



MALONE UNIVERSITY
CHRIST'S KINGDOM FIRST

Campus Master Plan

April 2024



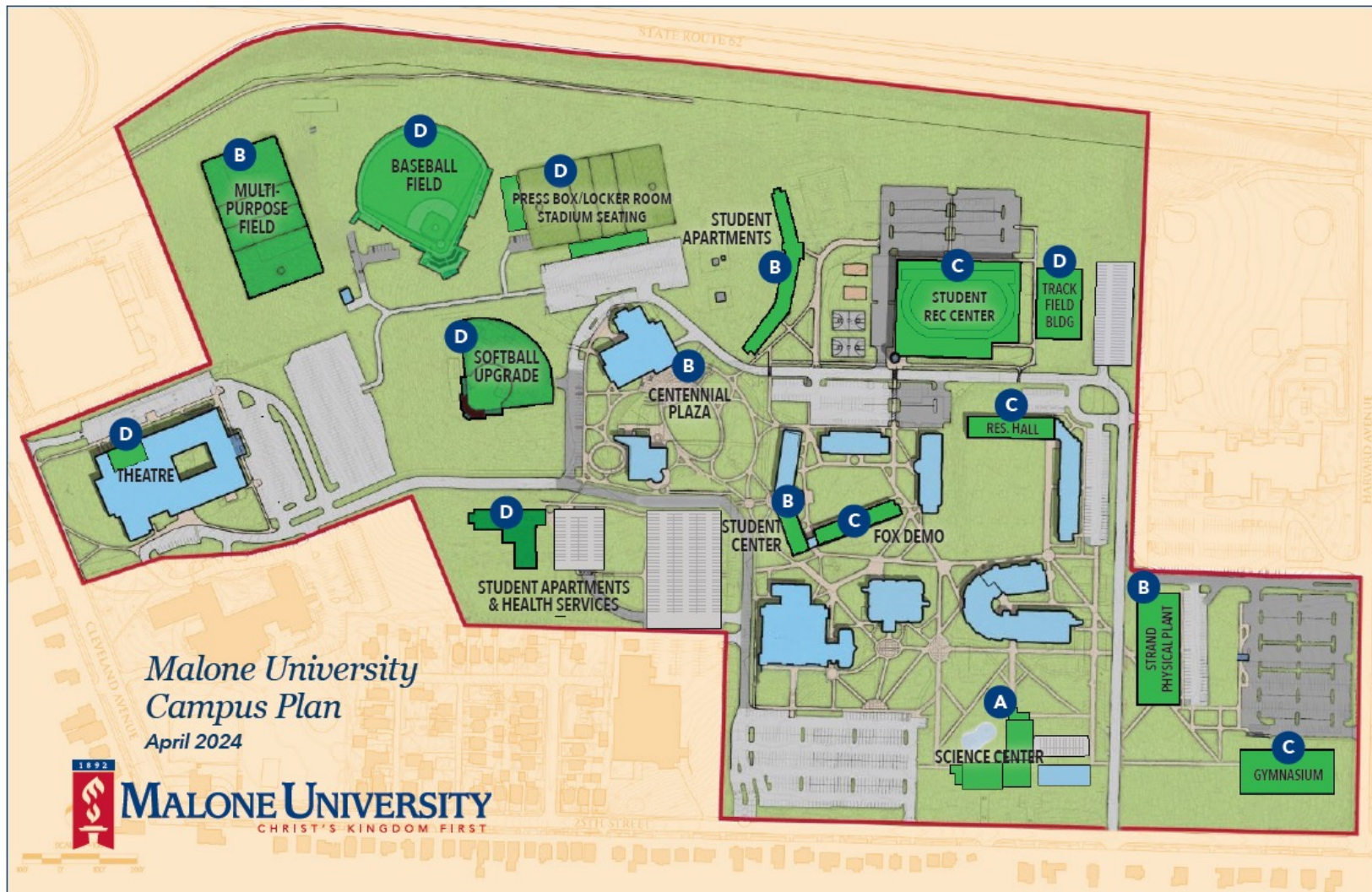


Current Campus Map





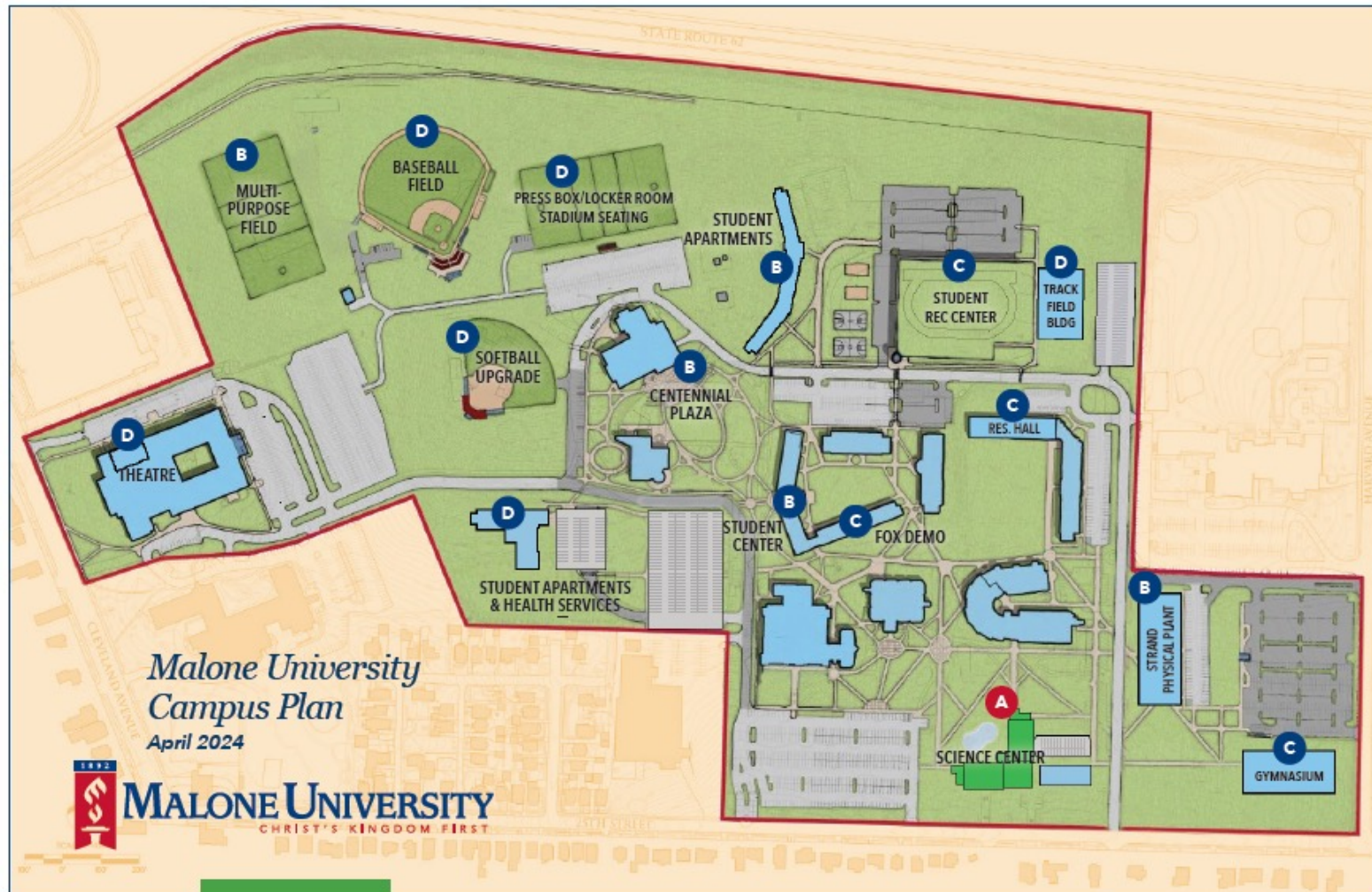
Future Campus Map



- A** Priority
- B** Secondary
- C** Long term
- D** Donor-specific



Priority (A)



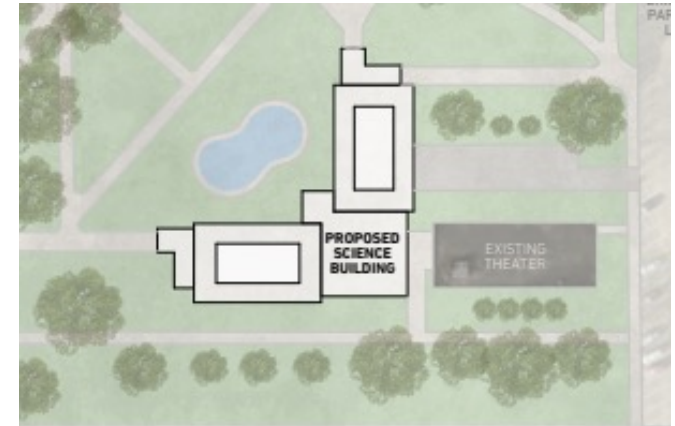
- A** Priority
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- D** Donor-specific

