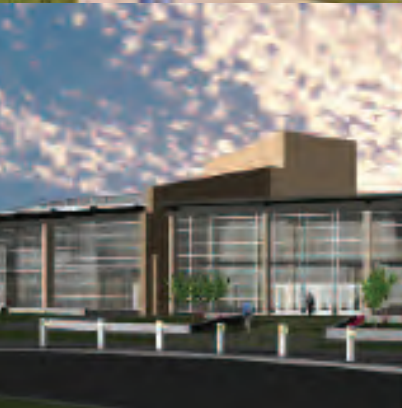




Wayne  
County  
Community  
College  
District

# FIVE-YEAR CAPITAL IMPROVEMENT PLAN 2020-2025

2020



2025











## TABLE OF CONTENTS

CHANCELLOR'S FORWARD	2
CHANCELLOR'S MESSAGE	3
EXECUTIVE SUMMARY	4
HISTORY AND OVERVIEW	6
MISSION / VISION /STRATEGIC GOALS	10
INSTRUCTIONAL PROGRAMMING	13
STAFFING AND ENROLLMENT	16
FACILITY ASSESSMENT	23-80
Facility Descriptions	24-63
Space Utilization	64-66
Facility Standards	67-72
Facility Condition Analysis	73-75
Energy Plan	76-80
5-YEAR IMPLEMENTATION PLAN	81-83
APPENDIX A	84
Digital Communications Studio at the Mary Ellen Stemfle University Center	
APPENDIX B	93
Eastern Campus Repurposing and Upgrading Project	
APPENDIX C	98
Curtis L. Ivery Health and Wellness Education Center (Curtis L. Ivery Downtown Campus)	
APPENDIX D	100
Horticulture Education Center (Downriver Campus)	
APPENDIX E	102
Renovation and Maintenance Projects	

# Chancellor's Foreword

I am pleased to present and support the submission of the WCCCD's updated Five-Year Capital Improvement Plan, 2020-2025, as well as WCCCD's companion capital outlay major project request (Digital Communications Studio). I am very grateful to the citizens of WCCCD's service district and the State of Michigan for the support that has made possible the transformation of the facilities and sites on our five campuses, our university center, and our Center for Learning Resources over the past 25 years. Since 1995, WCCCD has been transformed from a college with limited and poorly-equipped facilities to today's beautiful, functional, and up-to-date campuses and buildings. Our facilities are now a source of pride to the students, businesses, and communities we serve as well as the college's faculty and staff. I express my appreciation to the Michigan Legislature and the Office of the Governor for the continued support of WCCCD as the district completes the celebration of its 50th anniversary and enters its second half-century of service to Detroit, Wayne County, Southeastern Michigan, and the State of Michigan.

Dr. Curtis L. Ivery,  
Chancellor



CURTIS L. IVERY DISTRICT OFFICE



DOWNRIVER CAMPUS



CURTIS L. IVERY DOWNTOWN CAMPUS



NORTHWEST CAMPUS



EASTERN CAMPUS



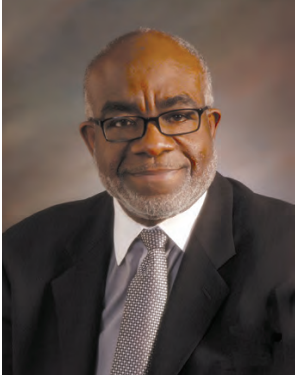
TED SCOTT CAMPUS



UNIVERSITY CENTER



## CHANCELLOR'S MESSAGE



It has been my privilege to serve as the chancellor of WCCCD for the past 25 years. During that time, I have been a witness to and participated in one of the most significant transformations of an institution of higher education in the history of Michigan and, indeed, the United States. WCCCD was created by the Michigan Legislature in 1967 and classes opened in 1969. During the first 25 years of its existence, the college experienced many difficulties, including very limited finances, but was sustained by a group of men and women of vision who dreamed of a community college for Wayne County founded on democratic and “open door” principles. When I arrived in 1995, WCCCD was the most poorly-funded community college in Michigan and its programs, services and services were limited and out-of-date.

In 1998, WCCCD’s Board of Trustees decided that, due to the district’s limited capacity, it was essential to go to the voters of the district and request a major increase in the college’s property tax authorization. In November 2001, the voters approved the request and WCCCD’s financial circumstances changed dramatically. For the first time in its history, WCCCD was at financial parity with the

other Michigan community colleges. Based on this support of the citizens of the district, WCCCD undertook the transformation of its programs, services, facilities, structures, and processes. This transformational process was named the “Pathways to the Future” initiative. WCCCD has now proceeded through three phases of transformation (called Pathways I, II, and III). In 2019, WCCCD is launching Pathways to the Future IV with an emphasis on positioning WCCCD as a leader in talent development and leadership in support of the regional economy; advancing the district’s diversity, equity, and inclusion agenda; and moving forward the district’s student success and completion model. Because Pathways IV is an equity-driven initiative, the message to every student is: ***You Belong, We Help You Succeed.***

I am very appreciative of the support that WCCCD has received, and I have personally received, from the Michigan Legislature and the Office of the Governor during the past 25 years. I look forward to a continued partnership in the years and decades ahead.

Sincerely,  
Dr. Curtis L. Ivery, Chancellor



# Executive Summary

This updated five-year capital improvement plan describes the facilities needed by the Wayne County Community College District in the years and decades ahead to support present and future enrollment growth and to house the higher education and career advancement programs of the future. The plan outlines the major new facility construction, building renovation and retrofitting, and site development projects that will provide WCCCD with the physical resources necessary to serve the expanding higher education and career advancement needs of students, businesses, and communities in the college's service area.





## EXECUTIVE SUMMARY

This updated five-year capital improvement plan describes the facilities needed by the Wayne County Community College District in the years and decades ahead to support present and future enrollment growth and to house the higher education and career advancement programs of the future. The plan outlines the major new facility construction, building renovation and retrofitting, and site development projects that will provide WCCCD with the physical resources necessary to serve the expanding higher education and career advancement needs of students, businesses, and communities in the college's service area.

Following is a summary of major capital improvement projects completed at WCCCD since 2001 and of projects that are underway and planned for the future:

### A. MAJOR PROJECTS COMPLETED SINCE 2001

1. Emergency repair and urgent renovation projects (all campuses)
2. Michigan Institute for Public Safety Education (Downriver Campus)
3. Entrepreneurial Institute and Resource Center (Eastern Campus)
4. Educational Multipurpose Center (Ted Scott Campus)
5. Information Technology Data Center  
(Curtis L. Ivery District Office Building)
6. Renovation and upgrading of science labs and other instructional spaces (all campuses)
7. Heinz C. Prechter Education and Performing Arts Center  
(Downriver Campus)
8. Mary Ellen Stempfle University Center (Grosse Pointes/Harper Woods location)
9. Relocation of Northwest Campus
10. Northwest Campus Larry K. Lewis Education Center
11. Expansion of the Mary Ellen Stempfle University Center with the Center for Learning Technology
12. Facility condition analysis and building systems upgrades.

### B. MAJOR PROJECTS CURRENTLY IN PROGRESS

1. Renovation and maintenance projects
2. Health & Wellness Education Center  
(Curtis L. Ivery Downtown Campus)
3. Horticulture Education Center (Downriver Campus)

### C. MAJOR PROJECTS PLANNED FOR THE FUTURE

1. Digital Communications Studio at the Mary Ellen Stempfle University Center.
2. Eastern Campus Repurposing and Upgrading Project

### D. FACILITY AND SITE DEVELOPMENT AREAS FOR EXPLORATION AND REVIEW OF OPTIONS

1. Development of a Sustainability Program at WCCCD (Leadership in Energy and Environmental Design-LEED certification; green building standards for construction, renovation, and retrofitting; student involvement; environmental studies curriculum; recycling program; sustainability policies; sustainability advisory committee, etc.)
2. Options for future housing of central administration functions
3. Options for designated spaces to house workforce development and continuing education programs
4. Upgrading of technology-oriented instructional laboratories (e.g. information and computer technologies, business, manufacturing technology, and health education, implementation of an Advanced Technology Education Center at the Ted Scott Campus)



# History And Overview

WCCCD was created by the Michigan Legislature in 1967 and just celebrated the 50th anniversary of its founding. During the past 20 years, WCCCD has been transformed through the Pathways to the Future initiative. The Pathways to the Future initiative has proceeded in three phases: Pathways I (major investment in new career education programs and facility, equipment, and technology upgrades), Pathways II (focus on student success and completion and institutional effectiveness), and Pathways III (Bold Future Pathways project). Pathways III will focus on the 50th anniversary celebration and the major redesign of programs, services, and structures.



## HISTORY AND OVERVIEW

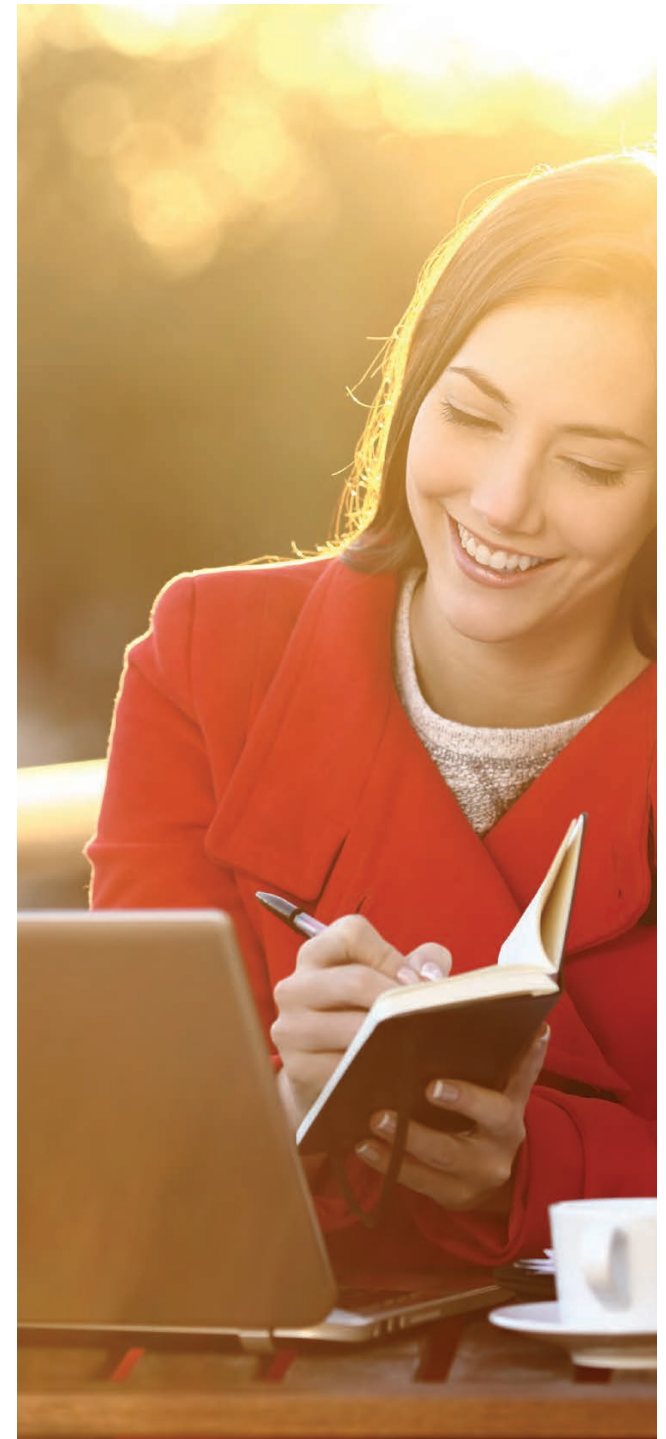
Wayne County Community College District (WCCCD) has completed over fifty years of uninterrupted operation and development of comprehensive educational services. Both directly and indirectly, our students and the nearly two million people living within the College's service district have enjoyed the benefits of constantly improved instructional programs and community services. The story of Wayne County Community College District is one of continuing growth and innovation in providing higher education and career advancement programs for the metropolitan region which it was created to serve. The College was established in 1967 by the Legislature of the State of Michigan, and its initial seven-member Board of Trustees was elected the following year. The first operating budget was based on a \$1,000,000 grant from the State of Michigan, as well as a \$300,000 stipend from New Detroit, Inc., and anticipated student tuition payments at that time. The new College had no buildings or facilities of its own, but with the cooperation of local school boards, classrooms were made available throughout the County. In the summer of 1969, the Board of Trustees directed the staff to set up classes for the first fall semester. Instructors were hired, curricula were designed and the College opened its doors. In 1992, WCCCD passed its first voter-approved property tax levy of 1.00 mil, which was then approved as a permanent millage rate by voters in 1998. In 2000, voters approved an additional 1.5 mil levy for a ten-year period, bringing the college's total millage levy to 2.50 mils.

In November 2008, voters approved the college's proposal to extend to 2021 the 1.5 mil levy at a reduced rate of 1.25 mils, resulting in a total millage rate of 2.25 mils. In 2012, voters approved a 1.0 mil increase in the operating authorization.

In 1998, the term "District" was added to WCCCD's name (from Wayne County Community College to Wayne County Community College District) to reflect the college's multi-campus structure and its service to a Wayne County geographic district of 32 townships and communities and nearly two million citizens.

During the 2009-2013 period, WCCCD experienced a major decline in property tax and state aid revenues due to the economic downturn in Michigan and collapse of property values in Wayne County. WCCCD developed a new business model focused on productivity, performance, quality, and revitalization of public financial support.

WCCCD currently serves over 60,000 students each year in credit and non-credit programs and services.





## WAYNE COUNTY COMMUNITY COLLEGE DISTRICT AT A GLANCE

- Established by a vote of the citizens of the district in 1966; chartered by the Michigan Legislature in 1967; opened in fall 1969.
- Serves 32 cities and townships encompassing 500 square miles and nearly two million citizens in Wayne County, Michigan, including Detroit. The taxing district is Wayne County with the exception of the Henry Ford College and Schoolcraft College districts and the Highland Park Public School District.
- One of 28 community colleges in Michigan.
- Nine-member Board of Trustees elected from nine regions of the district.
- Six service locations: Downriver Campus (Taylor), Curtis L. Ivery Downtown Campus (Fort Street in downtown Detroit), Eastern Campus (Conner and Interstate 94 in eastern Detroit), Northwest Campus (Outer Drive and Southfield Road in northwest Detroit), Ted Scott Campus (Belleville), University Center and Center for Learning Technology (Grosse Pointe/Harper Woods area-Vernier Avenue).
- Northwest Campus relocated in fall 2008 from original Greenfield Road site to 32-acre site acquired from the University of Detroit/Mercy at Outer Drive and M39 Southfield Freeway in northwest Detroit.
- District Office: 801 West Fort Street, Detroit, Michigan 48226.
- General telephone number: 313-496-2600. Website: [www.wcccd.edu](http://www.wcccd.edu)
- Total credit and non-credit student enrollment: Over 60,000 students. Diverse student body with students from over sixty countries. More than 70 percent of WCCCD's students receive some form of financial aid or assistance.
- Degrees: Associate of Arts, Associate of Science, Associate of Applied Science, and Associate of General Studies. More than 80 career education and university transfer programs and about 50 one-year certificate programs.
- Distance education modalities include online, interactive television, and live interaction online.
- 2019-2020 operating budget: \$120,000,000. Major sources of funding: district-level property tax levy, State of Michigan appropriations, student tuition and fees, federal and state grants and private contributions.





# Mission Vision Strategic Goals



# WAYNE COUNTY COMMUNITY COLLEGE DISTRICT MISSION, VISION, VALUES AND FUNCTIONS STATEMENT

## **MISSION WHY WCCCD EXISTS**

**WAYNE COUNTY COMMUNITY COLLEGE DISTRICT'S MISSION** is to empower individuals, businesses, and communities to achieve their higher education and career advancement goals through excellent, accessible, culturally diverse, and globally competitive programs and services.

## **VISION THE FUTURE TOWARD WHICH WCCCD IS MOVING**

**WAYNE COUNTY COMMUNITY COLLEGE DISTRICT'S VISION** WCCCD will be known as a premier community college and innovator in the areas of high quality academic and career education, talent development in support of regional economic growth, diversity and inclusion, and technological advancement.

## **VALUES WHAT BELIEFS ARE IMPORTANT TO WCCCD**

### **WAYNE COUNTY COMMUNITY COLLEGE DISTRICT ABIDES BY THE VALUES OF:**

- Excellence in Teaching and Learning
- Diversity
- Students and Community Service
- Accountability
- Integrity

## **FUNCTIONS WHAT WCCCD DOES TO CARRY OUT ITS MISSION**

### **WAYNE COUNTY COMMUNITY COLLEGE DISTRICT FULFILLS ITS MISSION BY CONDUCTING THESE EDUCATIONAL FUNCTIONS:**

- Career Education
- University Transfer and General Education
- Workforce Development and Continuing Education
- Developmental Education
- Student Services
- Community Engagement



# 2015-2020 Strategic Goals

## **Goal No. 1:**

### **Advancement of Operational Systems**

WCCCD will promote effectiveness of the operational system improvements within its District divisions, campus locations, services, and programs by enhancing continuous quality improvement processes and redesigning business models.

## **Goal No. 2:**

### **Integration of Innovative Technological Resources**

WCCCD will integrate innovative technological resources and quality improvement processes to increase proficiency of infrastructure, faculty, staff, and students to advance effective teaching, learning, and management of operations.

## **Goal No. 3:**

### **Development of Institutional Resources**

WCCCD will increase its capacity to meet changing student business, and community educational needs through the advancement and sustainability of its human, financial, physical and technological resources.

## **Goal No. 4:**

### **Advancement of Institutional Profile**

WCCCD will advance campus imaging and institutional profiling initiatives to focus on increasing marketability and reputation within Michigan and its service region.

## **Goal No. 5:**

### **Advancement of Instructional Innovation**

WCCCD will advance curricular, co-curricular, and innovative student-centered services that respond to the dynamic educational needs of its students and promote global and cultural competence.

## **Goal No. 6:**

### **Enhancement of Student Success and Completion**

WCCCD will enhance completion initiatives that support students in successfully completing degrees, certificates, and courses that lead to transfers to four-year universities and colleges.

## **Goal No. 7:**

### **Strengthen Partnerships with Four-Year Colleges and Universities**

WCCCD will cultivate and strengthen partnerships with four year colleges and universities that increase WCCCD student access to advanced degrees.

## **Goal No. 8:**

### **Advance Community Engagement and Workforce Development**

WCCCD will advance community engagement and workforce initiatives to serve as an educational resource for problem-solving and economic development efforts at the community and state levels.

# Instructional Programming





Wayne County Community College District (WCCCD) is committed to developing and delivering innovative programs to meet the educational needs of students, businesses, and communities.

## OVERVIEW OF INSTRUCTIONAL PROGRAMS

Wayne County Community College District (WCCCD) is committed to developing and delivering innovative programming solutions to meet the needs of students and the demands of business and industry. All courses and programs meet the standards established by faculty, the District, and various regulatory agencies. Both external and internal factors and community stakeholders help to shape the District's curriculum.

The credit curriculum is delivered through on-site and on-line class sections offered during three semesters each year (fall, spring, and summer). The District offers degrees in the Associate of Arts, Sciences, Applied Sciences and General Studies. These transferrable programs are designed for students who plan to transfer to a four year college or university and for those who plan to earn a professional degree. Over 80 career education and university transfer programs and about 50 one-year certificate programs are offered. Each career certificate or program is designed to meet specific skills and competencies articulated by local employers and various professional accrediting bodies.

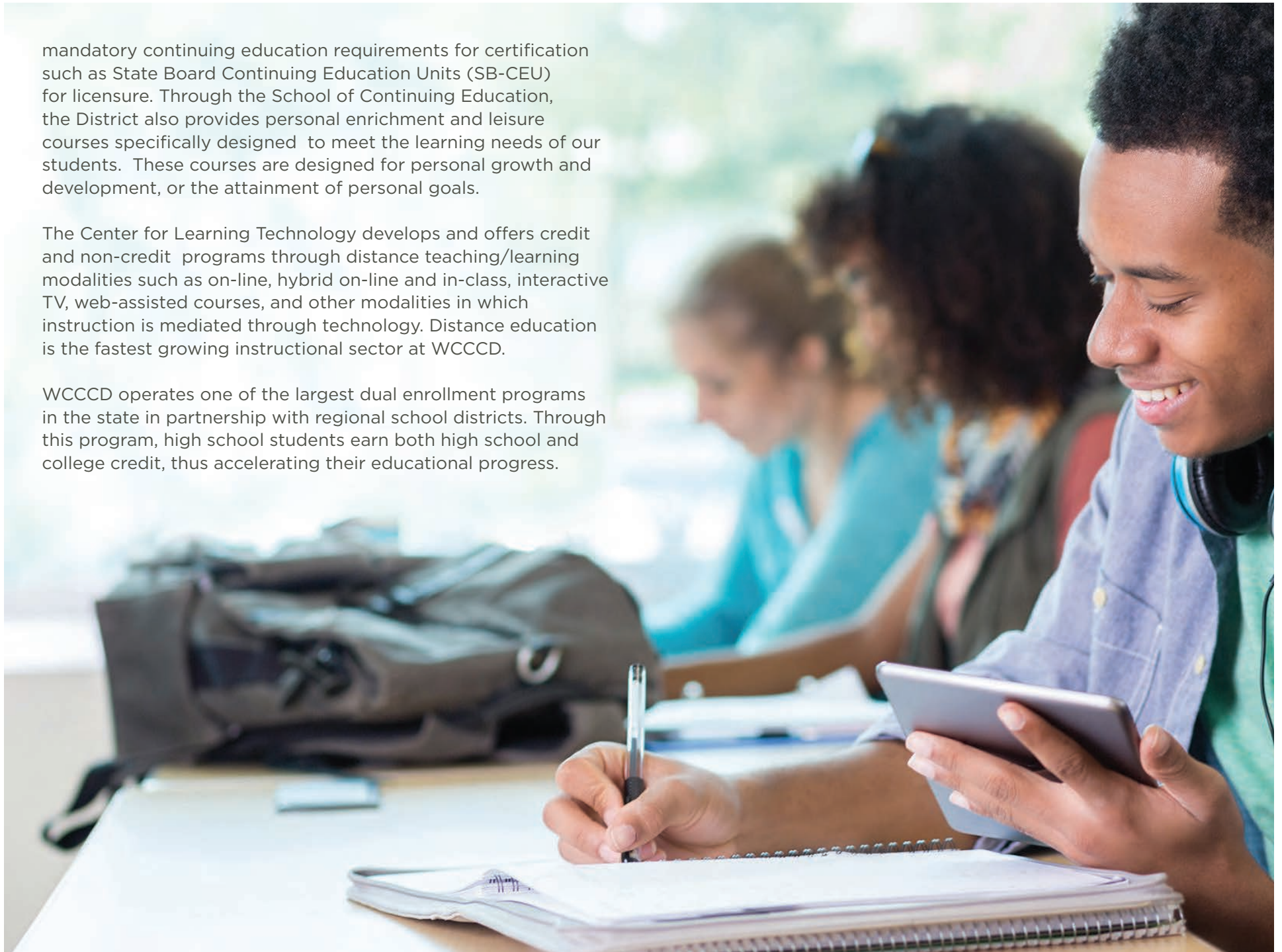
WCCCD's Mary Ellen Stempfle University Center is located in Harper Woods near the Eastern Campus, and hosts the advanced educational programs offered by baccalaureate-level colleges and universities. The University Center has the purpose of expanding the opportunity for WCCCD students and other citizens to continue their education beyond the associate degree level, thus empowering them to earn a baccalaureate degree in a supportive and convenient collegiate environment. The University Center currently has partnerships in place or in progress with Ferris State University, University of Michigan-Flint, Madonna University, Northwood University, University of Detroit Mercy, Western Michigan University, Michigan State University, and Davenport University.

