawing/painting studio by removing all or part of the second floor that had been added when more practice rooms were needed. On the lower level, a coffeehouse will provide a unique space on campus for the campus community to meet, attend performances, and "hang-out." The furniture and finishes should be different from other gathering spaces on campus to create a destination and add to the variety and selection of campus gathering spaces that will be available.

The art program and ILA will also be served by studio and office space in Music Center and the new gallery proposed in the Wittenberg addition. A gift store area within the bookstore may also play a part by selling the artwork and also serve a need in the New Ulm community.

Music Center is due for an upgrade to building systems and to right-size spaces for contemporary use. It will receive a renovation and addition to provide needed space as well as update the campus-facing facade. Music Center will house faculty offices, a new 80-person bandroom, a 40-person choir room for the smaller choirs, piano labs, a technology/music composition classroom, practice rooms, recording studio, new ceramics studio, art offices, and support spaces. The southeast addition and existing band and choir rooms should take advantage of the impressive views of New Ulm from the Music Center's hilltop perch.

The lower level of the Chapel is a great resource for the campus and will make a significant impact on campus events and activities. The build-out of the space will accommodate a 200-person, divisible conferencing area to serve the College, WELS conventions, and New Ulm when available. Additionally, the handbell choir and a 75-person choir room will also be housed here to reduce the size of the addition at Music Center.

# Planning Level Budgets & Project Groupings

Project	Scope	New Gross or Reno. Net Square Feet, Beds	CMP Total Order-of-magnitude Budget Range in 2017 \$	Basis for Estimate	Conceptual budgets from Kraus-Anderson are in Appendix as noted below
<b>Module : Foundational Phase</b>			<b>Low High</b>		
Site: Christ Statue	<b>New construction:</b> statue and plaza area		\$70,000 – \$80,500	based on information from MLC	KA in Appendix
Site: Sitting stairs and plaza	<b>New construction:</b> sitting stairs at LSC and plaza at Augustana	9,730	\$471,986 – \$789,854	State of Michigan costs and inflation	KA in Appendix
Site: Pedestrian Mall replacement & enhancements	assumed replace concrete, add paver borders & landscaping	15,500	\$172,756 – \$345,512	State of Michigan costs and inflation, unit cost for furniture TBD	KA in Appendix
Site: WCC and Library entrance enhancements	Landscaping and furniture between Library and Wittenberg	3,600	\$61,404 – \$119,958	State of Michigan costs and inflation, unit cost for furniture TBD	
<b>Total</b>			<b>\$776,146 – \$1,335,823</b>		
<b>Module : Residential Life</b>			<b>Low High</b>		
Centennial Hall	<b>Renovation and deferred maintenance,</b> adding AC, convert gym to lounge, amenities, bathroom reno, new furniture, finishes	138	\$3,000,000 – \$4,000,000	deferred maintenance, replace furniture as needed, update finishes and amenities, renovate gym to residence life functions	KA in Appendix
Summit Hall	<b>Renovation, deferred maintenance</b> and convert gym to lounge & amenities, new furniture & finishes	139	\$3,000,000 – \$4,000,000	deferred maintenance, replace furniture as needed, update finishes and amenities, renovate gym to residence life functions	KA in Appendix
Site: Summit Hall	<b>New parking</b> - 30 stalls	7,000	\$53,550 – \$63,000	based on MLC Environmental Services info	KA in Appendix
New Student Residence Hall 1	<b>New construction</b> southeast 150 beds in suite-style near Summit	150	\$7,800,000 – \$10,200,000	previous Credo work	KA in Appendix
Site: New Residence Hall 1	<b>New</b> southeast parking - 175 stalls	82,000	\$627,300 – \$738,000	based on MLC Environmental Services info	KA in Appendix
Site: Axis from Martin Luther statue and Centennial Hall to new student housing	formalize connection between north and south sides of campus	23,900	\$189,281 – \$378,563	State of Michigan costs and inflation	
New Student Residence Hall 2	<b>New construction</b> (64) beds in suite-style near 4-court	64	\$3,328,000 – \$4,352,000	previous Credo work	KA in Appendix
Site: New Residence Hall 2	<b>New</b> southwest parking - 50 stalls	23,800	\$182,070 – \$214,200	based on MLC Environmental Services info	KA in Appendix
Augustana Hall	<b>Renovation and deferred maintenance:</b> replace built-in furniture w/ movable furniture, finish updates, ADA	216	\$3,750,000 – \$5,000,000	deferred maintenance, replace furniture as needed, update finishes and amenities, renovate gym to residence life functions	KA in Appendix
Augustana Hall	<b>New construction of</b> lounge, shared community amenities, elevator	5,000	\$1,000,000 – \$1,125,000	Credo residence hall projects; would be more cost effective to do addition with res hall reno	KA in Appendix
Augustana Hall	<b>New construction of</b> student housing, approximate # of additional beds	36	\$1,872,000 – \$2,448,000	Credo residence hall projects; would be more cost effective to do addition with res hall reno	KA in Appendix
Site: Augustana & Concord Halls (Highland and Hillcrest by the Library)	<b>New parking</b> - new 49 stalls	17,500	\$133,875 – \$157,500	based on MLC Environmental Services info	KA in Appendix
Site: Augustana & Concord Halls	<b>New construction:</b> courtyard - outdoor gathering with plaza, fireplace, grill, landscaping, etc.	8,750	\$173,244 – \$259,866	State of Michigan costs and inflation, Credo project	KA in Appendix
Concord Hall	<b>Renovation:</b> furniture, finishes, and equipment as necessary	222	\$3,750,000 – \$5,000,000	deferred maintenance, replace furniture as needed, update finishes and amenities	KA in Appendix
Concord Hall	<b>New construction of</b> student housing, approximate # of additional beds	36	\$1,872,000 – \$2,448,000	Credo residence hall projects; would be more cost effective to do addition with res hall reno	KA in Appendix
<b>Total</b>			<b>\$30,731,320 – \$40,384,129</b>		