- Projected timeline 2024 - 2028



Science Building

Initiative	The current science facilities are under performing and in some cases are not adequately sized for their staff needs and instructional efficiency
Solution	Construct a new science building to provide current research, laboratory, and instructional spaces with focus on expanded programs offerings in science and technology fields
Cost Estimate	\$15,200,000 (building + site work)
Assumptions	Building would sit on current Founders Hall footprint Estimated cost savings of closing Founders \$80k/annually Deferred maintenance on FH is \$900k; minimum repairs to fully rent building in interim period is \$400k
Next Steps	Secure funding (2024-2027) Define schematic plans; Prepare design development plans for pricing Prepare bid drawings for project (2026); Building (2027-2028)





Priority (B)



A Priority

B Secondary

C Long term

D Donor-specific

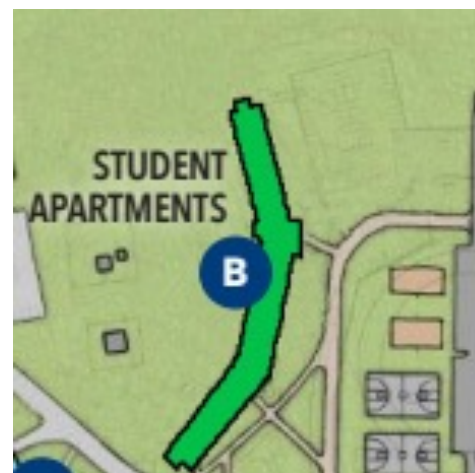
- Projected timeline 2028 - 2033





Student Apartments - PGB

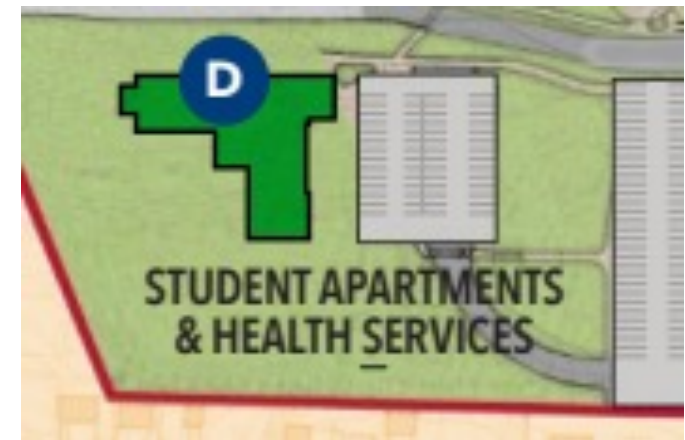
Initiative	Traditional style residential spaces are in overabundance on campus and declining Junior/Seniors in campus housing
Solution	Utilizing the footprint of PGB will provide an opportunity to create new residential options on campus. Apartment style units will provide beds in a more current and desirable style.
Cost Estimate	TBD
Assumptions	Town houses style buildings can be built incrementally as demand –OR– PGB could be renovated into apartments with a new façade. Barclay would be demolished due to age and infrastructure issues Current housing stock would allow up to 570 residential students based on historical gender split and single room usage PG would add an additional 24 rooms (48 beds)
Next Steps	Select architect to collaborate on design concepts Prepare conceptual drawings for review and vetting