WCCCD's School of Continuing Education and Workforce Development designs and delivers innovative non-credit programs and courses that address the diverse needs of the community. Courses and workshops are offered to assist professionals in meeting the

mandatory continuing education requirements for certification such as State Board Continuing Education Units (SB-CEU) for licensure. Through the School of Continuing Education, the District also provides personal enrichment and leisure courses specifically designed to meet the learning needs of our students. These courses are designed for personal growth and development, or the attainment of personal goals.

The Center for Learning Technology develops and offers credit and non-credit programs through distance teaching/learning modalities such as on-line, hybrid on-line and in-class, interactive TV, web-assisted courses, and other modalities in which instruction is mediated through technology. Distance education is the fastest growing instructional sector at WCCCD.

WCCCD operates one of the largest dual enrollment programs in the state in partnership with regional school districts. Through this program, high school students earn both high school and college credit, thus accelerating their educational progress.





# Staffing and Enrollment



**ORGANIZATIONAL DEVELOPMENT**



**REGISTRATION**



## ENROLLMENT AND STUDENT DEMOGRAPHICS

Wayne County Community College District (WCCCD) enrollment increased significantly from 1999-2009 based on innovative program offerings, student service enhancements, facility improvements, and community engagement. During the past nine years, enrollment has stabilized due primarily to staff and program reductions necessitated by the loss of revenue from property tax and State aid sources. WCCCD currently serves over 60,000 credit and non-credit students.

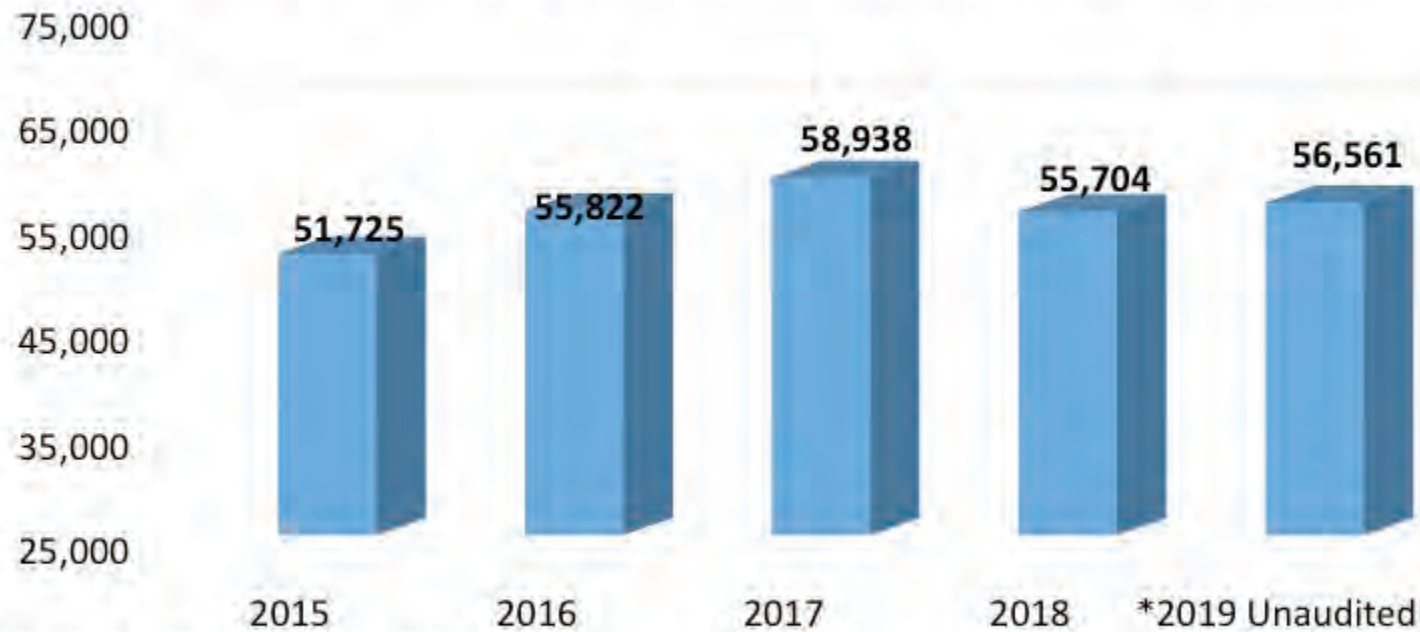
In response to the new financial realities, WCCCD launched a comprehensive effort to redesign and transform the District for the future. Through forecasting, planning and implementation of plans to address a devastating collapse of property tax valuations and collections within the region as well as continued challenges with State funding, much has already been accomplished to control staffing cost and address financial sustainability. WCCCD has a long history of careful stewardship of its resources. In 2002, the Pathways initiative recognized that the transformation

of programs, services, and systems could not be achieved through the resources of a limited permanent staff. Through the Pathways initiative, WCCCD installed a dual structure which involved adding temporary full-time staff, part-time staff and contracted Services employees to achieve the mission and goals of the District while maintaining the flexibility to adjust with the changing economy and changing demand for services.

Today, through the District Design Initiative, WCCCD continues to transform and redesign the institution to address financial sustainability, productivity and capacity while achieving its vision of enduring excellence through a focus on student success and institutional effectiveness. A large number of staff positions have been eliminated in recent years, necessitating the redesign of programs, services, structures, and systems to increase efficiency and to redirect resources to student success and completion and other high priority goals.



## District Enrollment (Credit and Non-Credit)



\*In-District (Wayne County) Students = 91%

\*Out-District Students = 9%

The district continues to examine its resources and business models to determine effective benchmarks and projections in order to maintain sustainability and productivity.

# IPEDS Fall Enrollment Trends

➤ WCCCD Fall enrollment has remained stable.

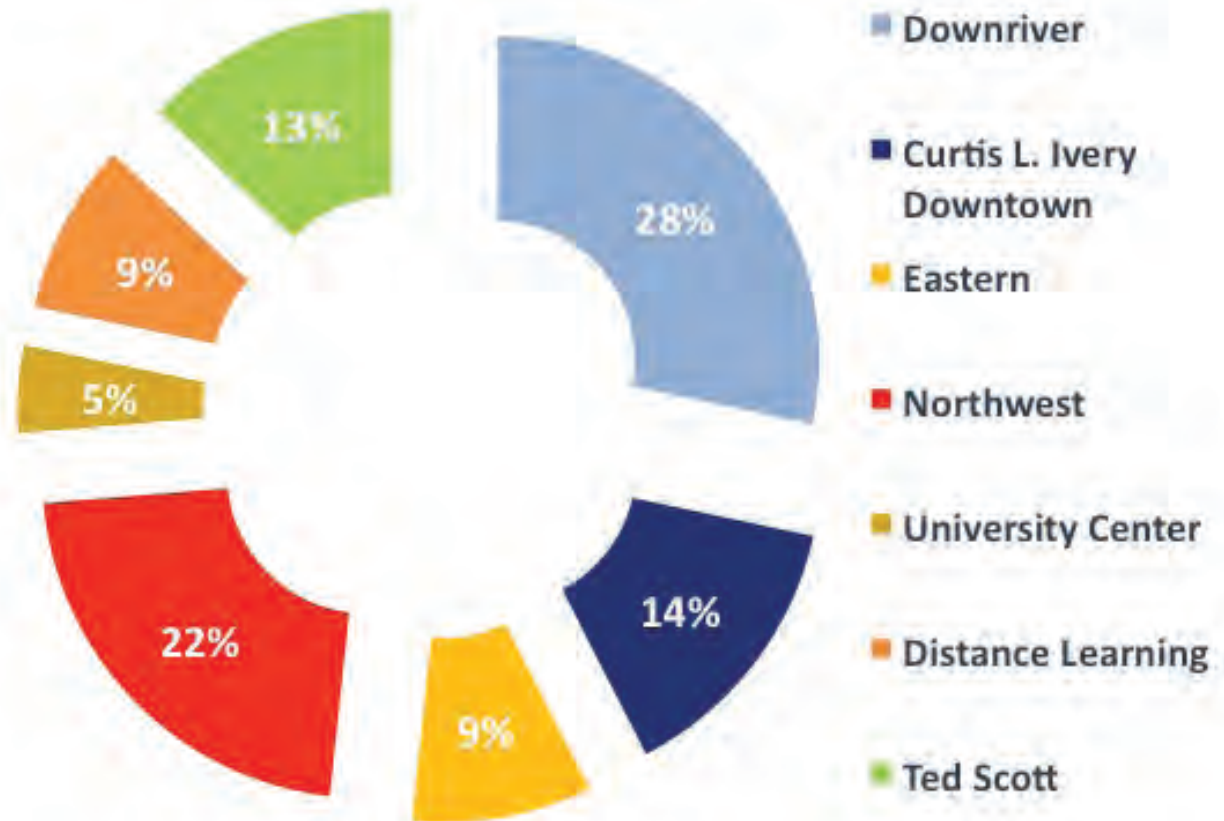


\* This is considered preliminary unaudited pending the submission of Fall 2019 enrollment to IPEDS.



## 2018-2019 District-Wide Enrollment Credit and Non-Credit (Duplicated)

- In 2018-19, there is a total of \*56,561 credit and non-credit students (unduplicated).
- Average age of WCCCD students is 26.
- Distance Learning represents 19% of all sections offered.
- 63% are Female, 37% are Male.
- With 86% taking 11 or less credits (part-time).







## WCCCD June 30, 2019 District Staffing

Staff Position Title	Group Total
Support Staff - Part Time	11
Support Staff - Full Time	110
Senior Management	22
Mid-Management - Full Time	56
Mid-Management - Part Time	26
Adjunct Faculty	702
Faculty - Full Time	79
Security - Full Time	35
Security - Part Time	60
Pathways Temporary Staff	204
<b>Grand Total</b>	<b>1305</b>

*(Unaudited)*

*Recognizing that the transformation of programs, services and systems could not be achieved through the resources of a limited permanent staff the District installed a dual structure which involved adding a temporary full-time staff, part-time staff and contract employees to jump start a variety of high priority initiatives. The dual structure interacts with the permanent structure through the Office of the Chancellor and the senior executive team.*

# Facility Assessment





### CAMPUS DESCRIPTIONS

#### **DOWNRIVER CAMPUS:**

Located on approximately 100 acres of former farmland and woods at 21000 Northline Road in Taylor, Michigan, the Downriver Campus was completed in 1978, and includes a 7-acre woodland preserve. In 2005, the District constructed the Michigan Institute for Public Safety Education (MIPSE) a state-of-the-art, 10-acre facility, which houses a 5-story fire training tower, a 12,000 square-foot training center, a 50,000 square-foot driver training area, and a man-made lake for water rescue simulations. The MIPSE facility also includes simulators for aircraft, vehicle, and ship rescue missions. Construction of the Heinz C. Prechter Educational and Performing Arts Center was completed in early 2010. This facility includes an 800 seat multipurpose auditorium with full stage and scenery loft. Construction of the Horticulture Education Center will begin in the fall of 2019.

#### **CURTIS L. IVERY DOWNTOWN CAMPUS:**

Constructed in 1979, this 11-acre campus was originally the site of the Penn Central Railroad Station near the Detroit River. The campus was built around the existing facility resulting in a complex totaling 180,000 square feet. The Curtis L. Ivery Downtown Campus is adjacent to the Curtis L. Ivery District Office Building separated by a landscaped courtyard over the US-10 freeway. Construction of the Health and Wellness Center will be completed in the fall of 2019.

#### **EASTERN CAMPUS:**

The Eastern Campus was completed in 1982 occupying 26 acres at the corner of Conner Road adjacent to I-94. The 192,000 square foot building supports general and career technical instruction along with the CVS Regional Training Center, Workforce Development Career Center and entrepreneurial programs. The Eastern Campus serves the eastside of the City of Detroit, the five Grosse Pointes and the cities of Hamtramck and Harper Woods.

### **MARY ELLEN STEMPFLE UNIVERSITY CENTER:**

The Mary Ellen Stempfle University Center is a 22,000 square foot facility on 3.2 acres in Harper Woods which opened in 2008. An adjacent 12,000 square foot Center for Learning Technology opened in 2014. These regional center facilities offer community college courses as well as courses offered by partner universities or colleges leading to baccalaureate and masters degrees. The facilities contain general use classrooms, technology labs, interactive television (ITV) labs, science lab, TV production studio, student support services, and faculty office areas.

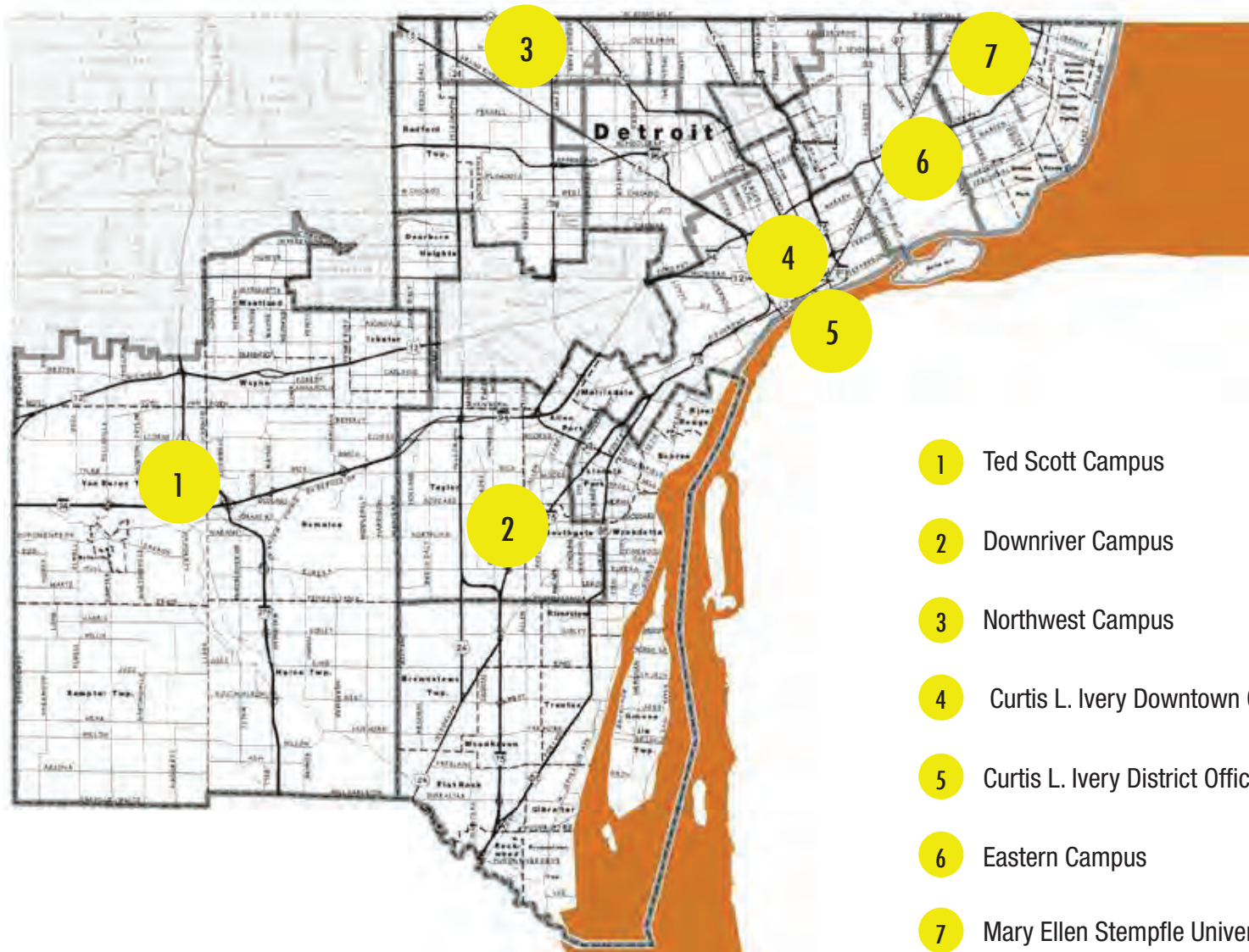
### **NORTHWEST CAMPUS:**

The Northwest Campus is located on a 32 acre site at West Outer Drive and Southfield. The Northwest Campus has six buildings: Denise Wellons-Glover Welcome Center; Larry K. Lewis Education Center, General Arts Building; Laboratory Science Building; Academic Administrative Building; and Health Sciences Center. The campus serves as the center for the Health Sciences in the District and supports classrooms and labs for Dental Hygiene, Dental Assisting, Dental Laboratory Technology, Dietetics, Nursing, Emergency Medical Technology, Surgical Technology and Phlebotomy. The new Larry K. Lewis Education Center houses a Student Services Center which provides a one-stop-shop atmosphere to aid in activities from enrollment to advising and financial aid. Classrooms and Instructional Labs in this new facility support not only the Health Sciences but other career and technical programs in high demand such as Childcare, Computer Information Systems, Criminal Justice/Corrections, Law Enforcement, Food Service Management, and Pre-Service Education/Urban Teaching.

### **TED SCOTT CAMPUS:**

The Ted Scott Campus (formerly Western Campus) is located on 117 acres north of the Haggerty Road/Interstate 94 intersection in Belleville. This campus was completed in 1981, and a large portion of the site remains in its natural wooded state. A 43,000 square foot expansion of the campus was completed in 2008 featuring state of the art computer labs, a large multi-purpose room, 100-seat lecture hall, and additional technical career program space.





- 1 Ted Scott Campus
- 2 Downriver Campus
- 3 Northwest Campus
- 4 Curtis L. Ivery Downtown Campus
- 5 Curtis L. Ivery District Office Building
- 6 Eastern Campus
- 7 Mary Ellen Stempfle University Center/  
Center for Distance Learning

## WCCCD Square Footage Use Distribution 2019

Building		Floor Level	Classroom 100	Lab 200	Computer Lab 220	Office 300	Library 400	Phys. Ed. 500	Assembly/Exhib. 600	Child Care 640	Support 700	Total Assign SF	Unassigned SF	Gross SF	Bldg Total SF	
Downriver Campus	Main Bldg	1	13,419	58,302	5,034	8,311	9,117		35,760		7,500	137,443	50,966	188,409		
		2	21,594			9,473			4,691		1,341	37,099	20,155	57,254		
	MIPSE Bldg	1	2,104	5,835		1,408			441		1,903	11,691	715	12,406		
																258,069
Downtown Campus		1	9,899	12,279		3,098			9,163		523	34,962	18,844	53,806		
		2	5,706	783	6,758	14,108	15,533		3,080	4,718	3,237	53,923	24,614	78,537		
		3	11,809	11,410		1,367						24,586	21,111	45,697		
															178,040	
Eastern Campus		1	2,543	48,899		9,729	7,028		13,384		5,979	87,562	27,127	114,689		
		2	16,585	725	2,490	2,720					266	22,786	14,505	37,291		
		3	11,540	5,645		3,854						21,039	12,980	34,019		
															185,999	
Northwest Campus	Denise Wellons-Glover Welcome Center	Lower	3,905			1,160	11,310		1,764		4,057	22,196	14,024	36,220		
		1				10,735			9,286		2,090	22,111	14,109	36,220		
		2	25,095						5,382		1,589	32,066	8,834	40,900		
																113,340
	Lab Science Bldg	Lower	4,281	7,930		759					900	13,870	8,538	22,408		
		1		7,141		492					92	7,725	4,357	12,082		
	Gen. Arts Bldg	Lower	6,588		3,727	6,829					1,092	18,236	11,359	29,595		
		1	17,309			1,713					1,817	20,839	11,001	31,840		
		2	9,392	1,829		2,094						13,315	4,288	17,603		
																79,038
	Health Science	1	2,217	17,179	1,954	3,157					3,598	28,105	16,655	44,760		
		2	2,036	3,278		1,513					77	6,904	4,042	10,946		
																55,706
	Acad. Admin. Bg	Lower				1,164					1,829	2,993	7,402	10,395		
		1				5,335			1,667		2,392	9,394	4,002	13,396		
		2				9,403						9,403	3,993	13,396		
		3				9,403						9,403	3,993	13,396		
		4				9,403						9,403	3,993	13,396		
																63,979
Larry K. Lewis Education Center		1	3,296	5,821	4,495	1,559					1,849	17,020	22,119	39,139		
		2	8,089	1,112	3,334						949	13,484	11,475	24,959		
	3	8,719	482	2,662						1,468	13,331	11,628	24,959			
														89,057		
														435,610		
Ted Scott Campus		1	3,700	29,602	3,540	10,850	7,339		26,775	3,030	2,856	87,692	35,295	122,987		
		2	23,473	15,483	21,313	7,132			965		1,323	69,689	11,522	81,211		
															204,198	
Mary Ellen Stempfle University Center / Center for Distance Learning		1	7,812	1,649	1,290	2,662			777		220	14,410	4,623	19,033		
		1	3,588	684	1,050	1,212			1,080			7,614	4,581	12,195		
															31,228	
Grand Total - All Campuses															1,293,144	



## OUTLINE OF SPACE USE CODES

### ASSIGNABLE AREA

#### 100 Classroom Facilities

- 110 Classroom
- 115 Classroom Services

#### 200 Laboratory Facilities

- 210 Class Laboratory
- 215 Class Laboratory Service
- 220 Open Laboratory
- 225 Open Laboratory Service
- 250 Research/Nonclass Laboratory
- 255 Research/Nonclass Laboratory Service

#### 300 Office Facilities

- 310 Office
- 315 Office Service
- 350 Conference Room
- 355 Conference Room Service

#### 400 Study Facilities

- 410 Study Room
- 420 Stack
- 430 Open-Stack Study Room
- 440 Processing Room
- 455 Study Service

#### 500 Special Use Facilities

- 510 Armory
- 515 Armory Service
- 520 Athletic or Physical Education
- 523 Athletic Facilities Spectator Seating
- 525 Athletic or Physical Education Service
- 530 Media Production
- 535 Media Production Service
- 540 Clinic
- 545 Clinic Service
- 550 Demonstration

- 555 Demonstration Service
- 560 Field Building
- 570 Animal Facilities
- 575 Animal Facilities Service
- 580 Greenhouse
- 585 Greenhouse Service
- 590 Other (All Purpose)

#### 600 General Use Facilities

- 610 Assembly
- 615 Assembly Service
- 620 Exhibition
- 625 Exhibition Service
- 630 Food Facility
- 635 Food Facility Service
- 640 Day Care
- 645 Day Care Service
- 650 Lounge
- 655 Lounge Service
- 660 Merchandising
- 665 Merchandising Service
- 670 Recreation
- 675 Recreation Service
- 680 Meeting Room
- 685 Meeting Room Service

#### 700 Support Facilities

- 710 Central Computer or Telecommunications
- 715 Central Computer or Telecommunications Service
- 720 Shop
- 725 Shop Service
- 730 Central Storage
- 735 Central Storage Service
- 740 Vehicle Storage
- 745 Vehicle Storage Service
- 750 Central Service
- 755 Central Service Support
- 760 Hazardous Materials Storage