Module : Physical Education, Recreation, Athletics		Low	High		
Physical Ed, Recreation, and Athletic Center	<b>Option A: New construction:</b> 4-court & fitness center to support PE instruction, intramurals, & athletic practices. Add football lockers, coaches offices, classrooms/team rooms	90,520	\$22,589,266 - \$25,977,656	based on \$/GSF Wingate U McGee Center \$217 + 15% for furniture & equipment; did not assume batting cage space or a raised walking track (use running track)	KA in Appendix
Physical Ed, Recreation, and Athletic Center	<b>Option B:</b> Legacy structure; materials consistent with campus structures	81,600	\$16,203,771 - \$16,203,771	Legacy Building Solutions	N/A
Luther Student Center	<b>Renovate</b> locker room area, lobby, offices, etc.; <b>gyms are not included</b>	13,305	\$923,899 - \$1,062,484	based on DCD costs for Bowling Green State U and regional factor	KA in Appendix
Site: PE, Recreation, & Athletic Center (Grid Iron and Waldheim)	<b>New</b> parking - 290 stalls	131,600	\$1,006,740 - \$1,184,400	based on MLC Environmental Services info	KA in Appendix
Site: PE, Recreation, & Athletic Center	<b>New</b> entry paving, walk, landscaping	18,000	\$269,073 - \$416,974	State of Michigan costs and inflation, Credo project	KA in Appendix
Site: Main Campus Recreation Field	<b>New</b> (1) recreation field near new student residence hall	1	-		KA in Appendix
Athletic Fields Complex	<b>New construction:</b> pre-engineered metal bldg: locker, team rooms, practice space, concessions, grounds support	40,400	\$5,741,042 - \$6,602,198	had 240x120 foot print & 1/3 as 2nd flr at 36000 gsf; estimate range based on information from MLC; high range based on 15% increase	KA in Appendix
Athletic Fields Complex	<b>New construction:</b> support building for concessions & restrooms	1,600	\$122,504 - \$140,880	based on information from MLC; high range based on 15% increase	KA in Appendix
Site: Athletic Fields Complex	<b>New</b> (2) practice soccer fields, and (1) lacrosse practice and portion of bleachers	3	-		KA in Appendix
Site: Athletic Fields Complex	<b>New</b> (2) softball - competition, practice, and portion of bleachers	2	-		KA in Appendix
Site: Athletic Fields Complex	<b>New</b> (6) tennis courts and lights	6	\$480,000 - \$750,000	concretenetwork.com, Munson Fencing and Paving	KA in Appendix
Site: Athletic Fields Complex	<b>New</b> parking - 362 stalls	135,450	\$1,036,193 - \$1,219,050	based on MLC Environmental Services info	KA in Appendix
Site: Land Acquisition @ Fields	<b>Purchase</b> 12 acres		\$150,000 - \$150,000	based on information from MLC	KA in Appendix
<b>Total</b>			<b>\$25,933,221 - \$37,503,641</b>		