Student Apartments - DeVol

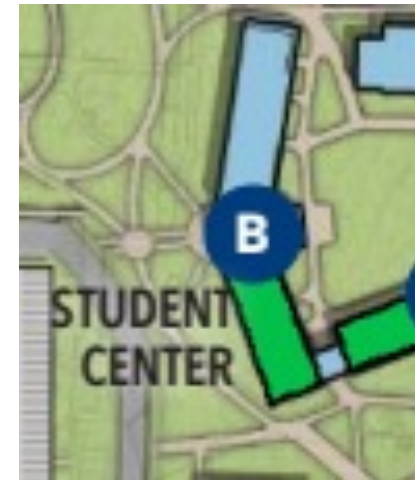
Initiative	Traditional style residential spaces are in overabundance on campus and declining Junior/Seniors in campus housing
Solution	Renovate DeVol into apartments to create new residential options on campus. Apartment style units will provide beds in a more current and desirable style.
Cost Estimate	\$4,000,000
Assumptions	Funding to be provided by Donor Incorporate health center and student counseling services on 1 st floor for convenient and confidential access Current housing stock would allow up to 570 residential students based on historical gender split and single room usage DeVol would add an additional 36 rooms (72 beds)
Next Steps	Secure donor and architect to collaborate on design concepts Prepare conceptual drawings for review and vetting Prepare bid drawing for project Build





Student Center

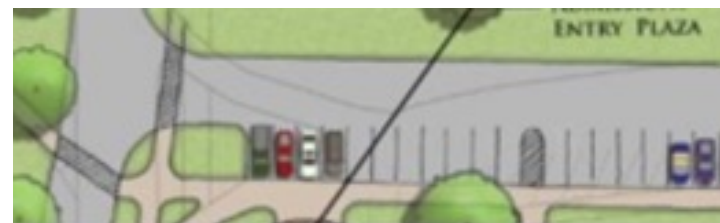
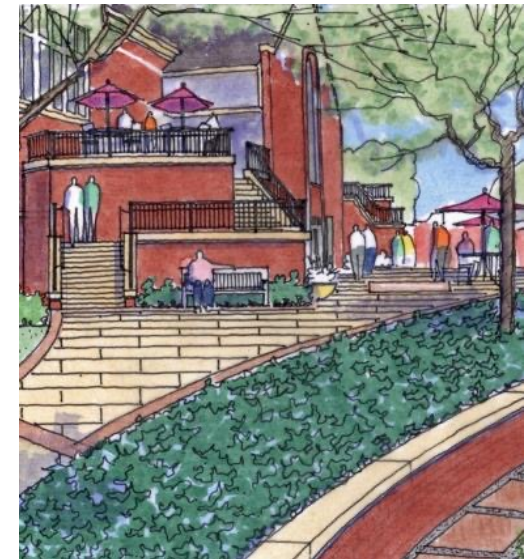
Initiative	Student recreation space and 24 hours access space is limited on campus. Limited current spaces are spread out over campus
Solution	Create a central hub for student activities
Cost Estimate	TBD
Assumptions	Full concept TBD. Renovation of laundry and kitchen include options for more gaming, wellness & lounge spaces on first floor of Whitter with the relocation of the health center.
Next Steps	Relocate health center Secure funding Prepare design and build renovation requirements



Centennial Plaza



Initiative	Connection between Randall Campus Center and Brehme Centennial Center is not conducive to student recreation, informal or formal gatherings, and campus socialization. The views from both buildings are obstructed by the existing tennis facility and the elevations of the entrance to each building make circulation difficult. One way traffic circle confusing for guests.
Solution	Create a substantial plaza that will provide improved circulation and accessibility to each building in a unified and character defining form. Allow for multiple student gathering spaces, both formal and informal at all levels of the adjacent buildings. Remove driveway between Woolman and Hoover courtyard and create two-way drive on the West side of Randall Campus Center
Cost Estimate	\$2,500,000
Assumptions	Walls constructed as block cores with brick veneer. Plazas constructed using predominately concrete, with brick accents and specialty paving areas defined
Next Steps	Remove current tennis courts Acquire detailed topographic and utility survey of area Coordinate relation of memorial wall and seek input on new location Prepare bid drawings





Pioneer Park Multipurpose Field

Initiative	Athletic team practice space is limited causing conflicts of usage.
Solution	A secondary practice facility for lacrosse and soccer as well as provide space for intramural and club sports (e.g., flag football, soccer and ultimate Frisbee). If the field was turf, it could easily generate rental revenue or multi-team tournaments.
Cost Estimate	TBD
Assumptions	Field would either be grass or turf located to between the baseball field and the post office. This would finish out the Pioneer Park site.
Next Steps	Evaluate athletic and student needs Prepare conceptual drawings for review and vetting





Strand Building Relocation

Initiative	In its present location, the physical plant building is under-sized and interrupts the residential core of campus and makes deliveries cumbersome
Solution	Relocate Strand building to the east corner of campus where there will be room for materials storage, building enlargement, and secured vehicle parking
Cost Estimate	\$1,500,000
Assumptions	Assumes a 7,200 SF building
Next Steps	Prepare conceptual drawings for review and vetting Secure funding