- 770 Hazardous Waste Storage
- 775 Hazardous Waste Service
- 780 Unit Storage

**800 Health Care Facilities**

- 810 Patient Bedroom
- 815 Patient Bedroom Service
- 820 Patient Bath
- 830 Nurse Station
- 835 Nurse Station Service
- 840 Surgery
- 845 Surgery Service
- 850 Treatment/Examination Clinic
- 855 Treatment/Examination Clinic Service
- 860 Diagnostic Service Laboratory
- 865 Diagnostic Service Laboratory Support
- 870 Central Supplies
- 880 Public Waiting
- 890 Staff On-Call Facility
- 895 Staff On-Call Facility Service

**900 Residential Facilities**

- 910 Sleep/Study Without Toilet or Bath
- 919 Toilet or Bath
- 920 Sleep/Study With Toilet or Bath
- 935 Sleep/Study Service
- 950 Apartment
- 955 Apartment Service
- 970 House

**000 Unclassified Facilities**

- 050 Inactive Area
- 060 Alteration or Conversion Area
- 070 Unfinished Area

**NONASSIGNABLE AREA**

**WWW Circulation Area**

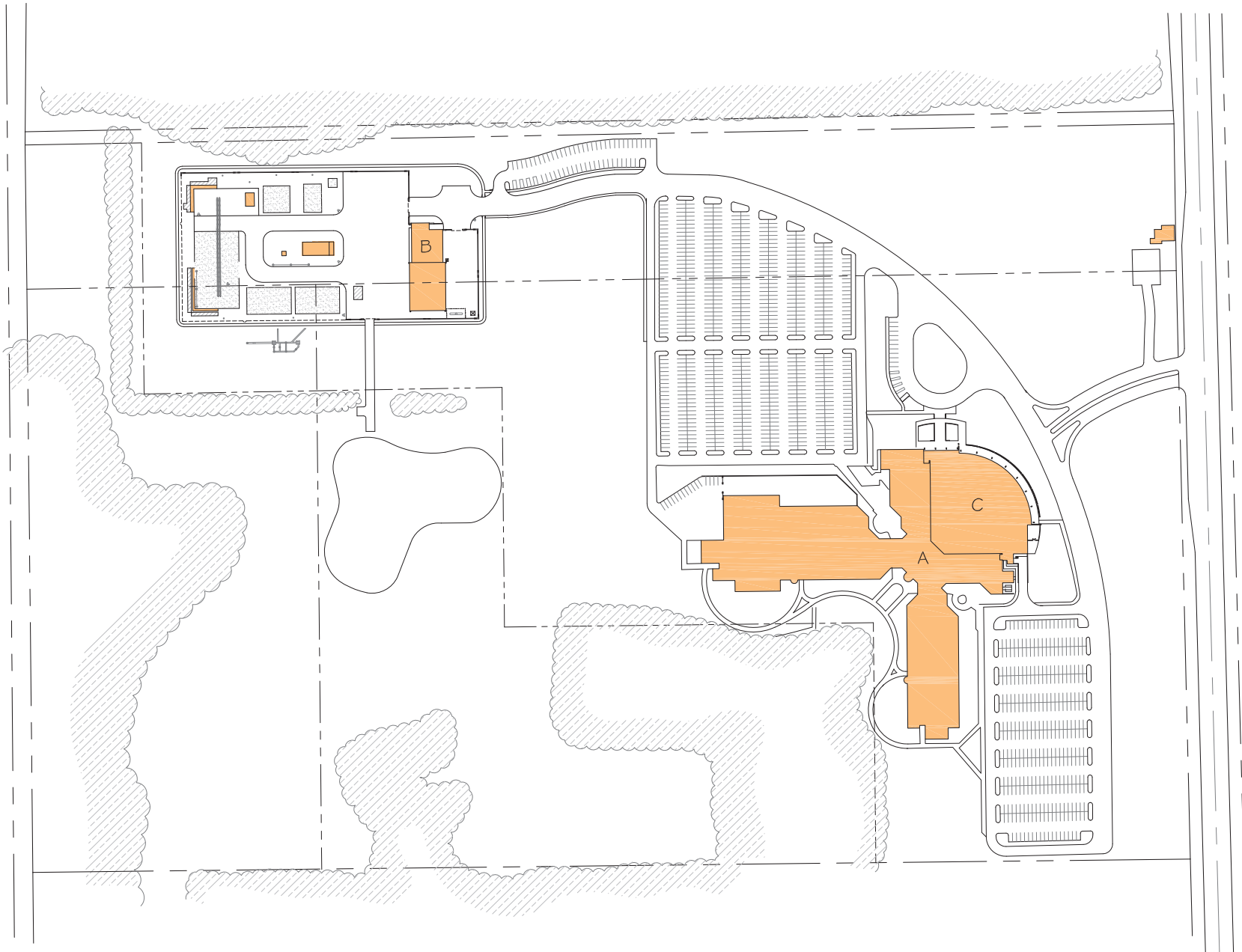
- W01 Bridge/Tunnel
- W02 Elevator
- W03 Escalator
- W04 Loading Dock
- W05 Lobby
- W06 Public Corridor
- W07 Stairway

**XXX Building Service Area**

- X01 Custodial Supply Closet
- X02 Janitor Room
- X03 Public Rest Room
- X04 Trash Room

**YYY Mechanical Area**

- Y01 Central Utility Plant
- Y02 Fuel Room
- Y03 Shaft
- Y04 Utility/Mechanical Space



**DOWNRIVER CAMPUS SITE PLAN**

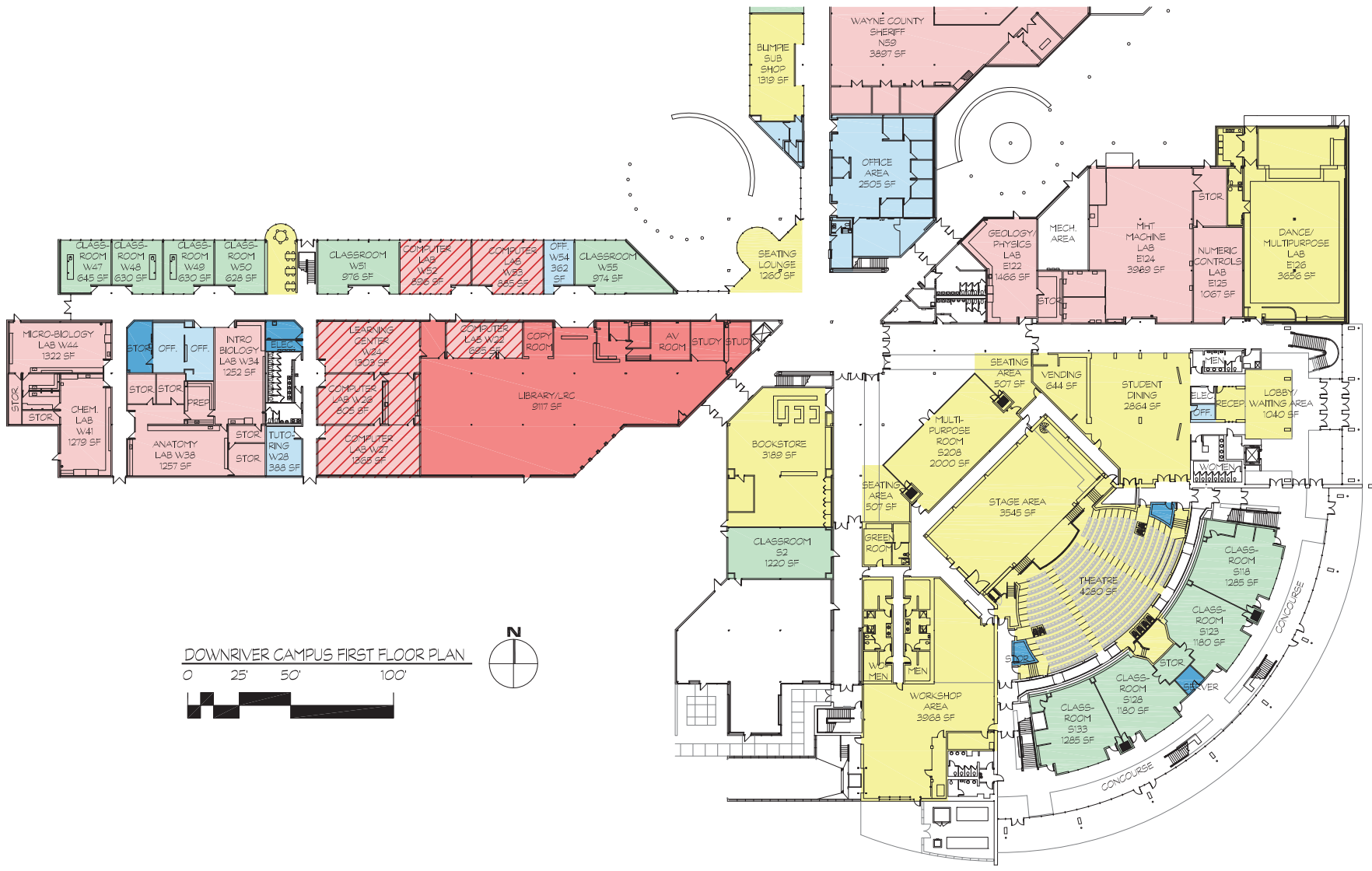
0 150' 300' 600'



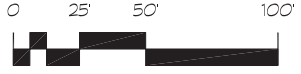
**BUILDING KEY**

- A - DOWNRIVER CAMPUS BUILDING
- B - MIPSE BUILDING
- C - HEINZ C. PRECHTER EDUCATION AND PERFORMING ARTS CENTER





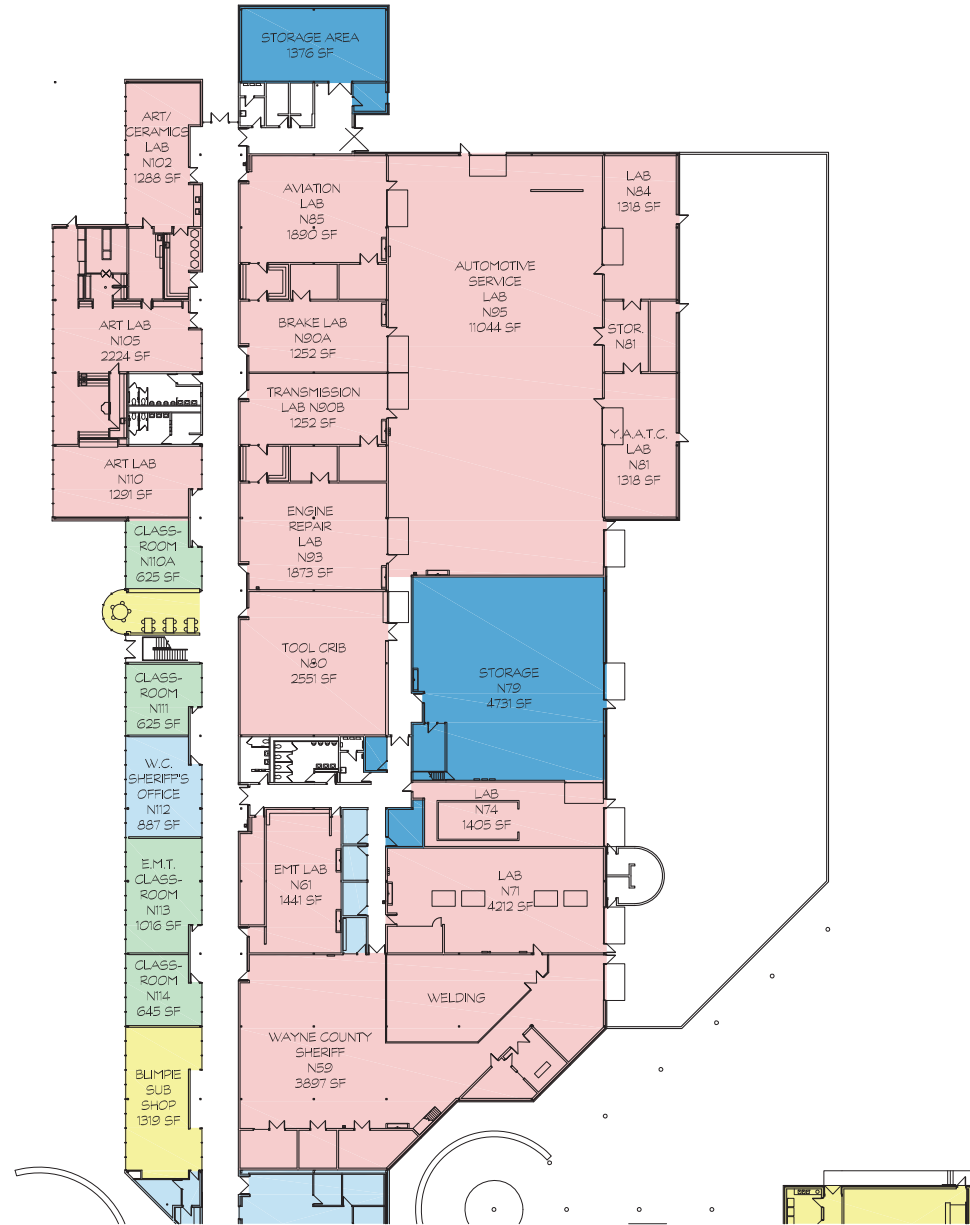
DOWNRIVER CAMPUS FIRST FLOOR PLAN



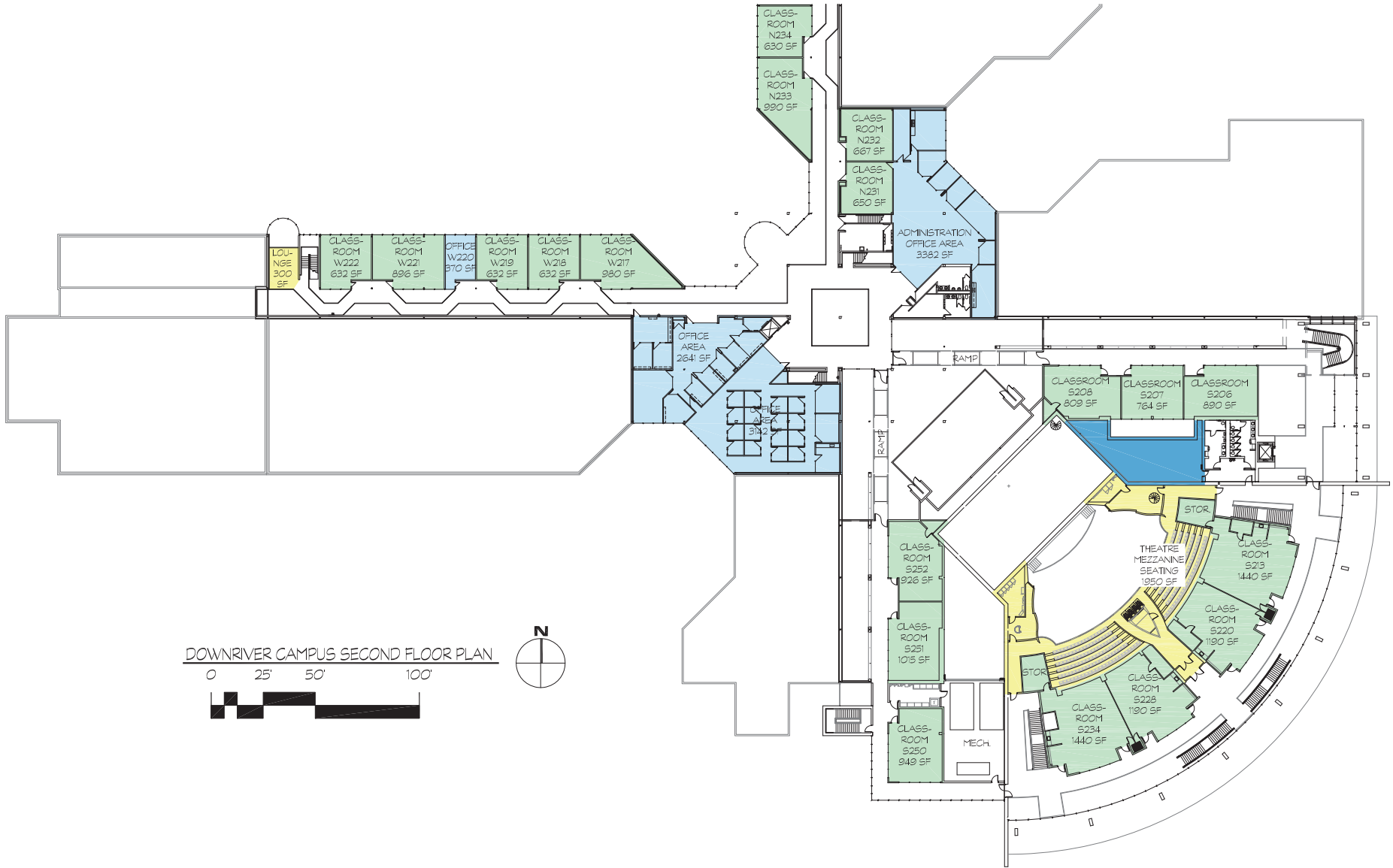
CLASSROOMS	15	LIBRARY
LABS	19	GEN. USE / ASSEMBLY
COMPUTER LABS	5	CHILD CARE
OFFICE		STORAGE / TELECOMM.

DOWNRIVER CAMPUS FIRST FLOOR PLAN

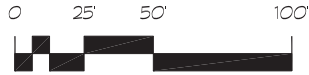
0 25' 50' 100'



<span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> CLASSROOMS	<span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> LIBRARY
<span style="background-color: #ffcdd2; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> LABS	<span style="background-color: #fff9c4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> GEN. USE / ASSEMBLY
<span style="background-color: #e0f2f1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> COMPUTER LABS	<span style="background-color: #e0f2f1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> CHILD CARE
<span style="background-color: #bbdefb; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> OFFICE	<span style="background-color: #bbdefb; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> STORAGE / TELECOMM.



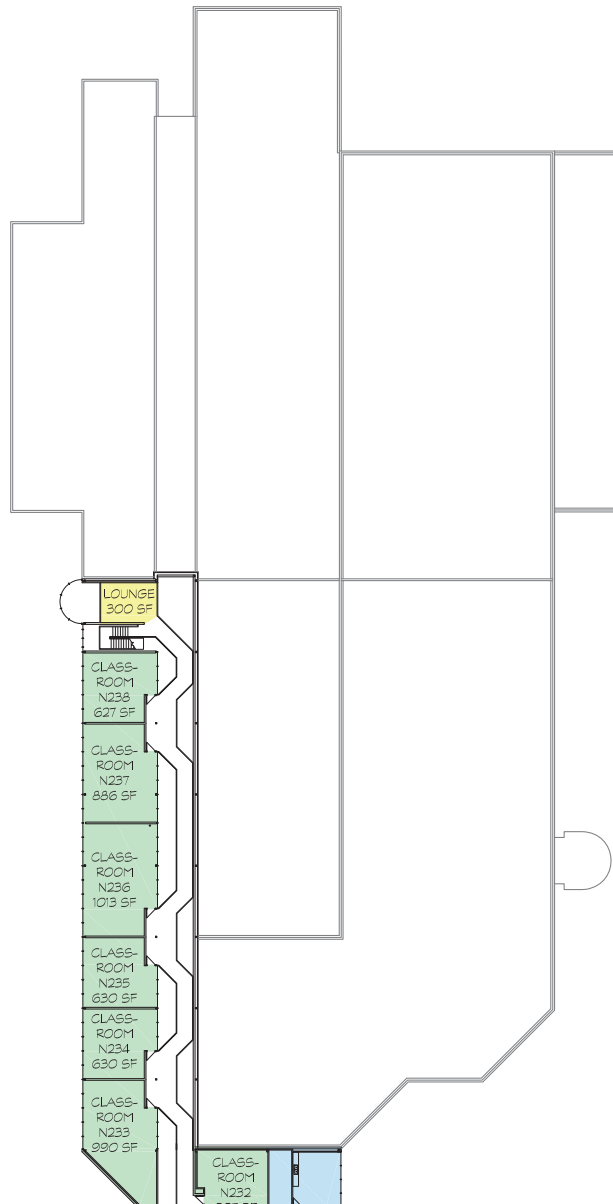
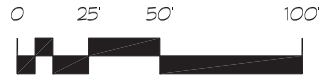
DOWNRIVER CAMPUS SECOND FLOOR PLAN











CLASSROOMS	23	LIBRARY	
LABS	0	GEN. USE / ASSEMBLY	
COMPUTER LABS	0	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	



DOWNRIVER CAMPUS SECOND FLOOR PLAN



	CLASSROOMS		LIBRARY
	LABS		GEN. USE / ASSEMBLY
	COMPUTER LABS		CHILD CARE
	OFFICE		STORAGE / TELECOMM.