Module : Welcome and Innovation		Low	High	
Wittenberg Hall	<b>New construction:</b> addition for academic third space/ lobby, Admissions, Biology lab, art gallery	15,000	\$3,750,000 - \$4,500,000	Palm Beach State; Southern U., Colgate University
Wittenberg Hall	<b>Renovation</b> of administration areas, Teaching & Learning Center, STEAM Lab, & student orgs	6,610	\$826,250 - \$1,156,750	previous Credo work; SF is room 260, 262, Admissions, FA, Finance, 203, 201,191
Wittenberg Hall	<b>Renovation:</b> classroom furniture and finishes updates			\$40000 from MLC, similar to NWTC at \$15000 for tech and \$725/seat assuming 32 seats
Wittenberg Hall	<b>New construction:</b> plaza, brick and concrete	13,000	\$134,084 - \$268,168	State of Michigan costs and inflation
Old Main	<b>Renovation</b> to update finishes, furniture and equipment	12,275	\$1,841,250 - \$2,455,000	includes basement (3070 SF);
Luther Student Center East	<b>Renovation</b> for student leadership & involvement, success services, and community gathering spaces	29,400	\$5,436,419 - \$6,622,022	D4Cost: Rider University Student Activities Center Reno; Alliant Int'l University
Luther Student Center East (mall side)	<b>New construction:</b> addition to support student life, success services, & retail	8,365	\$2,509,500 - \$3,346,000	low range based on 2011 new Albany State University; high on Credo high end of range
Library updates	<b>Renovation:</b> furniture updates, group study rooms, relocate Starbooks and studio, enhance makerspace w/ second studio & editing; install compact shelving	25,686	\$2,706,115 - \$3,382,644	SF listed is the net of the student used spaces and the art studio; budget based on NWTC - Green Bay library renovation
Library Court	<b>New parking</b> - 30 stalls	12,900	\$98,685 - \$116,100	based on MLC Environmental Services info
Site: Gazebo and Path	<b>New construction:</b> gazebo and walking path around pond with landscaping	30,700	\$339,000 - \$389,850	based on information from MLC
<b>Total</b>			<b>\$17,641,303 - \$22,236,533</b>	

Module : Fine Arts		Low	High	
Chapel of the Christ	<b>Build-out basement</b> for 200p event/conferencing, choir rooms	8,640	\$864,000 - \$1,296,000	budget from MLC, do in house w/ outsource acoustics,
Site: Axis from Chapel to Christ Statue	Remove trees and widened sidewalk at Wittenberg and potentially add rain garden or additional plantings	17,500	\$72,762 - \$126,468	State of Michigan costs and inflation
Music Center	<b>Renovation &amp; addition</b> for larger choir & band rooms, practice rooms, & ceramics studio to support ILA goals	9,375 NSF renovated and 10,350 GSF addition	\$5,655,630 - \$6,503,975	based on \$/GSF provided by MLC & inflation from 2011, itemized equipment, & inflation
Music Hall	<b>Renovation</b> to recital hall, painting & drawing studio w/venting to support ILA program goal, and coffeehouse <b>New construction:</b> addition for entrance and ADA access	5,834 NSF renovated and 800 GSF entrance addition	\$1,354,776 - \$1,557,992	may be volunteer demo/construction; based on \$/GSF provided by MLC and above inflation; electrical upgrade likely needed with change of function
<b>Total</b>			<b>\$7,947,168 - \$9,484,435</b>	



## Campus Master Plan Conceptual Budget Analysis by Kraus-Anderson

- Conceptual Budget for Main Pedestrian Mall, Residential Life, and Physical Education, Recreation, and Athletics
- Projected Future Cost for Residential Life and Physical Education, Recreation, and Athletics