Long Term (C)



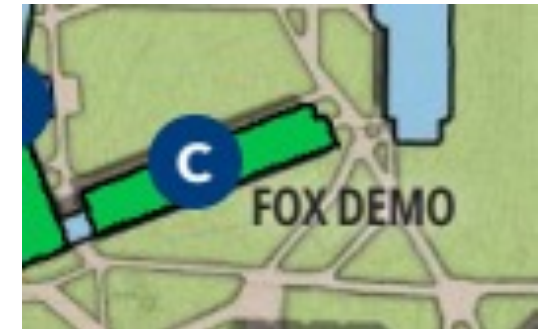
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- Projected timeline 2033 & Beyond



Fox Demo

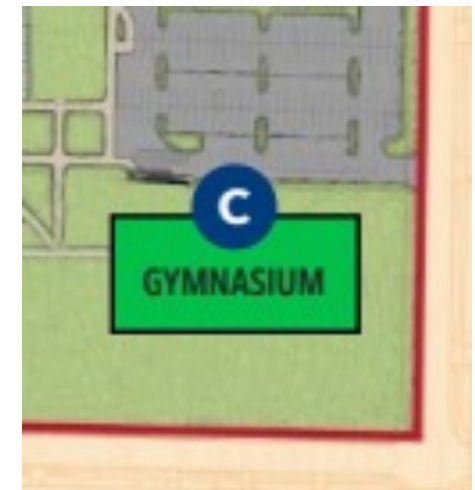
Initiative	Traditional style residential spaces are in overabundance on campus and declining Junior/Seniors in campus housing.
Solution	Once new style housing operational, remove Fox and open up quad space
Cost Estimate	\$750,000
Assumptions	Fox is an aging building needing significant renovations to continue use. Campus infrastructure runs under building and would need to be re-routed Building would need remediation Taking Fox offline would reduce housing stock by 54 rooms (109 beds)
Next Steps	Strategize and design new infrastructure paths Install new infrastructure Quote out remediation costs





Multipurpose Arena (Gym)

Initiative	Current gym facility including locker, weight/cardio and sports medicine rooms are inadequate. More space is needed to fully schedule and train court sports.
Solution	Build a new arena with three courts for multipurpose usage of athletics and non-athletic students. Would allow more GMAC and NCAA tournaments as well as potential revenue from rental.
Cost Estimate	TBD
Assumptions	Facility would be located on the corner of 25 th and Harvard replacing the existing east campus building. Parking lot would be upgraded and enlarged. Green space would remain to the west of building.
Next Steps	Evaluate athletic and student needs Prepare conceptual drawings for review and vetting



Blossom Hall Addition

Initiative	Blossom Hall was designed as an L-shaped building with a connecting plaza space between two residential wings. The central gathering space was constructed to accept the future addition
Solution	The addition to Blossom Hall will provide an opportunity to create new residential options on campus. While the space and form of the building will be consistent with its predecessor, the style and mix of units can be better suited to current student needs and regional higher education housing choices
Cost Estimate	\$8,500,000
Assumptions	Use same buildings materials and esthetics as the current building
Next Steps	Evaluate housing needs and occupancy levels Develop schematic plans for unit types and quantity