MIPSE BUILDING - FIRST FLOOR PLAN

MEZZANINE FLOOR PLAN

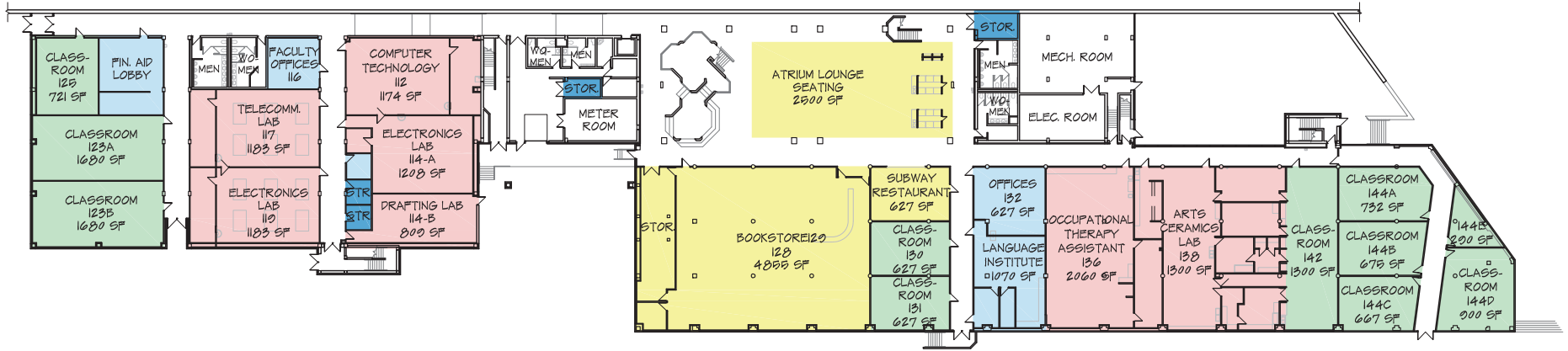
0 16' 32' 64'



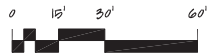
SCALE: 1/32" = 1'-0"



CLASSROOMS	2	LIBRARY	
LABS	1	GEN. USE / ASSEMBLY	
COMPUTER LABS	0	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	



DOWNTOWN CAMPUS FIRST FLOOR PLAN

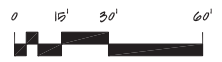


CLASSROOMS	11	LIBRARY	
LABS	7	GEN. USE / ASSEMBLY	
COMPUTER LABS	0	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	





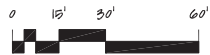
DOWNTOWN CAMPUS SECOND FLOOR PLAN



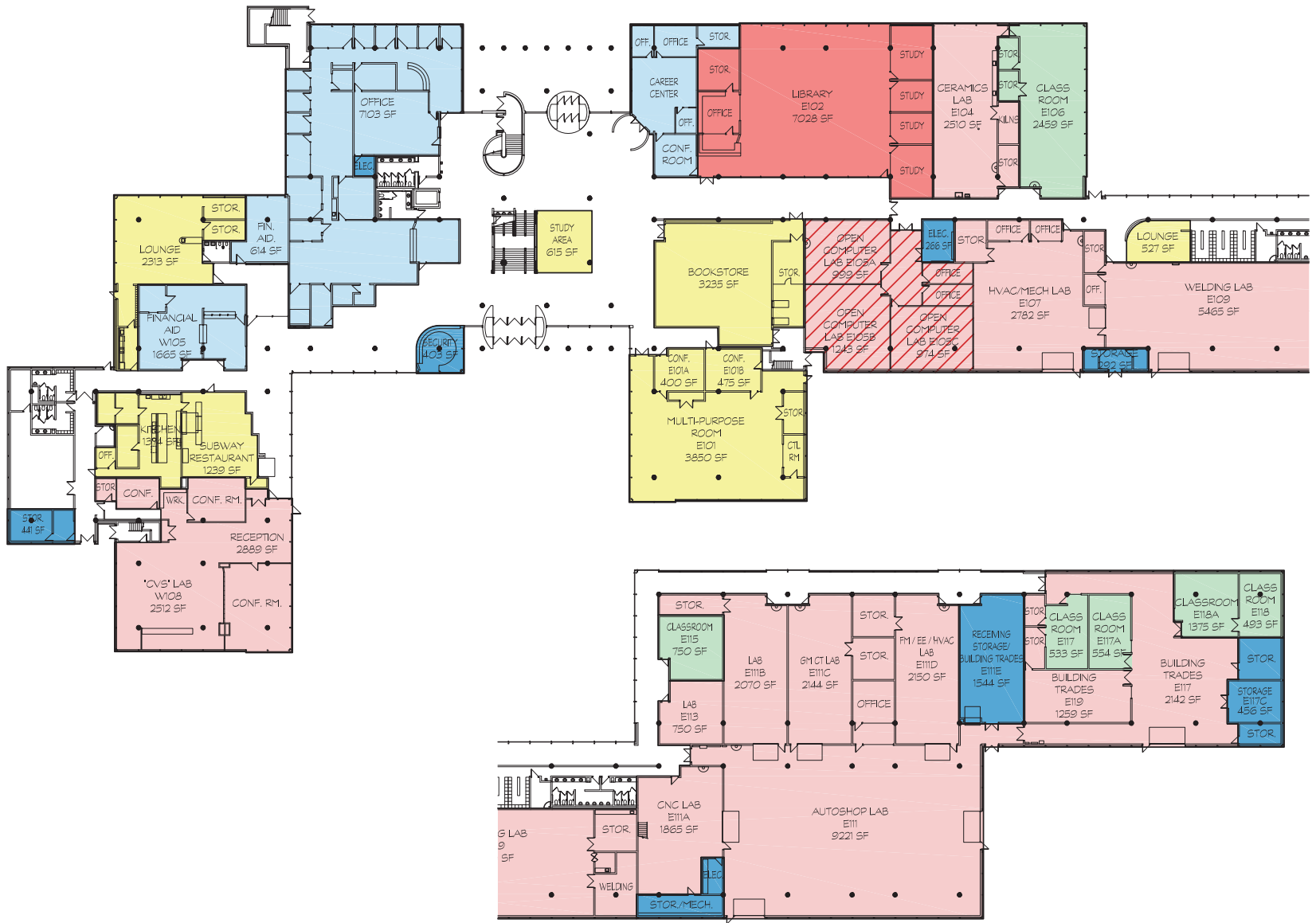
CLASSROOMS	7	LIBRARY	
LABS	0	GEN. USE / ASSEMBLY	
COMPUTER LABS	6	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	



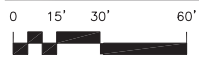
DOWNTOWN CAMPUS THIRD FLOOR PLAN



CLASSROOMS	16	LIBRARY	
LABS	8	GEN. USE / ASSEMBLY	
COMPUTER LABS	0	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	

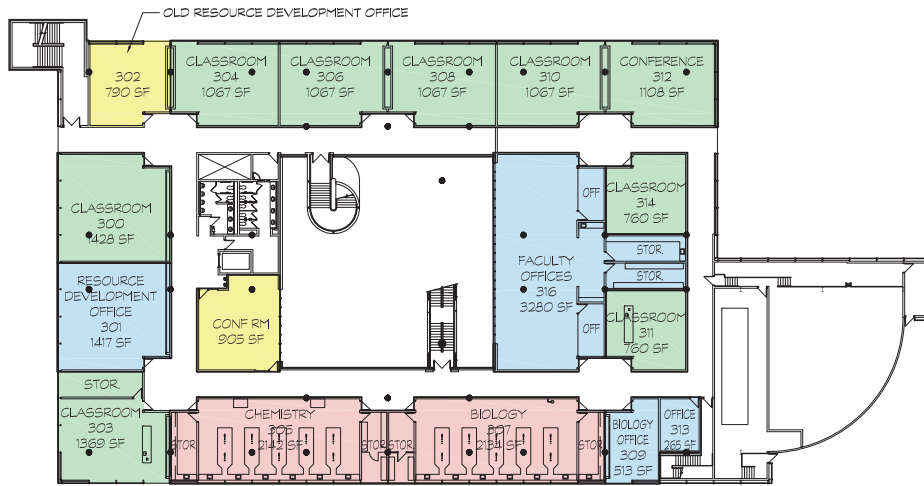


EASTERN CAMPUS FIRST FLOOR PLAN



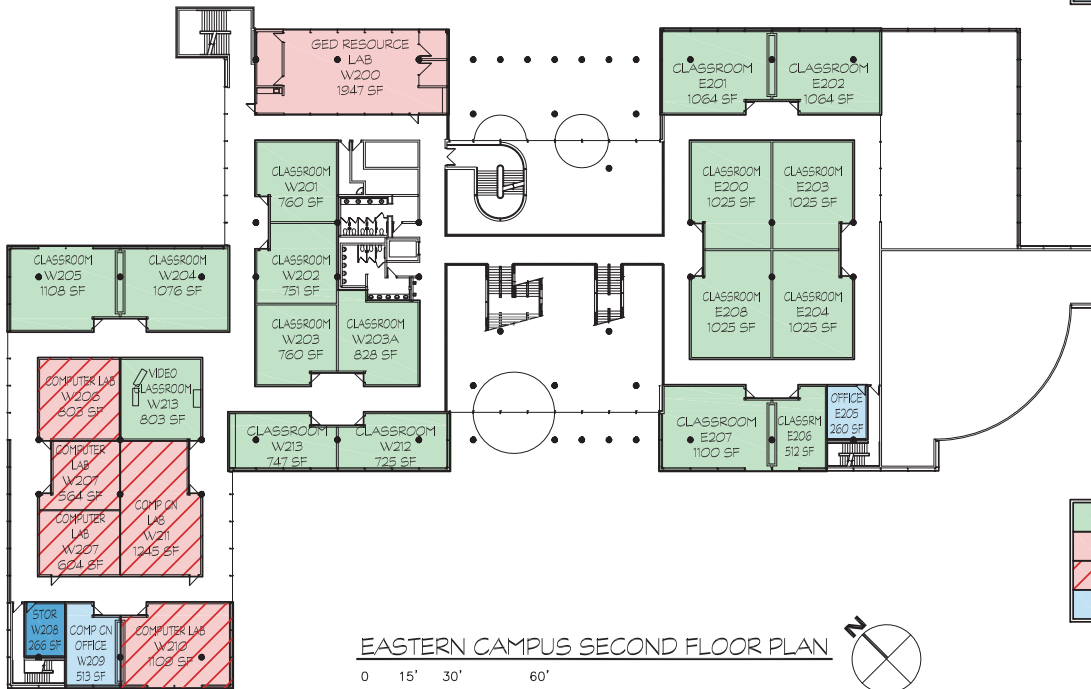
CLASSROOMS	6	LIBRARY	
LABS	12	GEN. USE / ASSEMBLY	
COMPUTER LABS	3	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	





EASTERN CAMPUS THIRD FLOOR PLAN

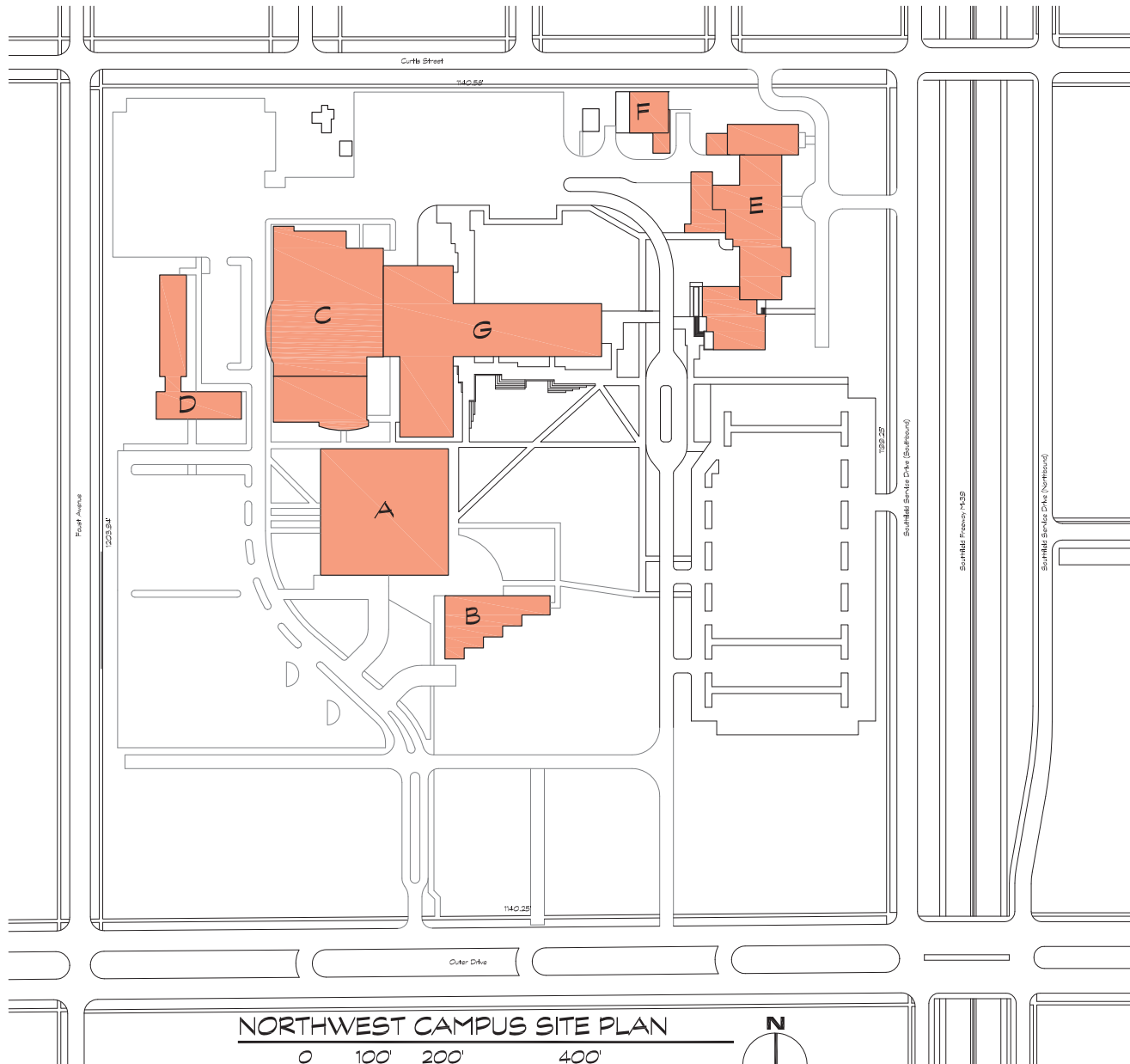
CLASSROOMS	9	LIBRARY	
LABS	2	GEN. USE / ASSEMBLY	
COMPUTER LABS	0	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	



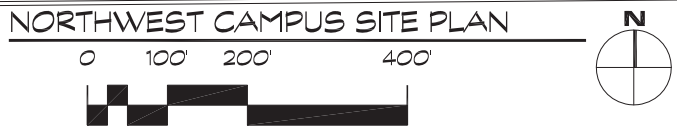
EASTERN CAMPUS SECOND FLOOR PLAN

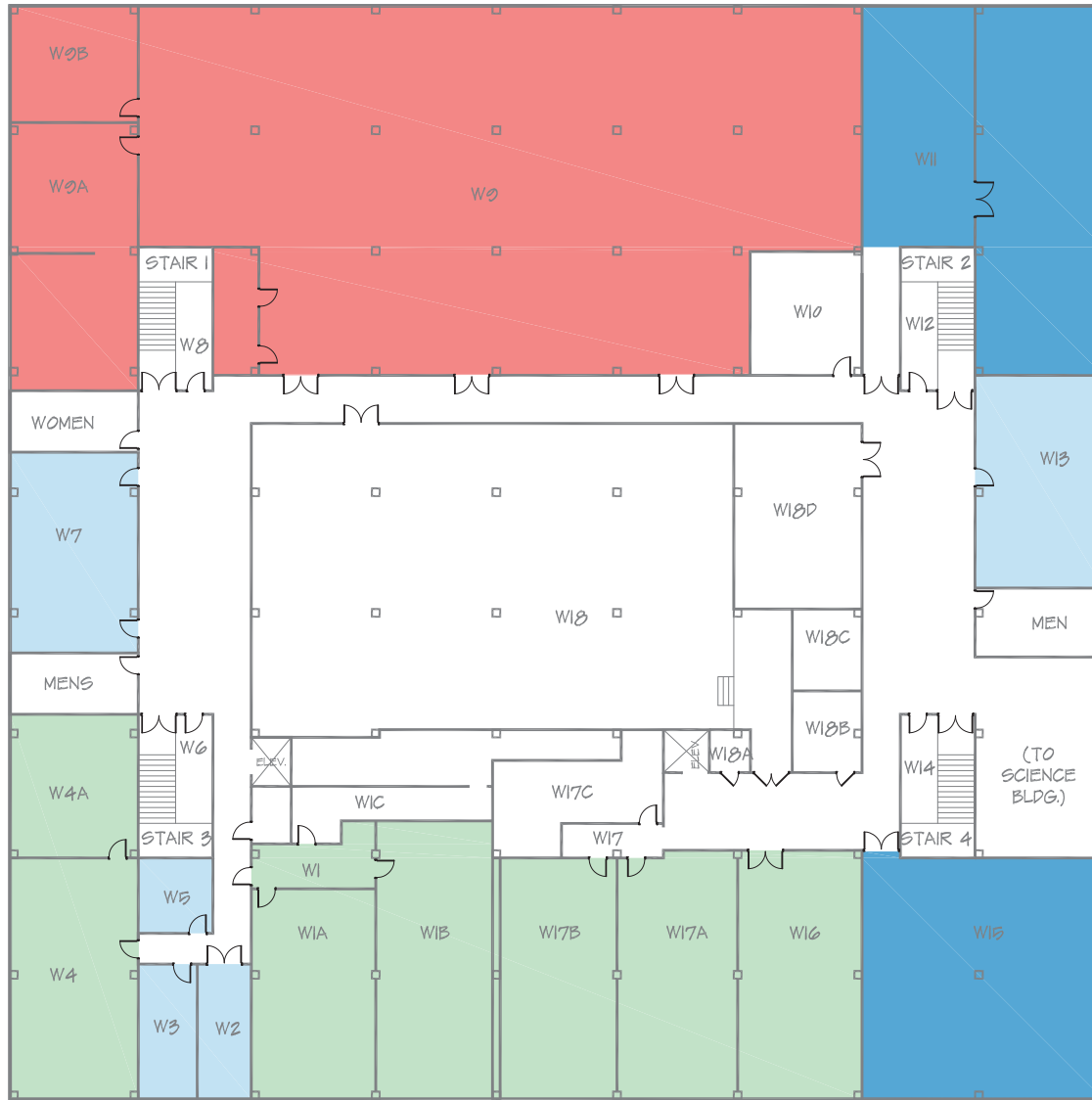


CLASSROOMS	17	LIBRARY	
LABS	0	GEN. USE / ASSEMBLY	
COMPUTER LABS	5	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	



- BUILDING KEY**
- A - DENISE WELLONS-GLOVER WELCOME CENTER
  - B - LABORATORY SCIENCES BUILDING
  - C - HEALTH SCIENCE CENTER
  - D - ACADEMIC ADMINISTRATION BUILDING
  - E - GENERAL ARTS BUILDING
  - F - PHYSICAL PLANT
  - G - LARRY K. LEWIS EDUCATION CENTER





NORTHWEST CAMPUS DENISE WELLONS-GLOVER WELCOME CENTER  
LOWER LEVEL FLOOR PLAN

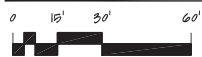


<span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> CLASSROOMS	6	<span style="background-color: #f8bbd0; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> LIBRARY
<span style="background-color: #ffcdd2; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> LABS	0	<span style="background-color: #fff9c4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> GEN. USE / ASSEMBLY
<span style="background-color: #e0f7fa; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> COMPUTER LABS	0	<span style="background-color: #e0e0e0; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> CHILD CARE
<span style="background-color: #bbdefb; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> OFFICE		<span style="background-color: #2196f3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> STORAGE / TELECOMM.





NORTHWEST CAMPUS DENISE WELLONS-GLOVER WELCOME CENTER  
FIRST FLOOR PLAN



CLASSROOMS	0	LIBRARY	
LABS	0	GEN. USE / ASSEMBLY	
COMPUTER LABS	0	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	



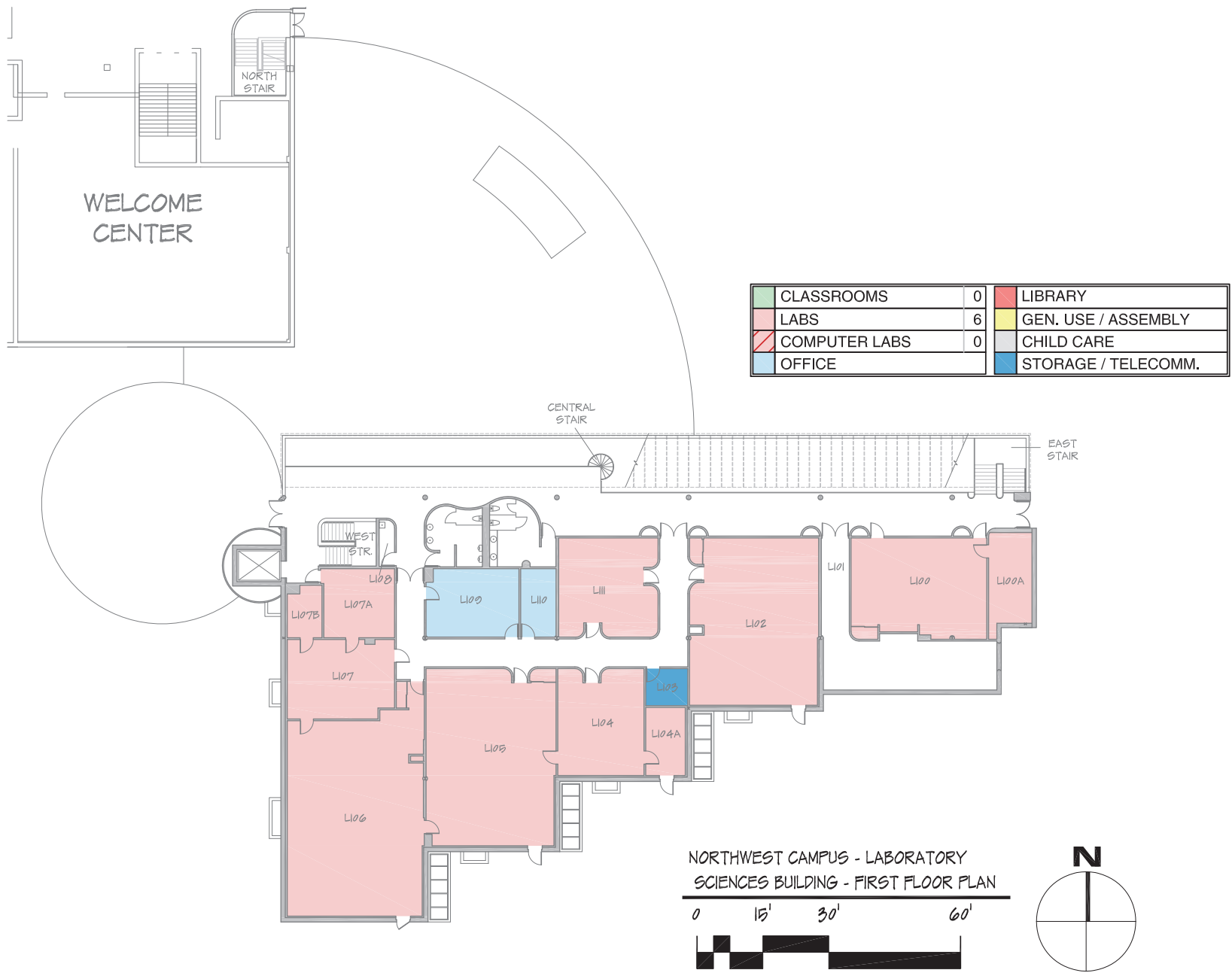
NORTHWEST CAMPUS DENISE WELLONS-GLOVER WELCOME CENTER  
SECOND FLOOR PLAN



CLASSROOMS	0	LIBRARY
LABS	0	GEN. USE / ASSEMBLY
COMPUTER LABS	0	CHILD CARE
OFFICE		STORAGE / TELECOMM.









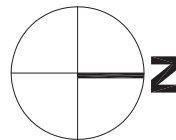
# GROUND FLOOR PLAN

GENERAL ARTS BUILDING

0 16' 32' 64'



SCALE: 1" = 32.00'



CLASSROOMS	8	LIBRARY
LABS	0	GEN. USE / ASSEMBLY
COMPUTER LABS	4	CHILD CARE
OFFICE		STORAGE / TELECOMM.



# FIRST FLOOR PLAN

GENERAL ARTS BUILDING

0 16' 32' 64'



SCALE: 1" = 32.00'



<span style="display:inline-block; width:15px; height:15px; background-color:#c8e6c9;"></span>	CLASSROOMS	13	<span style="display:inline-block; width:15px; height:15px; background-color:#f8bbd0;"></span>	LIBRARY
<span style="display:inline-block; width:15px; height:15px; background-color:#ffcdd2;"></span>	LABS	3	<span style="display:inline-block; width:15px; height:15px; background-color:#fff9c4;"></span>	GEN. USE / ASSEMBLY
<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span>	COMPUTER LABS	0	<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span>	CHILD CARE
<span style="display:inline-block; width:15px; height:15px; background-color:#bbdefb;"></span>	OFFICE		<span style="display:inline-block; width:15px; height:15px; background-color:#bbdefb;"></span>	STORAGE / TELECOMM.





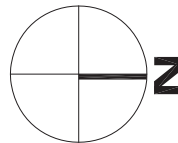
## SECOND FLOOR PLAN

GENERAL ARTS BUILDING

0 16' 32' 64'



SCALE: 1"=32.00'



CLASSROOMS	11	LIBRARY	
LABS	2	GEN. USE / ASSEMBLY	
COMPUTER LABS	0	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	



HEALTH SCIENCE CENTER FIRST FLOOR

0 16' 32' 64'











CLASSROOMS	4	LIBRARY	
LABS	16	GEN. USE / ASSEMBLY	
COMPUTER LABS	2	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	



HEALTH SCIENCE CENTER SECOND FLOOR 

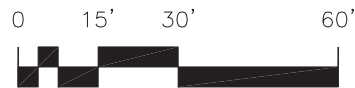


	CLASSROOMS	3		LIBRARY
	LABS	2		GEN. USE/ASSEMBLY
	COMPUTER LABS	0		CHILD CARE
	OFFICE			STORAGE/TELECOMM.