## Conceptual Floor Diagrams

- Old Main and Wittenberg Collegiate Center
- Luther Student Center
- Library

# Campus Master Plan Conceptual Budget

## Analysis by Kraus-Anderson

<b>Mall renovation</b>						
	S.F. Area	Low #	High #			
Mall Walkway	17,850	\$299,280	\$814,386			
Mall renovation revised area	in above	in above	in above			
<b>Residential Life</b>						
	S.F. Area	Low #	High #	Ave cost \$/SF	Average KA Budget 2019	
<b>Centennial</b>						
Hall	39,464	\$2,308,954	\$3,487,258	\$73.44		
Parking		\$0	\$0			
Site		\$0	\$0			
Total		\$2,308,954	\$3,487,258	\$73.44	\$2,898,106	
<b>Summit</b>						
Hall	32,648	\$2,294,554	\$3,466,904	\$88.24		
Parking - Pav/Curb	14,261	\$139,310	\$235,154	\$13.13		
Site	9,066	\$87,781	\$133,408	\$12.20		
		\$2,521,645	\$3,835,466	\$97.36	\$3,178,556	
<b>Augustana</b>						
Hall w/ 4story addition	51,880	\$6,296,548	\$8,035,750	\$138.13		
1 story lounge	2,500	\$861,000	\$922,500	\$356.70		
Parking	0	0				
Site	12,505	\$169,305.20	\$235,886.94	\$16.20		
		\$7,326,853	\$9,194,137	\$193.54	\$8,260,495	
<b>Concord</b>						
Hall w/ 4story addition	46,936	\$5,886,298	\$7,469,549	\$142.28		
1 story lounge	2,500	\$861,000	\$922,500	\$356.70		
Parking - Pav/Curb	26,964	\$249,844	\$419,734	\$12.42		
Site	11,572	\$129,259	\$179,585	\$13.34		
		\$7,126,402	\$8,991,368	\$211.32	\$8,058,885	
<b>New Dorm</b>						
Hall	43,492	\$11,985,415	\$12,655,667	\$283.28		
Parking - Pav/Curb	69,986	\$636,696	\$1,035,912	\$11.95		
Site	26,730	\$1,031,108	\$1,200,780	\$41.75		
		\$13,653,219	\$14,892,359	\$328.17	\$14,272,789	
<b>New Apartments</b>						
Hall	20,664	\$6,076,249	\$6,216,693	\$297.45		
Parking - Pav/Curb	18,432	\$192,874	\$325,735	\$14.07		
Site	20,071	\$555,962	\$1,103,351	\$41.34		
		\$6,825,086	\$7,645,779	\$350.15	\$7,235,433	
		\$39,762,158	\$48,046,367		\$43,904,263	

## Physical Education, Recreation, Athletics

		Kraus-Anderson's Budgets				Average KA Budget 2019	
		Size	Unit	Low #	High #		
4 & 5	Athletic Center - Field House and Student Center Addition- New 4 court, 200m track, fitness ctr, football locker room, coaches offices, class/team rooms & Student Center Addition	96,718	SF	\$26,574,703	\$29,372,040	\$27,973,371	
9	Athletic Center - Existing Renovation- Renovate locker rooms, lobby area, offices, etc (excluding gyms)	13,305	SF	\$1,837,031	\$2,030,403	\$1,933,717	
5	Athletic Center - Parking Lot & Site Improvements- New parking, 290 stalls (131,600sf)	225,965	SF	\$2,488,708	\$3,041,754	\$2,765,231	
5	Athletic Center - Site Improvements- Entry Paving, Sidewalks, Landscaping, etc.	67,000	SF	Inc. Above	Inc. Above	Inc. Above	
F	Recreation Field - Adjacent to Practice Football- Reuse topsoil, Seed, Goals	1	EA	\$207,000	\$229,000	\$218,000	
1	Athletic Fields - Metal Building- New pre-engineered metal building, locker, team rooms, practice space, concessions, grounds support	40,400	SF	\$8,769,112	\$9,692,176	\$9,230,644	
2	Athletic Fields - Support Building- Cold Storage metal building	1,600	SF	\$193,185	\$213,520	\$203,353	
C & E	Athletic Fields - Grass Soccer (2) & Lacrosse (1) fields- drain tile, irrigation, imported soil, seeded, bleachers 50%, goals	3	EA	\$787,313	\$870,188	\$828,750	
C	*OPTION: Athletic Fields - TURF PREMIUM- Full Turf sand & rock Section, perimeter curbs & drains, drain tile, bleachers 50%	2	EA	\$1,448,038	\$1,600,463	\$1,524,250	
B & D	Athletic Fields - Grass Softball (2) - (1) practice (1) competition- drain tile, irrigation, aglime, bases, imported soils, backstop, bleachers 25%, dugouts	2	EA	\$731,738	\$808,763	\$770,250	
A	Athletic Fields - Tennis Court (6)- Sand section, drain tile, asphalt, fencing, equipment, 50% bleachers, Coatings	6	EA	\$780,000	\$870,000	\$825,000	
	Athletic Fields - Parking 362 Stalls- Parking lot section, drain tile, storm, pavement, curbs, stripping, lighting, landscaping	151,163	SF	\$2,116,282	\$2,587,911	\$2,352,096	
	Land acquisition 12 Acres	12	Acres	\$150,000	\$150,000		
				*Totals do not include optional turf field	\$44,635,071	\$49,865,753	\$47,100,412
						\$91,004,675	