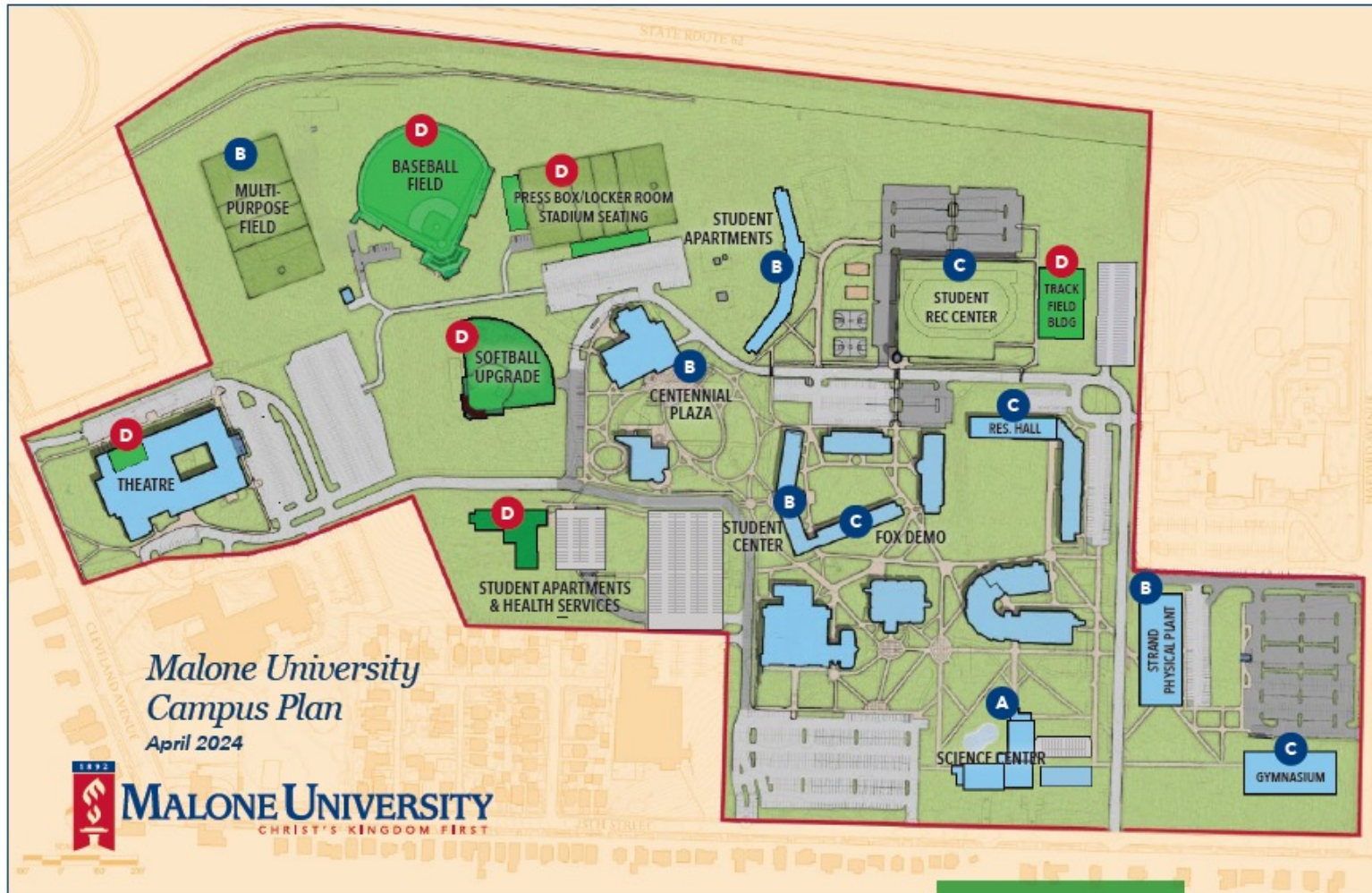
Student Recreation Center & Parking

Initiative	The existing gymnasium space within Osborne Hall is fully programmed by intercollegiate athletics which limits the ability for recreational use and expanded athletic utilization. Further exacerbating the overutilization is the climate of north east Ohio which limits the ability to practice, compete, and recreate outside through the winter months.
Solution	Utilizing the existing space of the track to build a large scale indoor sports and recreation facility. The facility would accommodate a 200M track, flexible court spaces (to accommodate basketball, volleyball, and tennis), general recreation space, studio spaces (to accommodate dance, fitness, or wellness), training facilities, office space, storage space, and flexible gathering spaces.
Cost Estimate	\$6,500,000 – 7,500,000
Assumptions	Track and field team will utilize indoor facility for practice, but will not have the ability to host a meet on campus. Associated parking and access drives will be located on the north side of the building
Next Steps	Select architect to collaborate on design concepts Prepare conceptual drawings for review and vetting Prepare bid drawings for field house / recreation center





Donor-Specific (D)



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- B** Secondary
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- Projected timeline is dependent on donor(s) being identified and funding being secured
- Donor projects and associated funding would be separate from annual fund and strategic priorities



Athletic & Other Projects

- Track and Field Building
- Softball Field upgrades
- Baseball Field on campus
- King Field enhancements (press box & bleachers)
- Multi purpose courts - \$500k
- Relocate theatre
- DeVol renovation (also defined as Priority B project)