LARRY K. LEWIS EDUCATION CENTER FIRST FLOOR PLAN



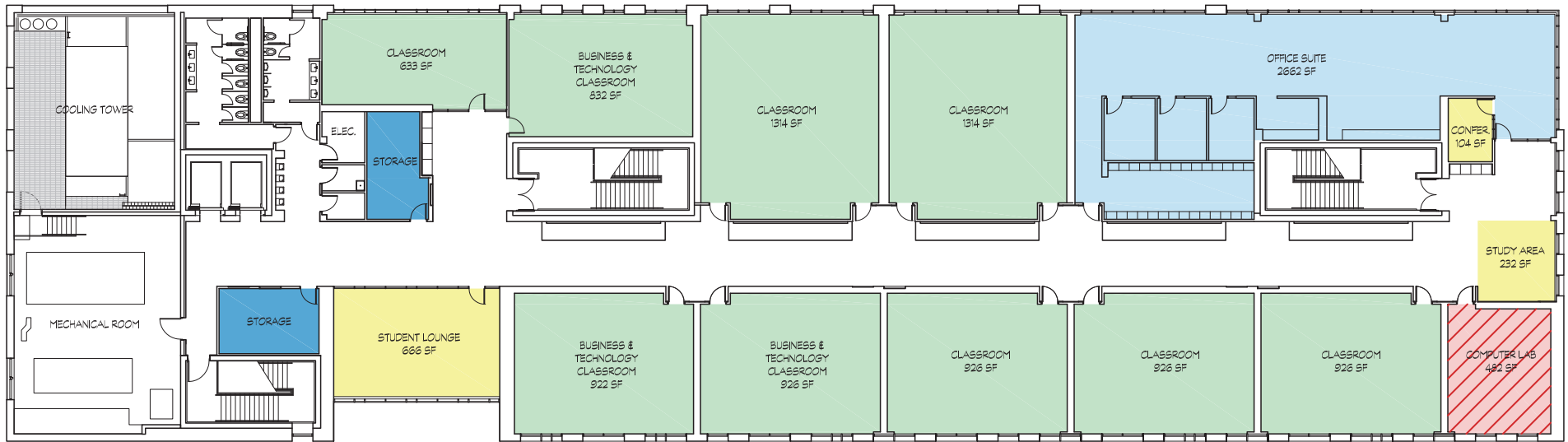
CLASSROOMS	2	LIBRARY	
LABS	3	GEN. USE / ASSEMBLY	
COMPUTER LABS	7	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	



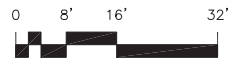
LARRY K. LEWIS EDUCATION CENTER SECOND FLOOR PLAN



CLASSROOMS	8	LIBRARY	
LABS	0	GEN. USE / ASSEMBLY	
COMPUTER LABS	2	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	



LARRY K. LEWIS EDUCATION CENTER THIRD FLOOR PLAN



CLASSROOMS	9	LIBRARY	0
LABS	0	GEN. USE / ASSEMBLY	1
COMPUTER LABS	1	CHILD CARE	0
OFFICE	1	STORAGE / TELECOMM.	2





ACADEMIC ADMINISTRATION BUILDING  
LOWER LEVEL

CLASSROOMS	LIBRARY
LABS	GEN. USE/ASSEMBLY
COMPUTER LABS	CHILD CARE
OFFICE	STORAGE/TELECOMM.



ACADEMIC ADMINISTRATION BUILDING  
FIRST FLOOR

CLASSROOMS	LIBRARY
LABS	GEN. USE/ASSEMBLY
COMPUTER LABS	CHILD CARE
OFFICE	STORAGE/TELECOMM.



ACADEMIC ADMINISTRATION BUILDING  
SECOND FLOOR



CLASSROOMS	LIBRARY
LABS	GEN. USE/ASSEMBLY
COMPUTER LABS	CHILD CARE
OFFICE	STORAGE/TELECOMM.



ACADEMIC ADMINISTRATION BUILDING  
THIRD FLOOR

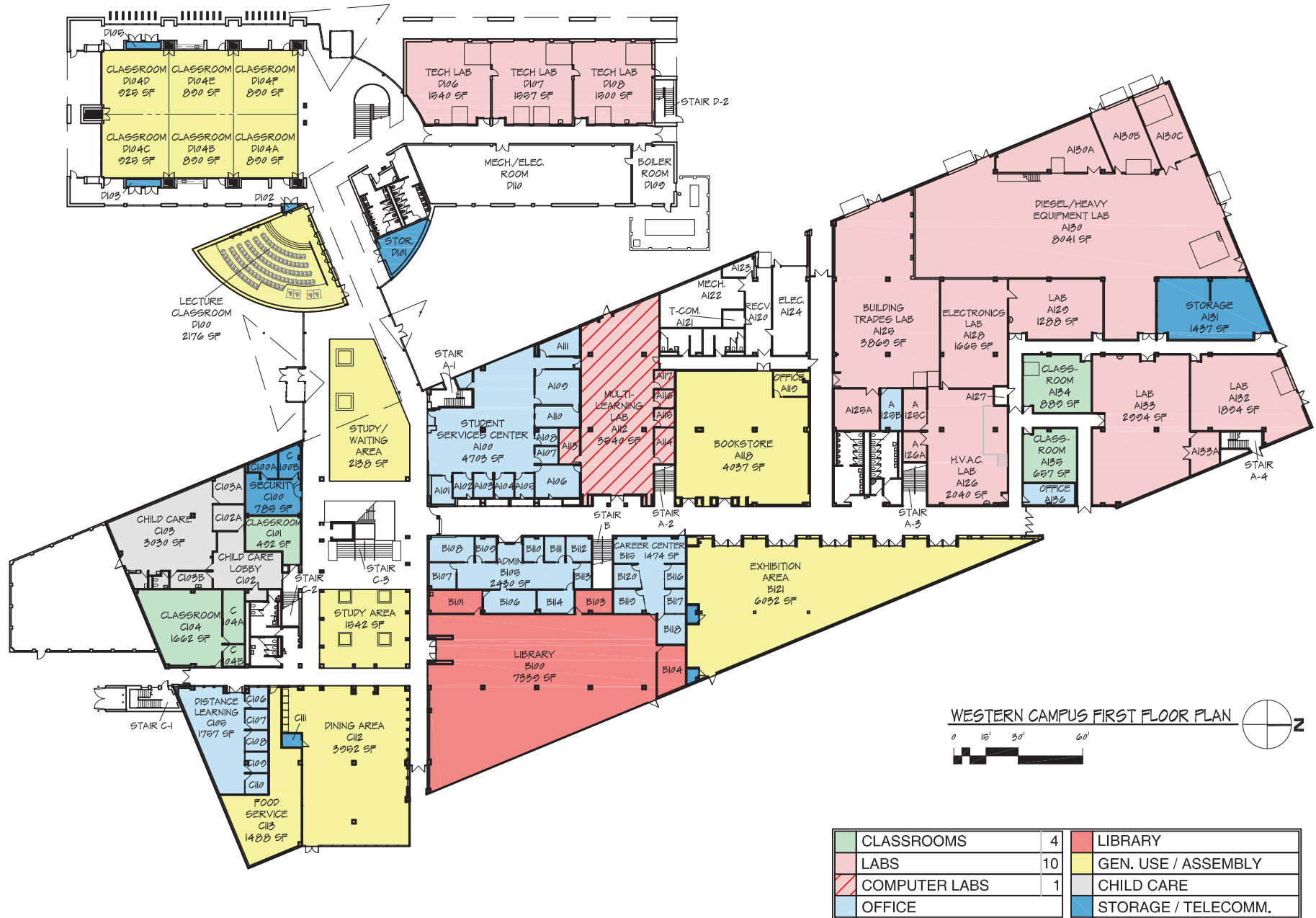
CLASSROOMS	LIBRARY
LABS	GEN. USE/ASSEMBLY
COMPUTER LABS	CHILD CARE
OFFICE	STORAGE/TELECOMM.





ACADEMIC ADMINISTRATION BUILDING  
FOURTH FLOOR

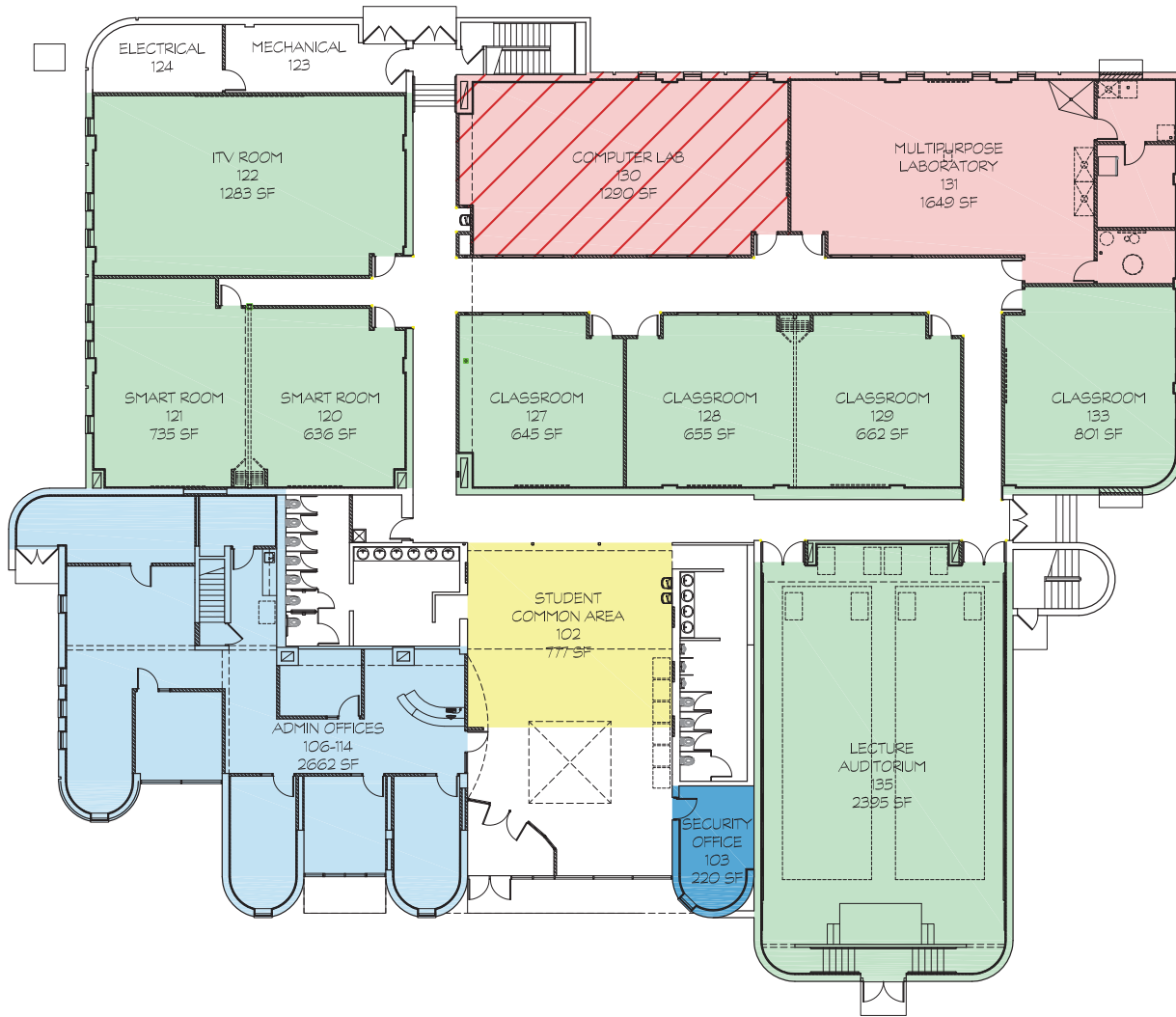
CLASSROOMS	LIBRARY
LABS	GEN. USE/ASSEMBLY
COMPUTER LABS	CHILD CARE
OFFICE	STORAGE/TELECOMM.



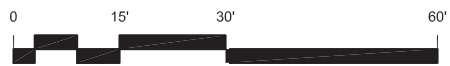


WESTERN CAMPUS SECOND FLOOR PLAN

CLASSROOMS	26	LIBRARY
LABS	10	GEN. USE / ASSEMBLY
COMPUTER LABS	7	CHILD CARE
OFFICE		STORAGE / TELECOMM.



MARY ELLEN STEMPFLE  
UNIVERSITY CENTER FLOOR PLAN

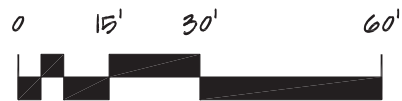


CLASSROOMS	8	LIBRARY
LABS	1	GEN. USE / ASSEMBLY
COMPUTER LABS	1	CHILD CARE
OFFICE		STORAGE / TELECOMM.





## CENTER FOR LEARNING TECHNOLOGIES



CLASSROOMS	6	LIBRARY
LABS	1	GEN. USE / ASSEMBLY
COMPUTER LABS	1	CHILD CARE
OFFICE		STORAGE / TELECOMM.

# SPACE UTILIZATION



## SPACE UTILIZATION STUDY

The Space Utilization Study was revised again for Fall 2019 and is used to guide the recommendations made for the Implementation Plan. This study covered other areas besides utilization and efficiency of room and space usage. Studies were conducted to determine the adequacy of spaces and buildings at each campus in meeting the needs of the staff and students. These studies encompassed adequate size of spaces, content of spaces and buildings, and the condition of these spaces such as image, technology and the ability to meet program requirements. Organization of the buildings, departments, labs and lecture rooms were also studied to determine functionality, adaptability, and flexibility.

In order to calculate Space Utilization on the campuses, information was collected pertaining to lecture room /laboratory usage during a typical week. A 48-hour demand time for a typical week is assumed for each lecture room /laboratory on a campus. These 48 hours are made up of Monday- Thursday, 8:00 a.m. to 3:00 p.m. and 5:30 p.m. to 9:30 p.m. and Friday, 8:00 a.m. to 12:00 p.m. or 32 daytime hours and 16 evening hours. This 48-hour demand time is based on historical experience. These WCCCD Space Utilization Summaries are just one of the guides used to determine recommendations for new spaces or reconfigurations.

*Darker color on charts denotes current space utilization; lighter color denotes planned enrollment growth*

**DOWNRIVER CAMPUS (Note 1):** Laboratory rooms provide adequate space for program and enrollment growth. The 2010 addition, with 14 new lecture rooms, provides adequate space for program and enrollment growth.

**CURTIS L. IVERY DOWNTOWN CAMPUS (Note 2):** Laboratory rooms provide adequate space for program and enrollment growth. Lecture rooms provide adequate space for program and enrollment growth.

**EASTERN CAMPUS (Note 3):** Laboratory rooms and lecture rooms have adequate space for further program and enrollment growth.

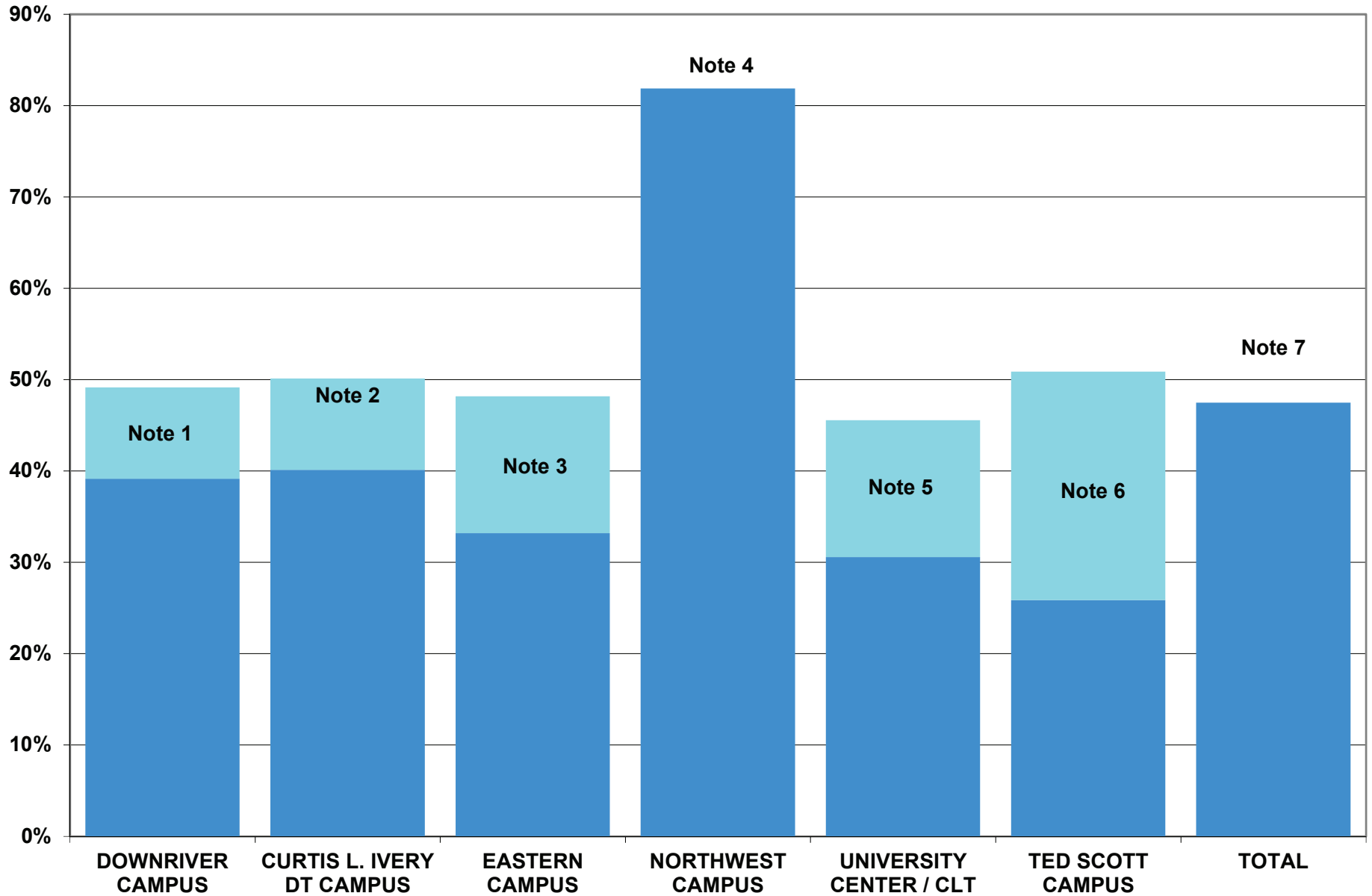
**NORTHWEST CAMPUS (Note 4):** Laboratory rooms are extremely well utilized. Lecture rooms have some space for program and enrollment growth. Substantial growth is anticipated for this campus, and the Larry K. Lewis Education Center is providing space for this growth.

**UNIVERSITY CENTER/CENTER FOR LEARNING TECHNOLOGIES (Note 5):** Laboratory rooms are fairly well utilized. Lecture rooms have adequate space for further program and enrollment growth. The University Center opened 10 years ago and is continuing the process of building partnerships with universities that will utilize the available spaces. The adjacent Center for Learning Technology provides adequate space for the expanding distance learning opportunities.

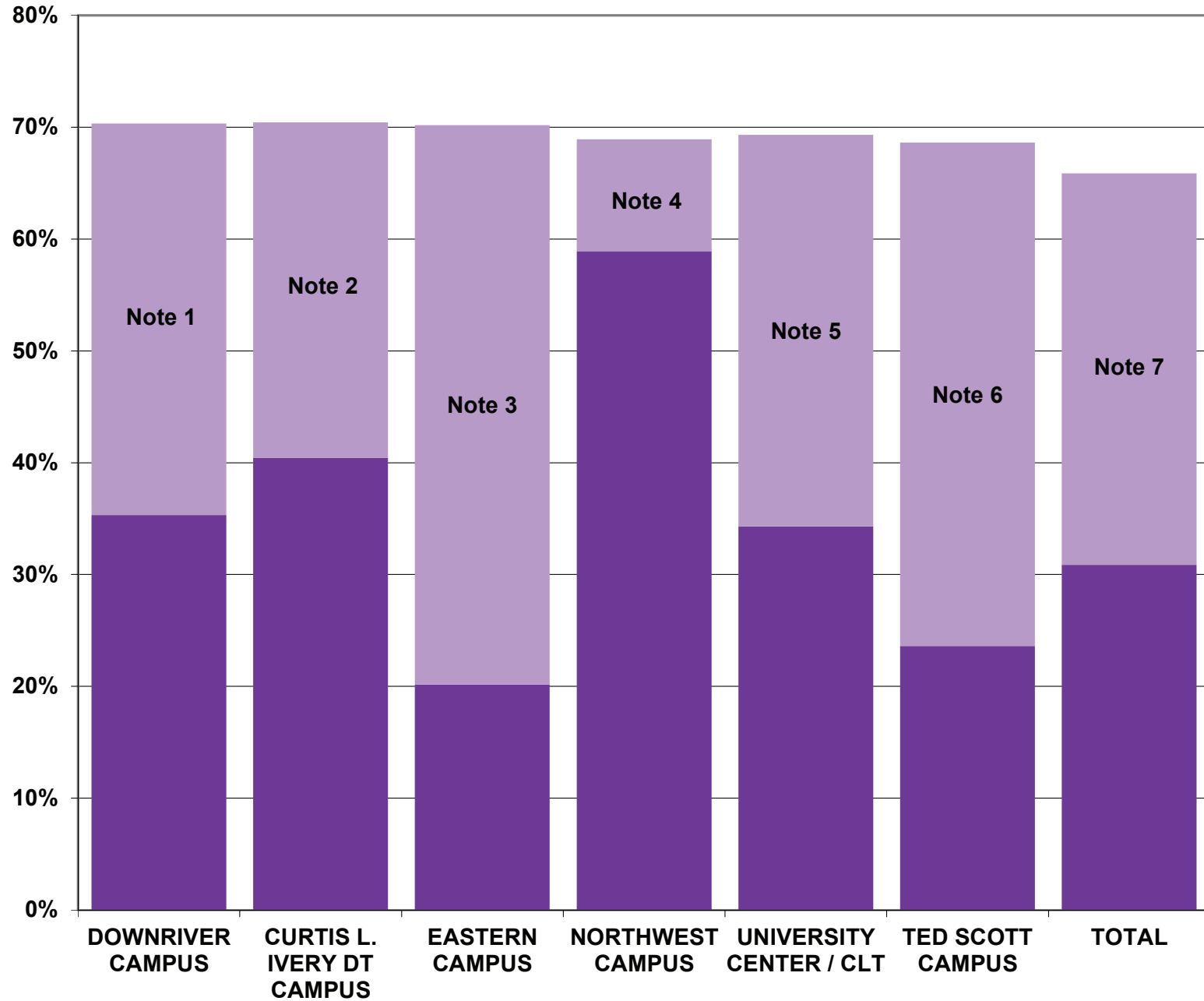
**TED SCOTT CAMPUS (Note 6):** This campus, with the 2008 addition, has adequate space for anticipated further program and enrollment growth.

**TOTAL SPACE UTILIZATION (Note 7):** In the past twenty years, WCCCD has been the fastest growing community College in Michigan, and one of the fastest growing in the United States. The space utilization study indicates that instructional spaces are being effectively utilized, and that recent building projects have provided the intended space for anticipated future enrollment growth.