# CMP Conceptual Budget Summary

## Analysis by Kraus-Anderson

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Proj

Average KA Budget 2019		Inflation rate per year	2020	2021	2022
\$2,898,106	<b>Centennial</b>	4.00%	\$3,014,030	\$3,134,591	\$3,259,975
\$3,178,556	<b>Summit</b>		\$3,305,698	\$3,437,926	\$3,575,443
\$8,260,495	<b>Augustana</b>		\$8,590,915	\$8,934,551	\$9,291,933
\$8,058,885	<b>Concord</b>		\$8,381,240	\$8,716,490	\$9,065,149
\$14,272,789	<b>New Dorm</b>		\$14,843,701	\$15,437,449	\$16,054,947
\$7,235,433	<b>New Apartments</b>		\$7,524,850	\$7,825,844	\$8,138,878

## Projected Future Cost

### Residential Life

Budget for year :								
	2023	2024	2025	2026	2027	2028	2029	
5	\$3,390,374	\$3,525,989	\$3,667,028	\$3,813,709	\$3,966,258	\$4,124,908	\$4,289,904	<b>Centennial</b>
8	\$3,718,461	\$3,867,199	\$4,021,887	\$4,182,762	\$4,350,073	\$4,524,076	\$4,705,039	<b>Summit</b>
8	\$9,663,611	\$10,050,155	\$10,452,161	\$10,870,248	\$11,305,058	\$11,757,260	\$12,227,550	<b>Augustana</b>
9	\$9,427,755	\$9,804,866	\$10,197,060	\$10,604,943	\$11,029,140	\$11,470,306	\$11,929,118	<b>Concord</b>
7	\$16,697,145	\$17,365,030	\$18,059,632	\$18,782,017	\$19,533,298	\$20,314,629	\$21,127,215	<b>New Dorm</b>
8	\$8,464,433	\$8,803,010	\$9,155,130	\$9,521,336	\$9,902,189	\$10,298,277	\$10,710,208	<b>New Apartments</b>
							\$64,989,034	



# CMP Conceptual Budget Summary

## Analysis by Kraus-Anderson

Average KA Budget 2019		Inflation rate per year			Proj
		4.00%	2020	2021	Physical
\$27,973,371	Athletic Center - Field House and Student Center Addition- New 4 court, 200m track, fitness ctr, football locker room, coaches offices, class/team rooms & Student Center Addition		\$29,092,306	\$30,255,998	\$31,466,238
\$1,933,717	Athletic Center - Existing Renovation- Renovate locker rooms, lobby area, offices, etc (excluding gyms)		\$2,011,066	\$2,091,508	\$2,175,169
\$2,765,231	Athletic Center - Parking Lot & Site Improvements- New parking, 290 stalls (131,600sf)		\$2,875,840	\$2,990,874	\$3,110,509
Inc. Above	Athletic Center - Site Improvements- Entry Paving, Sidewalks, Landscaping, etc.		Inc. Above	Inc. Above	Inc. Above
\$218,000	Recreation Field - Adjacent to Practice Football- Reuse topsoil, Seed, Goals		\$226,720	\$235,789	\$245,220
\$9,230,644	Athletic Fields - Metal Building- New pre-engineered metal building, locker, team rooms, practice space, concessions, grounds support		\$9,599,870	\$9,983,865	\$10,383,219
\$203,353	Athletic Fields - Support Building- Cold Storage metal building		\$211,487	\$219,946	\$228,744
\$828,750	Athletic Fields - Grass Soccer (2) & Lacrosse (1) fields- drain tile, irrigation, imported soil, seeded, bleachers 50%, goals		\$861,900	\$896,376	\$932,231
\$1,524,250	*OPTION: Athletic Fields - TURF PREMIUM- Full Turf sand & rock Section, perimeter curbs & drains, drain tile, bleachers 50%		\$1,585,220	\$1,648,629	\$1,714,574
\$770,250	Athletic Fields - Grass Softball (2) - (1) practice (1) competition- drain tile, irrigation, aglime, bases, imported soils, backstop, bleachers 25%, dugouts		\$801,060	\$833,102	\$866,426
\$825,000	Athletic Fields - Tennis Court (6)- Sand section, drain tile, asphalt, fencing, equipment, 50% bleachers, Coatings		\$858,000	\$892,320	\$928,013
\$2,352,096	Athletic Fields - Parking 362 Stalls- Parking lot section, drain tile, storm, pavement, curbs, stripping, lighting, landscaping		\$2,446,180	\$2,544,027	\$2,645,788