## WCCCD Laboratory Room Utilization Summary-Fall 2019



## WCCCD Lecture Room Utilization Summary-Fall 2019





# FACILITY STANDARDS

**MAJOR PROJECT DESIGN MANUAL**  
**October 2008**

## APPENDIX THREE - SPACE UTILIZATION GUIDELINES



### STATE OFFICE GUIDELINES

The standards for state offices with full-height structural partitions only have been based on an average of approximately 125 square feet per full-time equivalent employee. Significant cost savings are achieved with open office space planning methods. Systems furniture allows a lower average of approximately 80-120 square feet per full-time equivalent employee.

State agencies are encouraged to consider flexible and innovative space arrangements to minimize space usage. Employees' functional needs may be met through alternative and flexible design strategies. Conference rooms should be shared whenever possible and scheduled through the network for efficient occupancy. Teaming spaces, hoteling cubicles, and common filing areas are recommended. Avoid duplication of common spaces such as break, mail, and copy rooms, storage, toilets, lobbies, and reception/waiting areas.

If a specific business or functional need requires variation from these guidelines, discuss the need with the DMB-FA Project Director.

### CATEGORY

### AREA RANGE (NET USABLE

<p>Full Height Offices                      Department Director (may be on window wall where feasible)</p>	<p>Only 17 and above levels warrant a floor-to-ceiling office.)                      300-350 not including conference area, if applicable                      [350 SF recommended]</p>
<p>Chief Deputy Director                      (19 &amp; above, may be on window wall where feasible)</p>	<p>250-320 SF [275 SF recommended]</p>
<p>Deputy Director, Assistant Director, Bureau Director (18 &amp; above)</p>	<p>150-225 SF [200 SF recommended]</p>
<p>Division Head or Chief, Agency &amp; Bureau Director (17 &amp; above)</p>	<p>150-200 SF [180 SF recommended]</p>
<p>Special Designation (Should have a specific business justification for floor-to-ceiling construction. Managing staff does not mandate a full-height office as private or sensitive conversations may be held in a conference room)</p>	<p>100-175 SF [150 SF recommended]</p>
<p>Open-Plan Offices                      Assistant Division Director or Chief, Manager (13 &amp; above)</p>	<p>100-145 SF [120 SF recommended]</p>
<p>Supervisor 80-145 SF [120 SF recommended]</p>	
<p>Professional, Technician</p>	<p>80-120 SF (100 SF recommended, varies with need for files and equipment.                      To be defined within departmental standards)</p>
<p>Part-time, Student, Intern, Field Staff</p>	<p>36-100 SF [36-48 SF recommended]</p>
<p>Workload Support Spaces (areas for special purposes such as reception, circulation, central files, storage, mail, etc.)</p>	<p>15% of office space</p>

**FINISH SCHEDULE – STATE OF MICHIGAN OFFICES**

<b>ROOM TYPE</b>	<b>WALL FINISH</b>	<b>FLOOR FINISH</b>	<b>AMENITIES</b>	<b>LIGHTING - CONTROLS</b>
Department	Director Vinyl Wall Covering (VWC)	Carpet upgrade	Cable TV connection, private conference room, private toilet room, closet, thermostat	Accent lighting, standard lighting, occupant sensor, dimmers
Deputy Director	Accent, Paint	Upgrade or standard carpet	Semi-private conference room, with accent border	Standard lighting, occupant sensor thermostat
Office for 17+ level	Paint	Standard carpet	None	Standard lighting, occupant sensor
General Office	Paint	Standard carpet	None	Standard lighting, central controls
Large Conference Room	VWC, chair rail, white board, clock	Standard carpet with accent, boarder	Cable TV connection, phone & power under table, network connection, cabinet with sink, projection platform at ceiling	Standard lighting, accent lighting, dimmer controls
Small Conference Room	VWC, chair rail, white board, Clock	Standard carpet with accent, boarder	Phone, power, network connections	Standard lighting, accent lighting, dimmer controls
Private Conference Room	VWC, chair rail, white board, clock	Match adjoining office	Phone, power, network connections	Standard lighting, accent lighting, dimmer controls
Break Rooms	Paint	Vinyl	Base & pantry cabinet with sink, space for microwave and refrigerator, power for microwave and refrigerator	Standard lighting, central controls

**UNIVERSITY AND COLLEGE SPACE STANDARDS:**

Various higher education facilities planning guides exist and may provide guidance for standards of space allocation. The following tables of space utilization standards are provided as a guide.

**CLASSROOMS:** Assignable square feet (ASF) per station.

- For classrooms averaging 20 stations: approximately 21 ASF per station
- For classrooms averaging 30 stations: approximately 17 ASF per station
- For classrooms averaging 40 stations: approximately 15 ASF per station
- For classrooms averaging 80 stations: approximately 12 ASF per station
- For classrooms averaging 120 stations: approximately 11 ASF per station.

**MAJOR PROJECT DESIGN MANUAL**  
**October 2014**

**CLASS LABORATORIES:**

Assignable square feet (ASF) per station, including the floor area of related service rooms (workload support space).

<b>ACADEMIC PROGRAMS</b>	<b>LOWER DIVISION</b>	<b>UPPER DIVISION AND GRADUATE</b>
Agriculture and Natural Resources	60-70	60-70
Engineering	50-90	75-125
Architecture, Environmental Design Biological Sciences, Fine and Applied Arts, Home Economics, Physical Sciences Psychology, "Lab" Social Sciences (typically Archaeology, Criminology, Anthropology)	55-65	85-95
Communications	35-45	55-65
Education (excluding Physical Education)	30-50	30-50
Area Studies, Business and Management, Computer and Information Sciences, Foreign Languages, Letters, Library Science, Mathematics, Military Science, Public Affairs And Services, "Non-Lab" Social Sciences (typically History, Economics, Sociology, International Relations, Demography, Urban Studies, Ethnic Studies)	25-35	25-35
<b>TECHNICAL/VOCATIONAL</b>	<b>ASSIGNABLE SQUARE FEET PER STATION</b>	
Business and Commerce	25-35	
Printing, Photography, Graphic Arts	55-65	
Hotel and Restaurant Management	55-65	
Transportation and Public Utilities	125-175	
Computer Technologies	50-80	
Health Services & Paramedical (Except Physical Therapy)	40-60	
Physical Therapy	90-110	
Mechanical & Engineering Technologies (except Graphics and Drafting)	120-160	
Graphics and Drafting	55-65	
Natural Science Technologies	40-60	
Public Service-Related Technologies		

*Interdisciplinary: Combine the factors of the various academic programs from which the interdisciplinary courses are combined.*

## RESEARCH AND GRADUATE TRAINING FACILITIES:

Includes service (workload support) space.

Academic Program	Assignable Square Feet per Faculty Member Engaged in Research
Agriculture and Natural Resources, Engineering, Biological Sciences, Physical Sciences	900-1,300
Architectural Design, Fine & Applied Arts, Home Economics, Psychology, Communications	600-900
Education, Area Studies, Business and Management, Computer and Information Science, Foreign Languages, Letters, Library Science, Mathematics, Public Affairs and Science, Law, Theology	150-200

## OFFICE AND CONFERENCE FACILITIES:

Organizational Unit	Type Of Institution	Assignable Square Feet per FTE Staff Requiring Space*
Academic Units (see note below)	University	140/170 ASF/FTE Staff
	4-year	125-150 ASF/FTE Staff
	2-year	110-130 ASF/FTE Staff
Non-Academic Units	All Institutions	140-170 ASF/FTE Staff

• These values include allowances for office, office service, conference room, and conference room service types of facilities.

Note: This system does not provide differential values of the criterion for different groups of employees. However, suggested differential values for academic offices are as follows:

- Single faculty member or equivalent: 110 +/- 10 net square feet
- Double faculty member or equivalent: 165 +/- 15 net square feet
- Department chairpersons or equivalent: 165 +/- 15 net square feet
- Deans or equivalent: 200 +/- 20 net square feet

Although faculty and professional staff usually are given larger offices and generate the requirements for conference room space, the other groups of employees create the demand for most office service facilities. The overall factors thus tend to even out.



## **STUDY FACILITIES, LIBRARIES:**

### **STACK SPACE:**

If “volume” is arbitrarily defined as a bound volume, the single value of 0.10 ASF per volume is appropriate. The calculation of volume equivalents is so complex as to be inappropriate as a required step in a generalized planning system. Therefore, it is suggested that a planning criterion of 0.10 ASF per bound volume be used with the recognition that use of this factor carries with it an implied assumption concerning the mix of library resources.

### **STUDY (SEATING) SPACES:**

A value of 25-35 ASF per station for library study is appropriate for most institutions. However, a higher value for library study space may be required in those instances where private study cubicles are provided for faculty and/or graduate students. The number of stations to be provided is determined on the basis of a policy decision which should be explicit in the program. The requirements for a law library, for instance, may be such that a station for each student may be required.

### **LIBRARY SERVICE PROCESSING SPACE:**

This space (recommended at 5% of the sum of stack and study areas) should include only such areas as card catalogs or catalog stations, circulation desks, or other direct processing space. Library office space requirements should be calculated in accordance with space requirements for similar office spaces in other organizational units.

If library office space is not calculated separately, then the sum of the office and other library processing areas will range from 20% (for large libraries) to 25% (for smaller libraries) of the total amount of space in the study and stack categories.

### **SPECIAL, GENERAL, AND SUPPORT USES:**

Space requirements for such spaces will be individually assessed.

- Special Use: Armories, athletic, physical education, audio/visual, clinic (non-medical), demonstration and field-service facilities.
- General Use: Assembly, exhibition, food, student health, lounge, merchandising, and recreation facilities.
- Support: Central food store, central laundry facilities, data processing and computer, shop, storage, and vehicle storage.



# FACILITY CONDITION ANALYSIS



## DOWNRIVER CAMPUS – TAYLOR

The Downriver Campus building was originally built in 1978. The major structural system is composed of steel columns on a concrete foundation. The concrete second floor is supported on metal decking and joists. A similar system supports the built-up roof. The exterior of the building is clad in corrugated metal siding and concrete masonry. A 60,000 square foot theatre and classroom addition was opened in 2010.

The campus buildings and systems have been kept up with no major needs in the near future. The following list includes items that have been completed recently or still in progress.

- Elevator Modernization.
- Door replacements.
- Bollard replacements.
- Performing arts flooring replacements.



## CURTIS L. IVERY DOWNTOWN CAMPUS – DETROIT

The Curtis L. Ivery Downtown Campus building was constructed in 1979. Concrete beams and columns with a concrete slab floor system compose the superstructure of the building. The substructure consists of a concrete slab on grade in collaboration with concrete masonry walls and a poured concrete foundation retained by a poured concrete wall along the north facade of the building. The floor/roof construction consists of concrete slabs. A built-up roof system on concrete, with a ribbed metal roof system in some areas, completes the roof enclosure. The exterior wall composition is constructed of precast concrete panels integrated with an exterior glazing system.

The following list includes items that have been completed recently or in progress.

- Parking lot fencing.
- Elevator updated and remodeled.
- Additional restrooms renovated to meet ADA requirements.
- Computer Laboratory renovations.
- Parking lot lighting replacements.
- Support Services renovations.
- Corridor flooring replacements.
- Administration new flooring.
- Courtyard/Plaza repairs and lighting upgrades.
- Police Authority flooring replacement.
- Student Services Center renovations.
- Cyber Security Suite renovations.
- Emergency Blue Light Towers.
- 4 Auxiliary Classrooms
- Davenport University Renovation Project
- Entrepreneurship Resource Center Renovation.
- Instructional Support Unit Renovation.
- Electronic Classroom Renovation.
- Lot 6 Paving.
- Cooling Tower Replacement.





## EASTERN CAMPUS - DETROIT

The Eastern Campus was constructed in 1982. The major structural system is composed of concrete columns in collaboration with structural steel tubes acting as minor support members. The foundation consists of grade beams and caissons. The existing floor/roof construction includes a precast concrete tee system with concrete topping. Membrane roofing on the concrete topping (membrane roofing on metal deck in some areas) completes the overall roof construction.

The following list includes items that have been completed recently or are in progress.

- Additional restrooms renovated to meet ADA requirements.
- Regional Training Center Renovation.
- Roofing Repairs.
- Police Authority Office Renovations.

## NORTHWEST CAMPUS - DETROIT

WCCCD was able to renovate a purchased property from the University of Detroit Mercy, located at Southfield Road and Outer Drive. This campus includes several buildings that have been renovated to fit WCCCD's curriculum as students were on campus starting in 2008.

The Northwest Campus Capital Outlay Project Larry K. Lewis Education Center was completed and occupied in 2013. The project also addressed many existing facility condition issues, primarily mechanical system improvements in the Academic Administration Building, the General Arts Building, the Health Science Center, the Laboratory Science Building, and the Denise Wellons-Glover Welcome Center. The following list includes items that have been completed recently or are in progress.

- Restrooms in Welcome Center renovated.
- Welcome Center Renovations.
- Police Authority Offices Renovations.
- Concrete Paving Replacement.
- Health Science Dispensary Relocation.
- Welcome Center Entrances.
- Dementia Patients Training Room.





## MARY ELLEN STEMPFLE UNIVERSITY CENTER - HARPER WOODS

In 2008, the District opened a 20,000 square foot facility to house the Mary Ellen Stempfle University Center in Harper Woods. This new center offers community college courses as well as courses offered by partner universities and colleges leading to baccalaureate and masters degrees. The facility was completely renovated to WCCCD specifications and contains general use classrooms, technology labs, interactive television (ITV) labs, science lab, student support functions, and faculty offices.

The following list includes items that have been completed recently or are in progress.

- Lobby and Executive Suite Renovation.
- Computer Lab Virtual Upgrade.
- Classroom Smart Technology Upgrades.
- Exterior Doors and Concrete Replacement.
- Exterior Sign Replacement.

## MARY ELLEN STEMPFLE UNIVERSITY CENTER - CENTER FOR LEARNING TECHNOLOGY

An additional facility was purchased and renovated adjacent to the current facility. This new facility includes teaching spaces and associated support spaces.

The mission of the Center for Learning Technology (CLT) at the MES University Center is to extend and maximize the college's mission of providing globally competitive higher education and career advancement opportunities to students in all stages of life through the use of state-of-the-art technology. The distance learning program offers students more flexibility in planning a course load, permitting them the option of pursuing an education regardless of time or location. Fully online, hybrid, and videoconferencing classes are suited to self-disciplined persons with job responsibilities, child-care issues, or transportation issues that may interfere with their ability to pursue their education through traditional on-campus classes.

Additionally, the CLT provides a unique learning environment for experimentation and innovation. Individuals may utilize professional development and continuing education opportunities for working professionals. Virtual classroom technology provides the capability to connect individuals through two-way audio, two-way videoconferencing throughout the District, across the nation, and the world. Through the CLT, the latest instructional trends for supporting learning and success are piloted and tested for replication throughout the district with the following features.

- A technology-enabled learning environment that supports distance learning students and courses, all career and transfer programs, and continuing education for faculty, staff, students, and community members regardless of location in the District.
- Wireless access for mobile devices is available throughout the facility.
- The CLT consists of 4 smart classrooms, 2 videoconferencing classrooms, a Creative Suite (24 computers), Media Room (audio video production space), Learning Commons, and self-service kiosks.
- New upgrades for Podcast Room and Equipment.

## TED SCOTT CAMPUS - BELLEVILLE

The original Ted Scott Campus building was built in 1981. The structural system is steel on a concrete foundation. The concrete second floor is supported on metal decking and joists. A similar system supports the roof. The built-up roofing was replaced in 2001 and is in good condition. The exterior of the building is clad in stainless steel corrugated siding above glass block. The siding is in good condition. The interior walls and ceilings are in good shape. A 43,000 square foot addition was completed in 2008 and includes six new seminar rooms, a computer classroom wing and a technical laboratory wing.

The following list includes items that have been completed recently or are in progress.

- Mechanical System Upgrades.
- Lighting Fixtures Upgrades.
- New entrance and Community Soccer Field.
- Elevator Renovations.
- Emergency Generator Repairs.
- Landscaping Improvements.

# ENERGY PLAN

## WAYNE COUNTY COMMUNITY COLLEGE DISTRICT ENERGY PLAN

The Wayne County Community College District has the ongoing WCCCD Green Initiative, strengthening their stewardship of the earth's climate and environmental sustainability. Although not just an Energy Plan, all elements of energy are included.

### THE OBJECTIVES OF THE WCCCD GREEN INITIATIVE ARE AS FOLLOWS:

1. To underscore WCCCD's commitment to the stewardship of the earth's climate and environmental sustainability.
2. To optimize WCCCD's energy performance, energy conservation measures, and verification of energy performance.
3. To minimize the impact of district operations on carbon emissions.
4. To prepare students for careers in green occupations.
5. To deepen student understanding of the economic, health, social, ecological, and ethical dimensions of climate change and environmental sustainability.
6. To create living/learning laboratories on environmental sustainability for students, faculty and staff, and community groups.
7. To provide demonstration projects on environmental sustainability.
8. To create model green campuses, starting with the LEED Platinum Larry K. Lewis Education Center.
9. To participate at the local, state, and national level in activities to strengthen the stewardship of the earth's climate and environmental sustainability, and to participate in a national movement to place institutions of higher education in a leadership role in addressing climate change and environmental sustainability.

### THE FOLLOWING ARE ELEMENTS OF THE WCCCD GREEN INITIATIVE:

1. New facilities for the Northwest Campus to meet LEED (Leadership in Energy and Environmental Design) Platinum certification standards have been completed.
2. Green career education programs (renewable energy production and distribution, green building construction, water and wastewater management, agriculture, biofuels, electrical and hybrid vehicle manufacturing, transportation, air quality, energy auditing supply chain, etc.) continue to be developed and implemented.
3. An energy audit of all facilities has been completed and continues on a yearly basis.
4. WCCCD has pursued an aggressive strategy of reducing energy used at all campus locations by upgrading systems and equipment, working with the utility suppliers, and improving facility operations. The following chart shows WCCCD Energy Usage and Utility Cost over the past 7 years. The reduction of energy use and utility cost savings have been substantial at all facilities. For all locations, despite an increase of 8.7% of building square footage, WCCCD has reduced energy use per square foot by 42%, utility costs per square foot by 32%, and overall utility costs by 27% with an actual savings of over \$700,000 per year.

**WCCCD Energy Usage and Utility Costs 2019**

Building	Fiscal Year	Gas		Electric		Steam		Totals		
		BTU/SF/YR	\$/SF/YR	BTU/SF/YR	\$/SF/YR	BTU/SF/YR	\$/SF/YR	BTU/SF/YR	\$/SF/YR	\$/YR
District Office Building 106,000 SF	2018-2019	22,130	\$ 0.15	37,213	\$ 1.07			59,342	1.22	\$129,095
	2017-2018	26,985	0.18	41,789	1.09			68,774	1.27	\$134,620
	2016-2017	15,728	0.12	41,789	1.09			57,517	1.21	\$128,260
	2015-2016	16,078	0.12	41,789	1.09			57,867	1.21	\$128,260
	2012-2013	33,128	0.12	46,879	1.18	0	0.00	80,007	1.30	\$137,800
	2011-2012	0		37,519	0.96	72,507	1.43	110,026	2.39	\$253,340
	2010-2011	0		54,617	1.30	88,355	1.93	142,972	3.23	\$342,380
Downriver Campus 258,069 SF	2018-2019	89,494	\$ 0.31	48,388	\$ 1.35			137,882	1.66	\$427,978
	2017-2018	45,399	0.29	48,954	1.20			94,353	1.49	\$384,523
	2016-2017	43,205	0.32	48,954	1.20			92,159	1.52	\$392,265
	2015-2016	42,339	0.15	43,170	1.07			85,509	1.22	\$314,844
	2012-2013	70,226	0.31	65,821	1.34			136,047	1.65	\$425,814
	2011-2012	136,658	0.44	63,740	1.23			200,398	1.67	\$430,975
	2010-2011	140,428	0.50	66,372	1.21			206,800	1.71	\$441,298
Downtown Campus 178,040 SF	2018-2019	65,478	\$ 0.20	44,235	\$ 1.23			109,713	1.43	\$254,287
	2017-2018	32,969	0.19	45,410	1.10			78,379	1.29	\$229,672
	2016-2017	26,239	0.19	45,410	1.10			71,649	1.29	\$229,672
	2015-2016	29,679	0.08	45,410	1.10			75,089	1.18	\$210,087
	2012-2013	27,893	0.13	39,118	1.08	0	0.00	67,011	1.21	\$215,428
	2011-2012	1,986	0.02	40,844	1.14	31,842	0.64	74,672	1.80	\$320,472
	2010-2011	0		55,146	1.26	98,641	2.13	153,787	3.39	\$603,556
Eastern Campus 185,999 SF	2018-2019	95,690	\$ 0.34	42,459	\$ 1.18			138,148	1.52	\$283,435
	2017-2018	57,322	0.30	41,926	0.98			99,248	1.28	\$238,079
	2016-2017	49,371	0.31	41,926	0.98			91,297	1.29	\$239,939
	2015-2016	44,711	0.09	41,926	0.98			86,637	1.07	\$199,019
	2012-2013	80,723	0.35	43,662	1.11			124,385	1.46	\$271,559
	2011-2012	133,480	0.46	35,605	0.92			169,085	1.38	\$256,679
	2010-2011	102,300	0.50	41,416	1.41			143,716	1.91	\$355,258
Northwest Campus 435,610 SF (2012) 335,759 SF	2018-2019	61,855	\$ 0.20	37,316	\$ 1.05			99,172	1.24	\$540,836
	2017-2018	34,223	0.23	36,288	0.91			70,511	1.14	\$496,595
	2016-2017	33,765	0.20	36,288	0.91			70,053	1.11	\$483,527
	2015-2016	26,005	0.08	34,081	0.82			60,086	0.90	\$392,049
	2012-2013	64,172	0.25	39,420	0.83			103,592	1.08	\$470,459
	2011-2012	103,466	0.27	44,589	0.81			148,055	1.08	\$470,459
	2010-2011	169,750	0.42	66,932	1.05			236,682	1.47	\$493,566
University Center 31,228 SF (2014) 19,033 SF	2018-2019	54,343	\$ 0.34	49,880	\$ 1.47			104,223	1.81	\$56,418
	2017-2018	58,836	0.38	52,091	1.44			110,927	1.82	\$56,835
	2016-2017	46,752	0.34	52,091	1.44			98,843	1.78	\$55,586
	2015-2016	48,688	0.34	50,911	1.62			99,599	1.96	\$61,207
	2012-2013	51,384	0.52	49,994	1.86			101,378	2.38	\$45,299
	2011-2012	51,179	0.51	48,761	1.73			99,940	2.24	\$42,634
	2010-2011	69,894	0.61	55,128	1.80			125,022	2.41	\$45,870
Ted Scott Campus 204,198 SF	2018-2019	64,186	\$ 0.38	37,009	\$ 1.03			101,195	1.41	\$287,850
	2017-2018	36,831	0.16	37,514	0.94			74,345	1.10	\$224,618
	2016-2017	61,934	0.40	37,514	0.94			99,448	1.34	\$273,625
	2015-2016	57,861	0.38	41,309	1.21			99,170	1.59	\$324,675
	2012-2013	45,470	0.34	38,313	1.32			83,783	1.66	\$338,969
	2011-2012	105,453	0.62	63,948	1.13			169,401	1.75	\$357,347
	2010-2011	125,810	0.87	74,380	1.22			200,190	2.09	\$426,774
Totals 1,399,144 SF	2018-2019							110,225	1.42	\$1,979,899
	2017-2018							81,060	1.26	\$1,764,941
	2016-2017							81,141	1.29	\$1,802,873
	2015-2016							76,632	1.17	\$1,630,141
	2012-2013							81,833	1.37	\$1,905,327
	2011-2012							150,981	1.66	\$2,131,905
	2010-2011							190,631	2.10	\$2,708,701