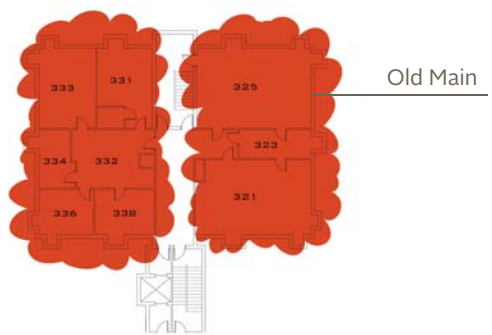
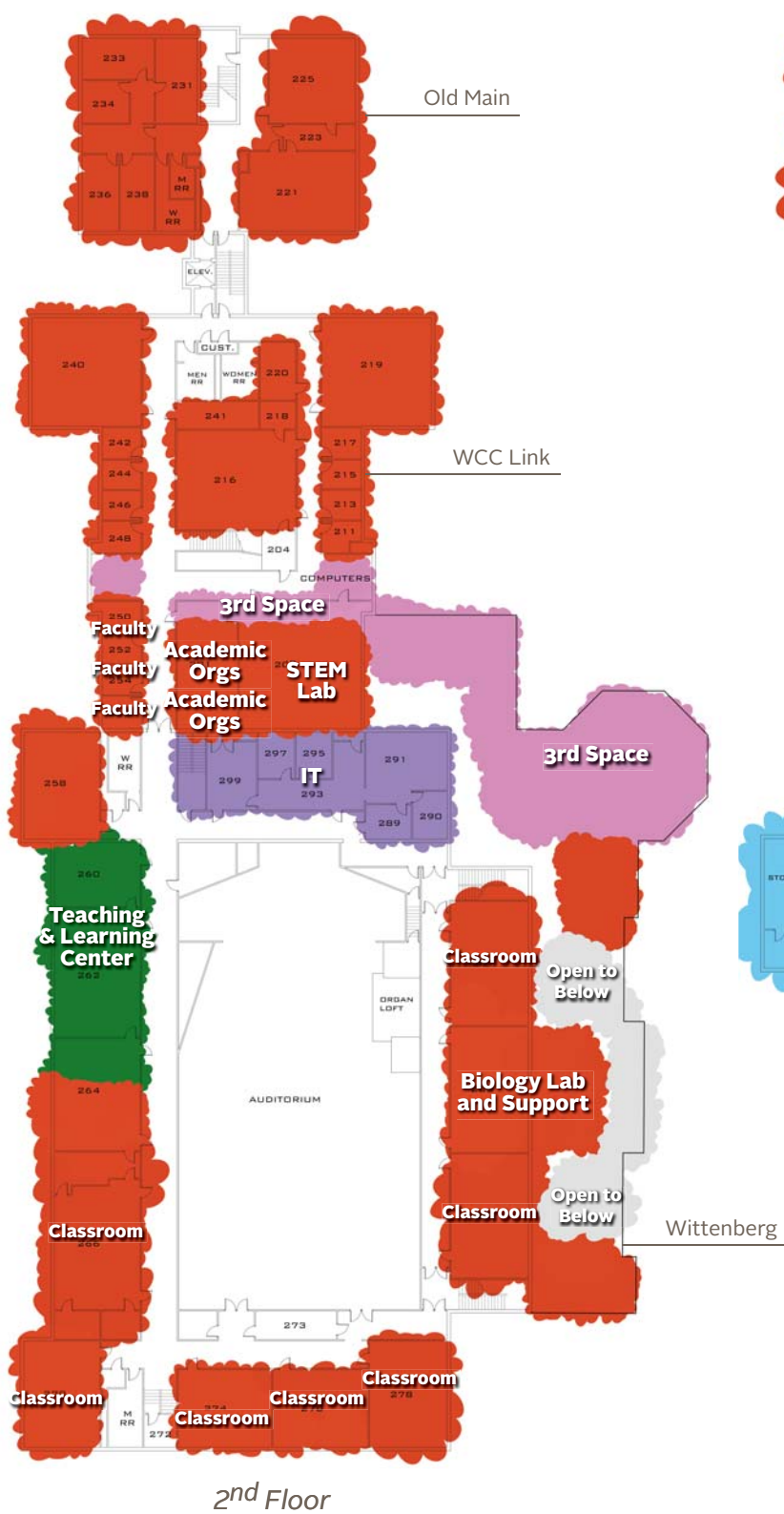
## Projected Future Cost

### Physical Education, Recreation, Athletics

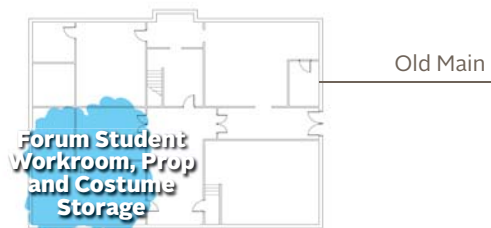
#### Budget for year :

	2023	2024	2025	2026	2027	2028	2029
	\$32,724,888	\$34,033,883	\$35,395,238	\$36,811,048	\$38,283,490	\$39,814,829	\$41,407,423
	\$2,262,175	\$2,352,662	\$2,446,769	\$2,544,640	\$2,646,425	\$2,752,282	\$2,862,374
	\$3,234,929	\$3,364,326	\$3,498,899	\$3,638,855	\$3,784,410	\$3,935,786	\$4,093,217
	Inc. Above	Inc. Above	Inc. Above	Inc. Above	Inc. Above	Inc. Above	Inc. Above
	\$255,029	\$265,230	\$275,840	\$286,873	\$298,348	\$310,282	\$322,693
	\$10,798,548	\$11,230,490	\$11,679,709	\$12,146,898	\$12,632,774	\$13,138,085	\$13,663,608
	\$237,894	\$247,409	\$257,306	\$267,598	\$278,302	\$289,434	\$301,011
	\$969,520	\$1,008,301	\$1,048,633	\$1,090,578	\$1,134,202	\$1,179,570	\$1,226,752
	\$1,783,157	\$1,854,483	\$1,928,663	\$2,005,809	\$2,086,041	\$2,169,483	\$2,256,262
	\$901,084	\$937,127	\$974,612	\$1,013,596	\$1,054,140	\$1,096,306	\$1,140,158
	\$965,133	\$1,003,739	\$1,043,888	\$1,085,644	\$1,129,069	\$1,174,232	\$1,221,202
	\$2,751,620	\$2,861,685	\$2,976,152	\$3,095,198	\$3,219,006	\$3,347,766	\$3,481,677
						<u>\$69,720,115</u>	
						<u>\$134,709,150</u>	