**The following specialized academic classes are being offered:**

**a. Downriver Campus**

- i. AUT 114-117-Electrical/Electronics I-IV
- ii. AUT 150-Introduction to Alternative Fuels
- iii. AUT 151-Light Duty Diesel Engines
- iv. AUT 152-Introduction to Electric and Fuel Cells
- v. AUT 153-Introduction to Gaseous Fuels
- vi. AUT 154-Introduction to Hybrid Fuel Technology
- vii. AUT 155-Introduction to Hydrogen Applications and Safety

**b. Curtis L. Ivery Downtown Campus**

- i. WET 101-Water Treatment Technologies
- ii. WET 102-Wastewater Treatment Technologies
- iii. WET 210-Advanced Waste Water Treatment Technologies
- iv. WET 212-Advanced Water Treatment Technologies
- v. WET 215-Water Quality Analysis and WET Instrumentation
- vi. WET 220-Water Quality Analysis and Microbiology
- vii. WET 224-Water/Waste Water Utility Equipment Maintenance
- viii. WET 265-Practicum

**c. Eastern Campus**

- i. HVA 101-Basic Refrigeration
- ii. HVA 102-Hermetic Systems
- iii. HVA 104-105-Power Energy Air Conditioning I-II
- iv. HVA 112 Refrigerant Recovery, Recycling and Reclamation
- v. HVA 113 Refrigerant Code and Regulations
- vi. HVA 114 Heating Code and Regulations
- vii. GTT 101-Principles of Thermalgeology
- viii. GTT 105-Applications of Geothermal System
- ix. GTT 201-Geothermal REHC Technology
- x. GTT 220-GHEX Accreditation Exam Prep
- xi. RET 100-Renewable Energy/Alternative Energy Principles
- xii. SED 100-Principles of Sustainable Environmental Design
- xiii. SED 120-Residential and Commercial Sustainable Design
- xiv. SED Ecologically Aware Interiors

**d. Northwest Campus**

- i. RET 100-Renewable Energy/Alternative Energy Principles



#### **e. Ted Scott Campus**

- i. RET 100-Renewable Energy/Alternative Energy Principles
- ii. RET 120-Conventional Energy Sources and Application
- iii. RET 140-Energy and Electricity
- iv. RET 142.Wind Power
- v. RET 144-Solar Power
- vi. RET 146-Geothermal and Hydropower
- vii. SED 100-Principles of Sustainable Environmental Design
- viii. SED 120-Residential and Commercial Sustainable Design
- ix. SED 140-Sustainable Materials
- x. SED 142-Sustainable Sites
- xi. SED 144 Ecologically Aware Interiors
- xii. SED 146-Sustainable Project Management
- xiii. SED 148-Sustainable Systems
- xiv. SED 160 Sustainable Community Principles
- xv. SED 200 LEED Certification Exam Preparation
- xvi. SED 220-Sustainable Environmental Design Capstone

#### **THE FOLLOWING ELEMENTS OF THE WCCCD GREEN INITIATIVE ARE TO BE ADDRESSED IN THE YEARS AHEAD:**

1. Continue to develop a district-wide plan of action for energy efficiency and environmental sustainability.
2. Implement conservation measures such as recycling, waste minimization, water management, power management, uses of alternative energy, reduction in paper consumables, and use locally grown food and locally manufactured supplies.
3. Use high efficiency equipment, IT devices (Energy Star), and vehicles.
4. Verify ongoing energy performance with periodic sustainability progress reports.
5. Continue to strengthen green career education programs (renewable energy production and distribution, green building construction, water and wastewater management, agriculture, biofuels, electrical and hybrid vehicle manufacturing, transportation, air quality, energy auditing, supply chain, etc.)
6. Incorporate environmental sustainability topics into general education and academic programs (economic, health, social, ecological, and ethical dimensions).

# 5-Year Capital Improvement Implementation Plan



## MAJOR BUILDING PROJECTS INTRODUCTION

Wayne County Community College District includes six campus locations throughout Wayne County and one main administration office building within the district boundary. Three campuses and the Curtis L. Ivery District Office Building are located within the City of Detroit; the Curtis L. Ivery Downtown Campus and Curtis L. Ivery District Office Building located at Fort Street and the Lodge Expressway, the Northwest Campus located at Outer Drive and Southfield Road, and the Eastern Campus located at Conner Avenue and Interstate 94. The Downriver Campus is located on Northline Road in the City of Taylor and the Ted Scott Campus is located on Haggerty Road in Van Buren Township. The Mary Ellen Stempfle University Center and the Center for Learning Technology are located on Vernier Road in Harper Woods.

As stated in the Wayne County Community College District's 2000 New Century Facility and Campus Master Plan, the overarching goal is to provide adequate and consistent facilities in order to educate and empower students to compete in the 21st century.

Since that publication, WCCCD's capital improvements not only successfully achieved this goal, but established a high quality, diverse, and technologically advanced atmosphere within which individuals, businesses, and surrounding communities continue to flourish. Building upon the momentum of the past nineteen years of capital improvements and looking towards long term needs, WCCCD has identified several new construction and renovation projects. Once completed, these projects will reinforce the previously established partnership focus for each campus and strengthen the entire district. An overview of all projects is as follows:

### COMPLETED MAJOR PROJECTS SINCE 2001

- Emergency repair and urgent renovation projects (all campuses)
- Michigan Institute for Public Safety Education (Downriver Campus)
- Entrepreneurial Institute and Resource Center (Eastern Campus)
- Educational Multipurpose Center (Ted Scott Campus)
- Information Technology Data Center (Curtis L. Ivery District Office Building)
- Renovation and upgrading of science labs and other instructional spaces (all campuses)

- Heinz C. Prechter Education and Performing Arts Center (Downriver Campus)
- Mary Ellen Stempfle University Center (Grosse Pointes/ Harper Woods location)
- Relocation of Northwest Campus
- Northwest Campus Larry K. Lewis Education Center
- Expansion of the Mary Ellen Stempfle University Center with the Center for Learning Technology
- Facility condition analysis and building systems upgrade

### MAJOR PROJECTS CURRENTLY IN PROCESS

- Renovation and Maintenance projects - See Appendix E
- Curtis L. Ivery Health & Wellness Center (Curtis L. Ivery Downtown Campus) - See Appendix C
- Horticulture Education Center (Downriver Campus) - See Appendix D

### MAJOR PROJECTS PLANNED FOR THE FUTURE

- Digital Communications Studio at the Mary Ellen Stempfle University Center - See Appendix A
- Eastern Campus Repurposing and Upgrading Project - See Appendix B

### FACILITY AND SITE DEVELOPMENT AREAS FOR EXPLORATION AND REVIEW OF OPTIONS

- Development of a Sustainability Program at WCCCD (Leadership in Energy and Environmental Design-LEED certification; green building standards for construction, renovation, and retrofitting; student involvement; environmental studies curriculum; recycling program; sustainability policies; sustainability advisory committee; etc.)
- Options for future housing of central administration functions
- Options for designated spaces to house workforce development and continuing education programs
- Upgrading of technology-oriented instructional laboratories (e.g. information and computer technologies, business, manufacturing technology, and health education, implementation of an Advanced Technology Center at the Ted Scott Campus)



## IMPLEMENTATION PLAN

- A. The District's priority capital project for which funds are requested from the state is the Digital Communications Studio.
- 1) Expanded facilities provide opportunities for students to complete certificates and associate's degrees and enter a career field providing a family - sustaining income.
  - 2) Contribution to the Detroit, Wayne County region, and the State of Michigan by providing employers with highly-skilled employees. About one-fifth of persons in the digital and media field are self-employed, these entrepreneurs contribute to small business development and economic growth.
  - 3) Service as a digital and visual communications hub for schools districts, business organizations, and communities through technology-enhanced programs such as video conferencing, video interviewing and distance learning.
- B. Over the past few years, the District has made significant progress in addressing outstanding deferred maintenance issues. Some of the areas addressed include roof repairs, mechanical equipment replacements, electrical and lighting system replacements, grounds renovations and structural deficiencies. Although additional issues continue to arise with the aging of the facilities, the District continues to make significant progress as it attempts to cope with years of underfunded deferred maintenance issues. See Facility Assessment Section.
- C. Construction completion and occupancy occurred for the State Building Authority funded Northwest Campus Replacement Project in early 2013 as anticipated in previous Five-Year Capital Outlay Plans.
- D. The District is investing in on-line technologies, especially distance learning, as an alternative to traditional instructional delivery.
- E. On an annual basis, Wayne County Community College District has no projected maintenance items in excess of \$1,000,000.
- F. Each fiscal year, the annual District Facilities and Maintenance operating budget is developed based upon historical actual expenditures as well as anticipated scenarios requiring budget adjustments. As a result, routine operational maintenance issues are budgeted for as well as unplanned projects that are non-routine in nature.

# Appendix A



# Fiscal Year 2021 Capital Outlay Major Project Request

**INSTITUTION NAME:**

**Wayne County Community College District**

**CAPITAL OUTLAY CODE:**

**REQUEST CODE:**

**PROJECT TITLE:**

**Digital Communications Studio**

**PROJECT FOCUS:**

Academic    Research    Administrative/Support

**TYPE OF PROJECT:**

Renovation    Addition    New Construction

**APPROXIMATE SQUARE FOOTAGE:**

**18,903 sf New Addition**

**TOTAL ESTIMATED COST:**

**Project Cost \$7,172,000**

**ESTIMATED DURATION OF PROJECT:**

**Start 2020 / Completion July 2022**

Is the Five-Year Plan posted on the department's public internet site?  Yes  No

Is the requested project included in Five-Year Capital Outlay Plan?

## PROJECT PURPOSE

The purpose of the Digital Communications Studio is to provide state-of-the-art programs and facilities that enable students to develop technical and professional skills critical to success in the growing digital/media, communications, design, and visual arts fields. Graduates will be able to become entry-level professionals in these fields or to transfer to a baccalaureate institution for advanced study.

The studio will also serve as a hub to link digital and visual communications services to area high schools, Wayne County communities, and all of WCCCD's campuses:

**Area High Schools:** The Digital Communications Studio will serve as a resource for high school dual enrollment students and for students enrolled in secondary courses in digital and media communications, design, and visual arts fields. As well, it will be a resource for public school faculty and administrators in the areas of professional development, videoconferencing, video interviewing, technology-aided meetings, and distance learning.

**Wayne County Communities and Businesses:** The Digital Communications Studio will serve as a resource for businesses and communities in Wayne County through making available technology-aided meeting spaces, videoconferencing, video links to global instructional resources, and video interviewing. Businesses will benefit from continuing education and workforce development courses offered via digital and distance learning.

**WCCCD's Campuses:** The Digital Communications Studio will serve as a digital and media communications hub for all WCCCD campuses. Faculty members will be provided with opportunities for professional development, proctoring of exams, digital repository of instructional materials, faculty lecture capture, and a new distance learning platform. WCCCD administrators will benefit from services such as video interviewing, teleconferencing, and technology-aided meeting space.

## SCOPE OF THE PROJECT

The Mary Ellen Stempfle University Center, on Vernier Road in Harper Woods, consists of two buildings - the University Center and the Center for Learning Technology. The Digital Communications Studio will be an addition to the Center for Learning Technology.

The Center for Learning Technology provides the opportunity for faculty, staff, and community members to increase learning through the use of innovative technology and distance learning. Advancements in technology are changing the way we learn while increasing the supportive and integrative strategies faculty have to enhance the classroom environment. WCCCD's distance learning offerings serve students locally, nationally, and internationally through Live-interactive, online, and virtual classrooms. The center is able to support these activities by providing various technology related services.

The Digital Communications Studio will not only support the Center for Learning Technology but will provide an enhanced focus on student learning. The technology based new facility will support both academics and career development.

The addition of the Digital Communications Studio to the Center for Learning Technology will provide a return on investment in a number of appreciable ways, including:



- The addition will enable the college to serve more students, and improve services to schools, businesses, and communities.
- The programs to be housed in the Digital Communications Studio will enable WCCCD to be more responsive to the changing career opportunities of individuals, the need of employers for highly-skilled employees, and the need of schools, businesses, and communities in the Wayne County region for the technology-related services that will be provided by the Digital Communications Studio.
- The technology-focused programs to be housed in the Digital Communications Studio will prepare students for careers in family-sustaining occupations.
- The programs and services provided in the Digital Communications Studio will contribute to the economic and workforce development of the Wayne County Community College District County region.
- For low-income students from underrepresented and underserved populations, WCCCD's digital communications programs will likely be the only option available to them to enter related career fields.
- To keep pace with changing employment and community needs, WCCCD must increase the availability of technology focused programs such as those in the digital communications career fields.

The specific programmed spaces for the Digital Communications Studio are indicated in detail on the following chart.

WCCCD					
DIGITAL COMMUNICATIONS STUDIO					
Space Description - Character/Room Use Categories		Number of Rooms/Spaces	Workstations Per Room	Square Feet Each	Net Square Feet
<b>LEARNING SPACES</b>					
<b>Learning Spaces</b>	Production Breakout	2	6	250	500
	Classrooms	3	24	800	2,400
	Divisible Classroom	1	48	1,500	1,500
	Art Classroom	1	24	750	750
	Lab	1	32	1,000	1,000
	Production Studio	1	32	1,200	1,200
	Podcast Studio	1	12	300	300
	Production Editing	1	6	500	500
	Editing Breakout	3	1	40	120
	Isolation Studio	1	1	100	100
	Recording Studio	1	2	300	300
<b>TOTAL LEARNING SPACES</b>		<b>188</b>		<b>8,670</b>	
<b>INTRADEPARTMENTAL CIRCULATION</b>		15%		<b>1,301</b>	
<b>FACULTY SUPPORT</b>					
<b>Faculty Support</b>	Faculty Work Station	2	1	40	80
	Faculty Collaborative Planning/Conference Room	1	8	240	240
	<b>TOTAL FACULTY SUPPORT</b>	<b>9</b>		<b>320</b>	
<b>INTRADEPARTMENTAL CIRCULATION</b>		15%		<b>48</b>	
<b>INSTRUCTIONAL SUPPORT</b>					
<b>Instructional Support</b>	Lobby/Student Commons/Exhibition Gallery 1/100	1	15	1,500	1,500
	Server Room / IT	1		100	100
	Vending	1		100	100
	Print Room	1		200	200
	Equipment Lending	1		100	100
	Production Storage	1		250	250
	Observation and Control Room	2	6	500	1,000
	Storage	1		100	100
	<b>TOTAL INSTRUCTIONAL SUPPORT</b>	<b>21</b>		<b>3,350</b>	
<b>INTRADEPARTMENTAL CIRCULATION</b>		4%		<b>134</b>	
<b>ADMINISTRATION</b>					
<b>Administration</b>	Office	2	1	100	200
	Clerical Support	1	1	80	80
	Conference Room	1	8	240	240
	Waiting	1	4	100	100
	Work Room/Storage	1		150	150
	<b>TOTAL ADMINISTRATION</b>	<b>14</b>		<b>770</b>	
<b>INTRADEPARTMENTAL CIRCULATION</b>		15%		<b>116</b>	
<b>Net Area</b>				<b>13,110</b>	
<b>Total Stations</b>				<b>232</b>	
Net Area				<b>13,110</b>	
Custodial Area (1%)				<b>131</b>	
Intradepartmental Circulation				<b>1,598</b>	
Interdepartmental (15%) Circulation				<b>1,967</b>	
Mechanical Area (8%)				<b>1,049</b>	
Construction Area (8%)				<b>1,049</b>	
<b>Gross Square Feet</b>				<b>18,903</b>	
Efficiency				<b>69.35%</b>	

## PROGRAM FOCUS OF OCCUPANTS

The specific associate degree, certificate, and continuing education programs to be offered in the Digital Communications Studio are:

**Associate degree programs:** Associate in Applied Science Degree—Digital Media Production

**Certificate programs:**

- College Certificate—Digital Media Production
- College Certificate—Digital photography technology
- College Certificate—Graphic design

Non-credit continuing Education and workforce development programs (on-line, videoconferencing, or on-site)

Students in the digital and visual communications programs will develop knowledge and skills in areas such as:

- Digital/media production
- Media project management (directing, planning, organizing, design, communications, evaluation, etc.)
- Media production (research, developing media projects including videography, lighting, sound, etc.)
- Studio management (cameras, equipment, computers, networks, etc.)
- Media design (interactive DVD, web design, motion graphics, etc.)
- Visual literacy, comprehension, and communications
- Visual design and storytelling
- Web design
- Digital photography technology

Student learning will emphasize:

- Hands-on learning
- Experimentation
- Project-based learning
- Collaboration and teamwork
- Creativity and artistic expression

A more detailed description of some dimensions of the programs and services of the Digital Communications Studio is provided below.

## PROFESSIONAL DEVELOPMENT

The Digital Communications Studio will create and coordinate professional development opportunities for WCCCD staff and faculty, as well as workforce development for business and industry that can be delivered through multiple distance learning modalities including:

- Webinars
- On-line instruction
- Videoconferencing
- Virtual Classroom

## VIDEOCONFERENCING

The ability to meet “real-time” with colleagues, business partners, and community organizations while remaining local can be a valuable asset. Videoconferencing will allow for:

- Meetings (public service announcements, prerecorded seminar viewing, etc.)
- Employment Services (video conference interviewing)
- Classes and guest speakers

## VIDEO/AUDIO PRODUCTION

The studio will offer full production opportunities including video/audio production and a complete editing suite for digital video taping. Faculty, staff and community members will have the ability to produce broadcast-quality lectures, interviews, meeting, webinars, continuing education courses, etc., all at one location.

## ONSITE TECHNICAL SUPPORT

The studio will provide the technical support to faculty, staff, and students for the various complexities that can accompany digital/media communications, distance learning and technology-based formats.

## INSTRUCTIONAL DESIGN

The studio will provide support to faculty members as they design technology-aided courses and programs.

## PROCTORING

The studio will provide the technical support to faculty, staff, and students for the various complexities that can accompany digital/media communications, distance learning and technology-based formats.

## DIGITAL REPOSITORY

Through the studio’s video production suite and other digital media sources, a digital repository will be created to house the various materials. Through one source faculty, staff, and the community will have the opportunity to “shop” within the repository to meet their lecture, meeting, or professional development needs such as:

- List of webinars
- Workforce development training
- Link to continuing education courses
- Lecture capture

## PROJECT ELEMENTS AND ESTIMATED COST

### Project Elements and Estimated Cost

#### WCCCD Digital Communications Studio

Project Cost Estimate - 18,903 Square Feet

Building	\$ 260/sf	\$ 4,914,000	
Sitework		<u>400,000</u>	
			\$ 5,314,000
Contingency - 7%			<u>372,000</u>
<i>Sub Total</i>			\$ 5,686,000
Contractor Fee, Overhead, Profit, General Conditions - 10%			<u>569,000</u>
<i>Total Estimated Construction Cost</i>			\$ 6,255,000
Furniture, Furnishings, and Equipment			300,000
DTMB Office of Facilities Fees			62,000
State of Michigan Supervision			60,000
Construction Testing / Review Fees / Reimbursables			25,000
Architectural / Engineering Fees - 7.5%			<u>470,000</u>
<b>Total Estimate Project Cost</b>			<b><u>\$ 7,172,000</u></b>

## PRELIMINARY PROJECT SCHEDULE

- a. State Planning Authorization: 2020
- b. Initial Plans and Program Statement: 2020
- c. State review and approval: 2021
- d. Preliminary Design and Final Design: February - May 2021
- e. State review and approval: June 2021
- f. Start of construction: September 2021
- g. Completion of project: July 2022



## ADDITIONAL INFORMATION:

### 1. How does the project support Michigan's talent enhancement, job creation, and economic growth initiatives on a local, regional and/or statewide basis?

There are employment and career opportunities in the WCCCD service area in occupations such as video editor, producer, director, video and sound engineering technician, videographer, audio technician, and camera operator. The average annual earnings for a person with an associate's degree in these fields is \$55,000 (26.50 per hour).

- Video editors and camera operators: Median 2017 pay was \$58,210; job outlook for 2016-26 is 13 percent growth. Those who earn associate's degrees will qualify for entry-level positions.
- Graphic designers: Median 2017 pay was \$48,700; job outlook for 2016-26 is 4 percent growth. Those who earn associate's degrees will qualify for entry-level positions.
- Multimedia artists and animators: Median 2017 pay was \$70,530; job outlook for 2016-26 is 8 percent. These careers may require a bachelor's degree; WCCCD graduates may seek an entry-level position while pursuing a bachelor's degree.

Businesses in the Wayne County region will benefit from the programs of the Digital Communications Studio since they will have access to highly-skilled graduates who will contribute to their economic success.

#### Benefits to State Taxpayers

The Digital Communications Studio will serve a very diverse student population, including many from low-income backgrounds. The State of Michigan taxpayers benefit when low-income students become employable, are taxpayers, and are removed from government assistance programs. The taxpayers also benefit when individuals have the up-to-date job skills that businesses and communities need in order to advance the economic viability of the Wayne County region and the State of Michigan.

### 2. How does the project enhance the core academic and/or research mission of the institution?

Programs in the digital/media, communications, design, and visual arts fields will enhance WCCCD's mission in these ways:

- WCCCD's mission is to empower individuals, businesses, and communities to achieve their higher education and career advancement goals. The Digital Communications Studio will enhance WCCCD's capacity to serve all of the constituencies indicated in the mission statement: individual students, businesses, and communities.
- WCCCD's students, many of whom come from low-income and underrepresented populations, will have an opportunity they would not otherwise have to prepare for jobs and careers in these growing fields.

Businesses in the Wayne County region will benefit from the programs of the Digital Communications Studio since they will have access to highly-skilled graduates who will contribute to their economic success.

### 3. Is the requested project focused on a single, stand-alone facility? If no, please explain.

Yes.

### 4. How does the project support investment in or adaptive re-purposing of existing facilities and infrastructure?

The Digital Communications Studio is a new facility that will be an addition to the existing Center for Learning Technologies. The addition will upgrade the adjacent Center for Learning Technologies with the closely related functions intergrated.

### 5. Does the project address or mitigate any current health/safety deficiencies relative to existing facilities? If yes, please explain.

The Digital Communications Studio is a new facility that will meet all current health/safety requirements.

**6. How does the institution measure utilization of its existing facilities, and how does it compare relative to established benchmarks for educational facilities? How does the project help to improve the utilization of existing space and infrastructure, or conversely how does the current utilization support the need for additional space and infrastructure?**

The utilization of existing learning spaces is of major importance especially in regards to the development and evolution of new academic programs as envisioned for the Digital Communications Studio. WCCCD conducts space utilization studies for all classrooms and laboratories on an annual basis. Accepted benchmarks for community college laboratories are 18-22 hours per week depending on discipline which on average is being achieved at all WCCCD campus locations. The new Digital Communications Studio will include specialized laboratory spaces that do not currently exist at any WCCCD campus locations and they will be well utilized.

**7. How does the institution intend to integrate sustainable design principles to enhance the efficiency and operations of the facility?**

It is WCCCD's intention to develop the Digital Communications Studio with at least LEED Gold Certification.

**8. Are match resources currently available for the project? If yes, what is the source of the match resources? If no, identify the intended source and the estimated timeline for securing said resources.**

Yes. In November of 2001, voters of the district approved a ten-year property tax levy that increased WCCCD's total millage from 1.00 mil to 2.50 mils. This 1.5 mil increase was designed to fund both operating and capital expenditures. In November 2008, voters approved the renewal of the ten-year property tax levy at a reduced rate of 1.25 mils, thus providing the college with a millage rate of 2.25 mils to the year 2021. In November 2012, voters approved an additional 1.0 mil ten-year levy designed to fund both operating and capital expenditures.