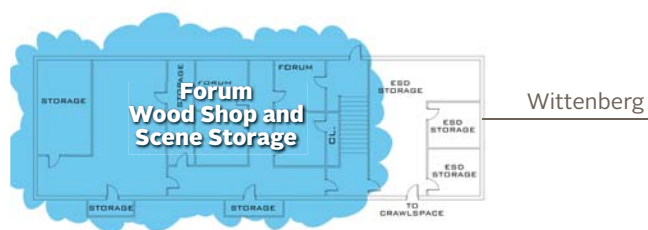




3<sup>rd</sup> Floor



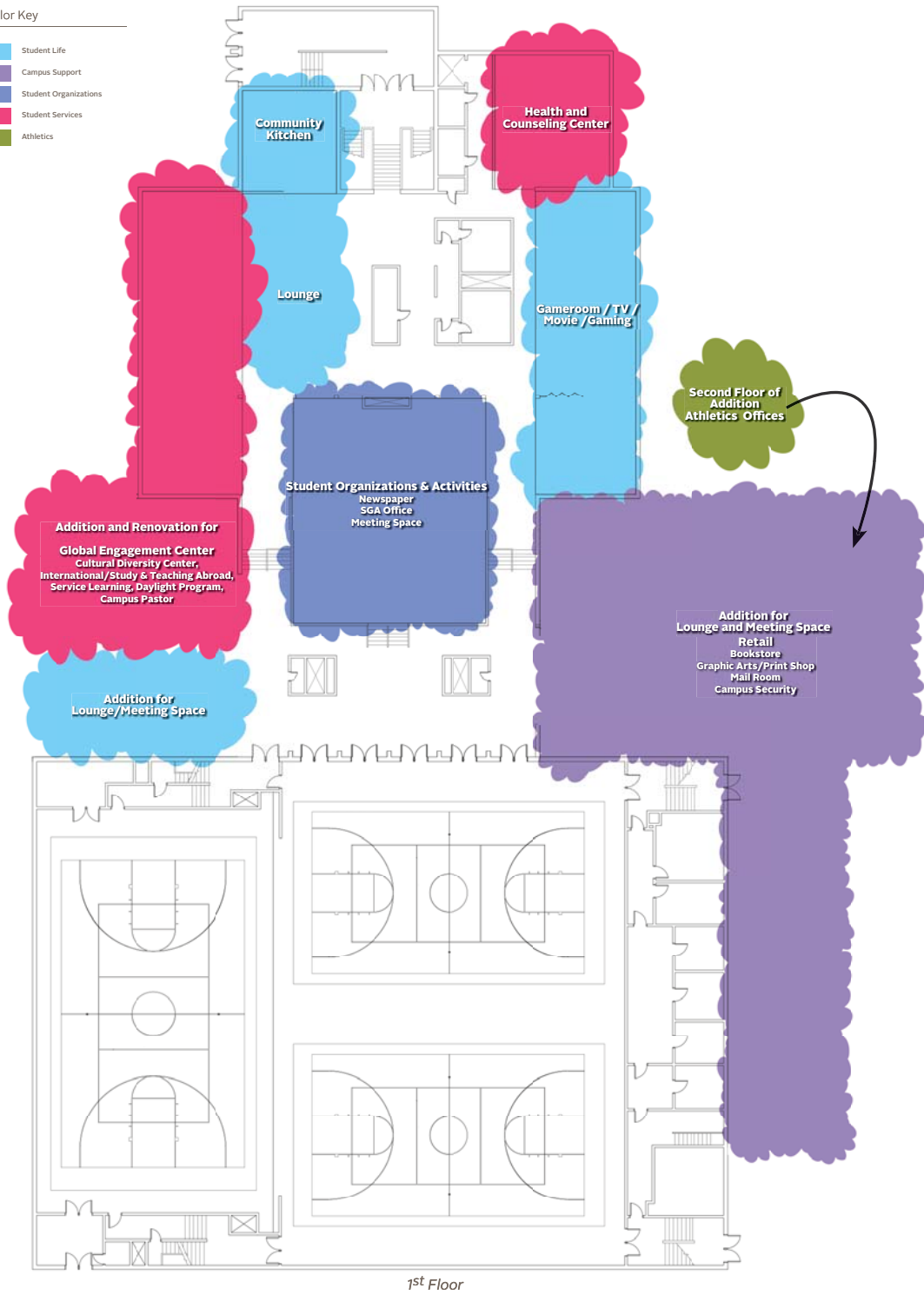
LOWER LEVEL



Lower Level

Color Key

- Student Life
- Campus Support
- Student Organizations
- Student Services
- Athletics

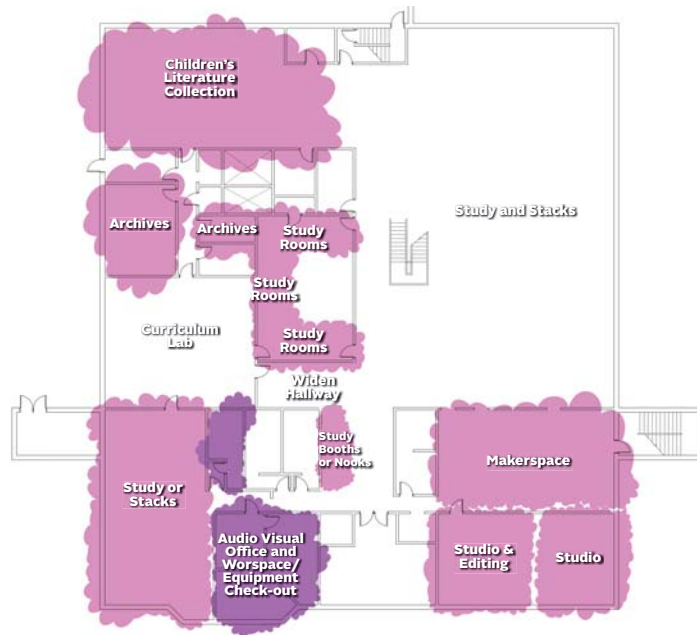




MARTIN LUTHER COLLEGE

Color Key

- Academic Space
- Library and Academic Support
- Academic Success Center
- Campus Support



Lower Floor



1st Floor

Library

Conceptual Preferred Scenario