**9. If authorized for construction, the state typically provides a maximum of 75% of the total cost for university projects and 50% of the total cost for community college projects. Does the institution intend to commit additional resources that would reduce the state share from the amounts indicated? If so, by what amount?**

WCCCD is willing to exceed minimum matching requirements as a means of cooperating with the State of Michigan and as a contribution to achieving the success of this extremely important project.

**10. Will the completed project increase operating costs to the institution? If yes, please provide an estimated cost (annually, and over a five-year period) and indicate whether the institution has identified available funds to support the additional cost.**

WCCCD anticipates increased utility costs of less than \$20,000 per year which will be accommodated in the yearly operating budget.

Personnel costs, for faculty and administration, will not increase because this work will be covered by present full- and part-time staff. One additional technician will be added at a cost of \$60,000 per year which will be accommodated in the yearly operating budget.

**11. What impact, if any, will the project have on tuition costs?**

Since a WCCCD designated capital fund and matching state capital outlay funding will fund this project, no impact on student tuition and fees is anticipated as a result of this project.

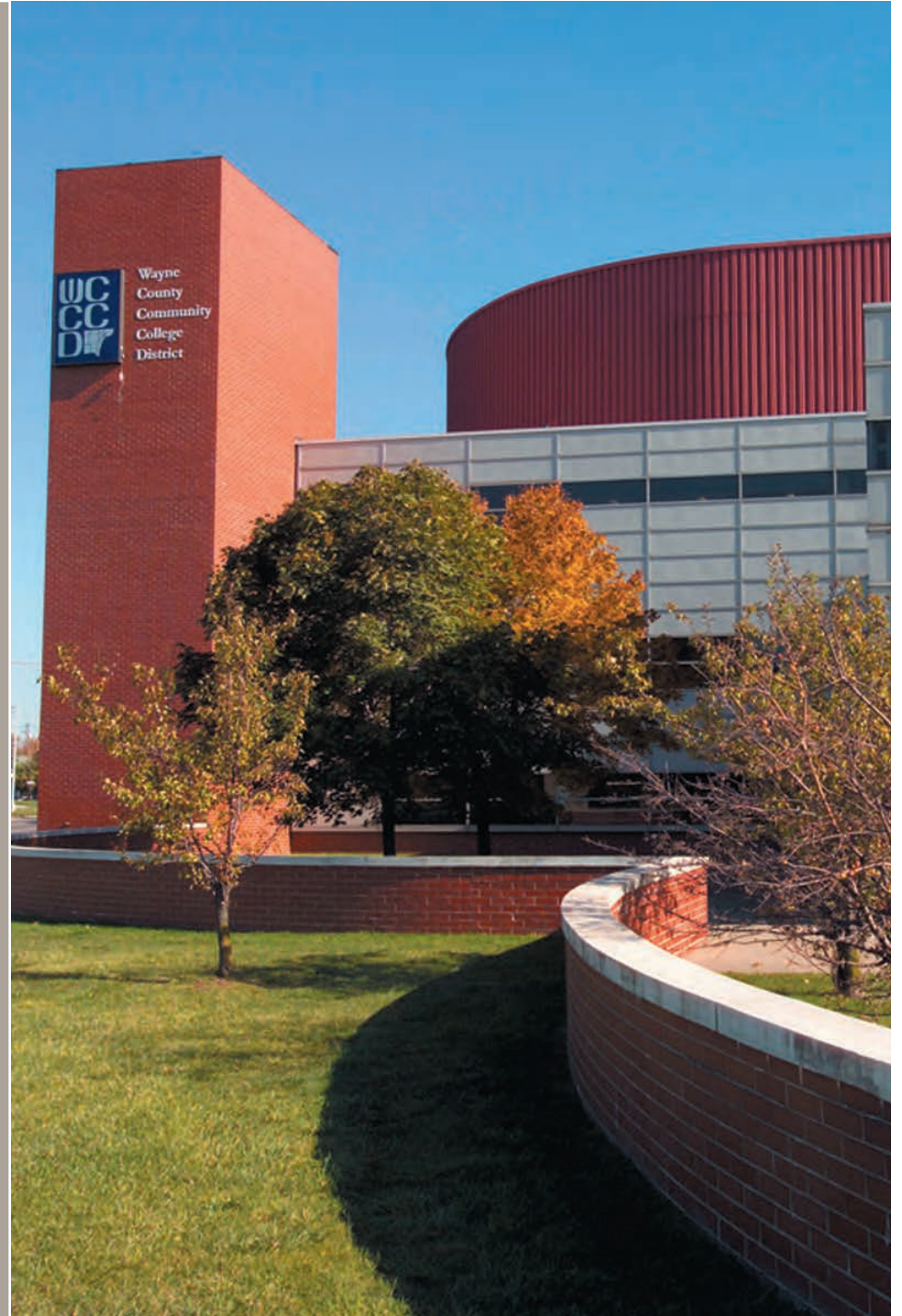
**12. If this project is not authorized, what are the negative impacts to the institution and its students?**

- Current and potential WCCCD students will not be empowered to enter and advance in careers in the digital/ media, communications, design, and visual arts fields.
- WCCCD will not fully serve the needs of regional employers for highly-qualified persons in these growing fields.

**13. What alternatives to this project were considered? Why is the requested project preferable to those alternatives?**

Since the Digital Communications Studio includes new academic programs, there are no specialized appropriate learning spaces on any of the existing WCCCD campuses. The new academic programs are most closely related to the adjacent Center for Learning Technology which is the reason that the proposed location was selected.

# Appendix B



## **APPENDIX B: EASTERN CAMPUS REPURPOSING AND UPGRADING PROJECT**

### **PROJECT PURPOSE**

The Eastern Campus Repurposing and Upgrading Project, a central dimension of the initiative to repurpose WCCCD facilities serving eastern Wayne County, is a major component of WCCCD's efforts to position the district for enduring excellence in the years and decades ahead. In 2017, WCCCD celebrated the 50th anniversary of its establishment. The dual purpose of 50th anniversary celebration was to recognize past achievements and to engage in transformational projects that will shape the future of WCCCD. One of these transformational projects was to fundamentally repurpose the programs and facilities serving the students, businesses, and communities in eastern Wayne County. The design and functions of WCCCD's Eastern Campus have been basically unchanged since its construction 35 years ago, and yet the educational needs of students, businesses, and communities being served have changed dramatically. During that period, WCCCD has added the Stempfle University Center and a Center for Learning Technologies in the Grosse Pointes/Harper Woods area. The time has come to repurpose the Eastern Campus and bring all of the programs and facilities serving eastern Wayne County under a new leadership and functional entity in order to create a closer and more coherent match between the evolving educational needs of those served and WCCCD's programs and services. Our research indicates that the Pointes communities will represent WCCCD's fastest growing market in the years ahead, and the repurposing of programs and facilities is also a response to this potential growth.

### **THE EASTERN REGION STRATEGIC DIRECTIONS WILL ENCOMPASS THE FOLLOWING:**

- The expansion of the University Center programming.
- The expansion of academic programming in the Pointes communities through a new addition to the Center for Learning Technologies.
- The repurposing of the Eastern Campus facilities as (1) WCCCD's talent development center with an emphasis on credit and non-credit career and workforce development programming in cooperation with community partners such as Michigan Works and the public schools, (2) a collegiate center to revitalize WCCCD's university transfer and general education programming in service to the eastern region, and (3) a community engagement center to host charter schools, adult basic education, continuing education, and other forms of community engagement that enhance WCCCD's access, social equity, multiracial democracy, and community/economic development commitments.

### **SCOPE OF THE PROJECT**

The Eastern Campus is located on Conner Avenue adjacent to and directly southeast of Interstate 94 in the eastern part of the City of Detroit. Although interchange ramps provide access to Conner Avenue from both northbound and southbound lanes of Interstate 94, the access to the campus and campus parking lot is somewhat difficult and confusing. The main campus entrance from Conner Avenue routes traffic past building service areas and through a congested drop-off area. In order to reach the parking lot, the driver must then cross St. Jean Street, a public road, and enter the campus's western parcel that serves as the parking lot. Direct access to the parking is provided by St. Jean Street, but this route can only be accessed from southbound Conner Avenue, and only via Hern Street, which runs at the north edge of the campus property.

The campus is currently zoned M4, Intensive Industrial. This zoning does not allow educational facilities as a permitted use or special use subject to Planning Commission approval. Presumably, a zoning change was not required when the campus was developed because, at that



time, local controls did not apply to public educational facilities. As a part of this project, a zoning designation will be sought like Wayne State University and University of Detroit Mercy obtained for specific building projects.

The campus is bordered by a variety of land uses. Small industrial establishments exist on St. Jean Street and separate the campus building from the parking lot. The parking lot is bordered by abandoned industrial structures and the Detroit City Yard facilities. The east side of Conner Street, across from the campus and main entrance, consists of residential structures and the western edge of Chandler Park. The current surrounding buildings are of a marginal industrial nature and, along with the conflicting vehicular and pedestrian traffic, create an unsafe, uninviting, and unattractive site for the individuals who come to the WCCCD facility.

The site is irregular in shape and consists of two parcels separated by St. Jean Street and small industrial sites on the east side of St. Jean Street. One parcel contains the campus building and the other the parking lot. There is approximately 1300 feet of frontage on Conner Avenue, the major street serving the campus. The total area of both campus parcels is approximately 26.7 acres. All campus programs and facilities are housed in a single building containing 192,625 gross square feet of floor area on three levels. Parking consists of one paved lot containing 799 spaces.

The site is relatively level with grades in the less than one-percent range. Soils are mixed, but generally consist of fills consistent with urban area reconstruction sites. There are no significant stands of vegetation or important specimen trees on campus.

The site does not appear to be subject to any MDEQ environmental limitations involving wetlands or flood plains. Similarly, other potential limitations such as site contaminations have not been identified. However, an additional environmental site assessment will be conducted of the property as a part of this project.

No major upgrades of the present campus building have been undertaken since its construction in 1982. During 2004-05, a number of steps were taken to deal with emergency situations and urgent problems (structural damage, roof repair, etc.). Many building systems and spaces are now in serious need of upgrading especially in regards to energy efficiency. Lighting in most areas of the building is no longer adequate for today's educational uses, toilet rooms require major upgrades, and basic building systems such as electrical and mechanical systems and equipment security systems require upgrading. As well, some areas are in need of surface repair such as ceiling/wall/soffit repair and painting. Along the north and south facades of the building, the existing masonry screen walls are in need of repair or replacement.

By upgrading its existing facilities and incorporating a 20,000 square foot building addition, the Eastern Campus will be revitalized to serve students, businesses, and communities in its service area for decades to come. As a result this project, the Eastern Campus will have the capacity to house high quality educational programs and services having these dimensions:

- a. Upgraded spaces to house career education programs (welding technology, automotive services technology, industrial computer graphics technology, computer information technology, electricity/electronics, aviation mechanics, HVAC, heavy equipment maintenance, etc.)

- b. Upgraded spaces to house health and public service programs (health care programs, social work, corrections, urban teacher education, child care, hotel management, pharmacy technology, etc.)
- c. Upgraded spaces to house the new talent development center (merging credit and non-credit career education and workforce development programming in cooperation with community partners such as Michigan Works and the public schools).
- d. Upgraded spaces to house community-based programming such as hosting charter schools, adult basic education, continuing education, and other forms of community and economic development initiatives.
- e. New and upgraded classrooms and laboratories focused on university transfer and general education programs (Humanities, English, Math, Biology, Chemistry, Art, African American Studies, Languages, Philosophy, Speech, Psychology, Political Science, etc.)
- f. A new Welcome Center similar to the ones implemented successfully at other campuses in the district. The Welcome Center consists of a one stop location for entrance lobby, corporate training reception, student support services, food service, bookstore, gallery and exhibit space, student clubs and activities, and faculty/staff offices.
- g. A new campus service library to replace the current limited library spaces and major upgrades of campus learning technologies (expansion and upgrading of library spaces for campus-wide Internet and wireless connectivity, computer commons, reference desk, circulation, search stations, quiet study areas, technical services, AV and video stations, student security lockers, faculty media production services, Internet cafe features, small group study areas, seminar spaces, and decentralized library kiosks).
- h. New small high-technology auditorium/lecture hall to provide needed space for corporate training, community programs, and events that complement the credit and non-credit programs of the campus.

## PROJECT ELEMENTS AND ESTIMATED COST

- a. Re-design, retrofitting, and renovation of existing facilities (50,000 gross square feet of current 192,635 square feet). Estimated cost: \$9,500,000.
- b. Building addition (20,000 gross square feet for new welcome center, library, classrooms and laboratories, and small auditorium lecture hall). Estimated cost: \$6,000,000.
- c. Landscaping. Estimated cost: \$200,000.
- d. Design and reconfigure walkways, drop-off area, and building entrance. Estimated cost: \$400,000.
- e. Contingency: \$1,900,000.
- f. Land acquisition. Estimated cost: \$2,600,000.
- g. Relocation of St. Jean Street. Estimated Cost: \$800,000.
- h. Redesign and reconfiguration of parking lots. Estimated cost: \$1,600,000.

**TOTAL PROJECT COST: \$23,000,000.**

## **LIFE/SAFETY**

Assuring the safety of students, faculty, and staff is a primary objective at the Eastern Campus Repurposing and Upgrading Project. The environment around the campus is characterized by marginal industrial buildings and declining neighborhoods. It is paramount to increase lighting and security systems and improve parking and entrances from a safety perspective. Concerns about safety, particularly for evening classes, must be addressed.

The Eastern Campus site functions poorly from an organization standpoint with confusing vehicular circulation and a parking lot separated from the building by a public street. The pedestrian/vehicular conflict that exists at St. Jean Street is a serious safety concern for pedestrians crossing from the parking lot to the building entrance. Pedestrian injury accidents have been reported at this location. The best long-term solution to the problem would be the removal and relocation of St. Jean Street to provide uninterrupted pedestrian access from the parking lot to the campus building. Redesigning and reconstructing the campus parking lot in conjunction with the proposed property reconfiguration will result in a safer, more contiguous campus environment.

This project will address indoor air quality HVAC issues and bring the facility into full accessibility and ADA compliance.

## **SUSTAINABLE DESIGN PRINCIPLES**

It is WCCCD's intention to develop the Eastern Campus as a model "green" campus including LEED certification. Also, this campus repurposing and upgrading project creates the opportunity to use the campus as a learning laboratory for green career programs such as green building construction and maintenance, energy source and distribution technology, water and wastewater management, air quality, and energy auditing.

## **CONCLUSION**

The Eastern Campus is trending toward obsolescence and must be repurposed and upgraded in order to meet the changing educational needs of students, businesses, and communities. Each of the repurposing initiatives (new talent development center, revitalization of career education and university transfer/ general education functions, upgrade of learning technologies and library services, welcome center, and revitalization of community and corporate education) address a compelling educational need if WCCCD is to effectively service the present and future needs of the eastern Wayne County region.

# Appendix C

## Curtis L. Ivery Health & Wellness Center (Curtis L. Ivery Downtown Campus)







## APPENDIX C: CURTIS L. IVERY HEALTH & WELLNESS CENTER

WCCCD is underway with new construction of the Curtis L. Ivery Health & Wellness Center located adjacent to the Curtis L. Ivery Downtown Campus, as a community-based educational destination. The Site will be developed to respond to the educational needs of Detroit and Wayne County citizens in the high-demand area of wellness and fitness. The new site will become an integral part of the recovery and revitalization of the City of Detroit and Wayne County and is scheduled to open in the fall of 2019.



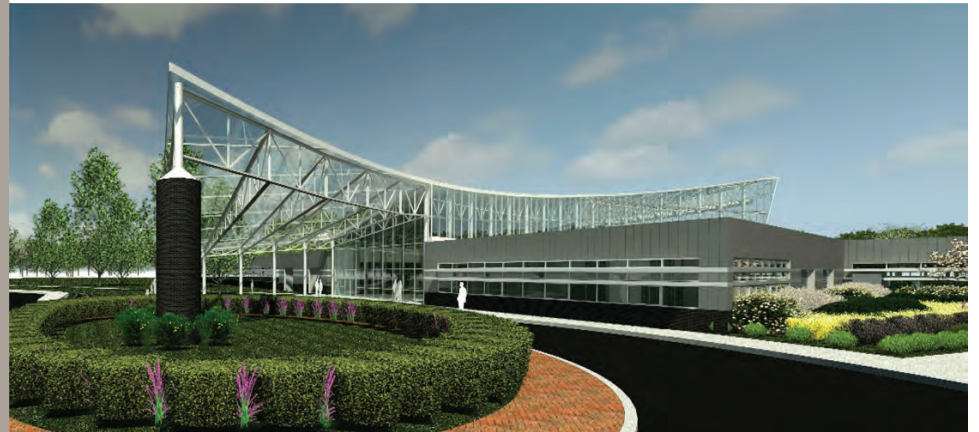
## CURTIS L. IVERY HEALTH AND WELLNESS EDUCATION CENTER AT WCCCD

The Curtis L. Ivery Health and Wellness Education Center at WCCCD will provide career programming including occupational therapy, respiratory therapy, physical rehabilitation, nutrition and sports medicine as well as traditional fitness programs and health and wellness services. These programs and services will be available to WCCCD students and citizens of the community. Certificate and associate degree programs will be offered to WCCCD students who seek careers in wellness and fitness fields. Many programs will be developed in partnership with employers such as hospitals, corporations and governmental agencies. Potential programming of the wellness and fitness facility include aerobics, yoga, sports conditioning, rehabilitation, strength training, health assessment, dance, martial arts, nutrition and collegiate-level sports.



# Appendix D

## Horticulture Education Center (Downriver Campus)





# APPENDIX D: HORTICULTURE EDUCATION CENTER

## INTRODUCTION

Horticulture is a branch of agriculture that deals with the art, science, technology, and business of growing food plants such as vegetables, fruits, nuts, mushrooms, and seeds as well as non-food crops such as grass and ornamental trees and plants. Horticulture contrasts with the extensive field farming and animal husbandry of other branches of agriculture. The work of horticulturists involves plant propagation and cultivation with the aim of improving plant growth, yields, quality, nutritional value, and resistance to insects, diseases, and environmental stresses. They work as gardeners, growers, designers, and technical advisors in the food and non-food sectors of horticulture.

The planning of a program devoted to horticulture at WCCCD is driven by the critical educational role that WCCCD can play in advancing state-level and regional objectives related to economic development, environmental stewardship, urban agriculture, sustainable food systems, family nutrition standards, and new forms of food production. The Horticulture Education Center will be a major community development resource. Community partners will include public and private K-12 schools, colleges and universities, conservatories, garden clubs, farmers markets, nurseries and greenhouses, and landscapers.

WCCCD's Horticulture Education Center will provide certificate and associate degree programs for those seeking careers in fields such as nursery and greenhouse management, ornamental horticulture, hydroponics, aquaponics, landscape design, and urban agriculture. As well, the center will be a continuing education resource for citizens with an interest in subjects such as gardening, pest control, floral arrangements, plant identification, growing tropical and indoor plants, and starting a new business related to horticultural services. Continuing education offerings will take the form of tours, demonstrations, short courses, workshops, and seminars.

## FACILITIES OF THE HORTICULTURE EDUCATION CENTER

The Horticulture Education Center will be located on WCCCD's Downriver Campus and will be a district-level entity serving the Detroit, Wayne County, and the southeastern Michigan region. There are four physical components of the Horticulture Education Center:

- Greenhouse
- Conservatory
- Aquaculture and hydroponics laboratories
- Classrooms, conference rooms, and offices

The greenhouse is an indoor facility with regulated climatic conditions designed so that vegetables and flowers can be raised in optimal conditions for plant growth. The greenhouse services as a primary laboratory for the career-oriented and continuing education programs of the horticulture education courses and programs offered. The conservatory is a special type of greenhouse which creates optimal growing conditions for tropical and other special plants. The conservatory is designed for the education of elementary and secondary school students, community groups, and those involved in the horticulture courses and programs. The aquaculture (raising aquatic animals such as fish, snails, crayfish, and prawns in tanks) and hydroponics (cultivating plants in water) laboratories are designed to provide horticulture education students with experiences in growing food in a distinct aquatic farming environment.

The facilities of the Horticulture Education Center will feature a number of LEED features such as:

- Rainwater harvesting systems
- Highly efficient plumbing, lighting, and mechanical systems
- Recycled content building materials
- Compact building footprint
- Passive ventilation system that reduces energy consumption
- Energy-reflective roof surface to reflect solar energy and reduce cooling load
- Mechanically ventilated operable roofs
- Computer-controlled greenhouse system

# Appendix E

## Renovation and Maintenance Projects



## **APPENDIX E: RENOVATION AND MAINTENANCE PROJECTS**

### **INTRODUCTION**

Appendix E Lists Completed Projects, Active Projects, and Future Projects.



Wayne  
County  
Community  
College  
District

# Prioritization of Projects

Fall 2019 Edition






# Completed Projects

Fall 2019 Edition

**104 Projects**






	Description	Comp. Date
	<p>Installation of new glazing exterior Glass throughout the Curtis L. Ivery District Office Building.</p>	<p>Spring 2015</p>
<p><b>Existing Window Replacement: Curtis L. Ivery District Office</b></p>		
	<p>Replace eight Lobby Entry Doors with new Entry Doors to improve the Vestibule's Image and meet ADA needs at the Downriver Campus.</p>	<p>Fall 2015</p>
<p><b>Door Replacement: Downriver Campus</b></p>		
	<p>Perform all necessary Asphalt, Concrete Approach and Catch Basin repair work at each campus of the District's six Campuses</p>	<p>Fall 2015</p>
<p><b>Emergency Paving &amp; Pothole Repairs: District Wide</b></p>		



	Description	Comp. Date
<p><b>Courtyard/Plaza Concrete Replacement: Curtis L. Ivery District Office</b></p>	<p>Replace existing Concrete Walks between the Curtis L. Ivery District Office and Curtis L. Ivery Downtown Campus with New Concrete and Brick Paver Border &amp; Provide Casual Seating Areas.</p>	<p>Spring 2015</p>
<p><b>Distribution Center Renovation: Curtis L. Ivery District Office</b></p>	<p>Interior Upgrades &amp; Improvements throughout the Distribution Center Offices.</p>	<p>Spring 2015</p>
<p><b>Redesign of Central Plaza: Curtis L. Ivery District Office &amp; Downtown Campus</b></p>	<p>Design for courtyard and plaza as a overall Master Plan to improve District's Image and Branding.</p>	<p>Fall 2015</p>




	Description	Comp. Date	
	<p>Replacement of failed light Bollards at the Performing Arts Center on the Downriver Campus.</p>	<p>Fall 2015</p>	
<p><b>Lighting Bollards Replacement: Downriver Campus</b></p>			
	<p>Reconfigure and Renovate approximately 6,000 SF of existing office space to gain a 40% increase in Work Space efficiencies. Features include New Glass Entry, Expanded Reception Area and Modernized Furniture and Fixtures.</p>	<p>Spring 2016</p>	
<p><b>District Campus Support Services: Curtis L. Ivery District Office</b></p>			
	<p>Replace all existing Parking Lot Light Poles and Fixtures with modern and energy efficient LED Lighting.</p>	<p>Summer 2015</p>	
<p><b>Parking Lot Lighting Replacement: Curtis L. Ivery Downtown Campus</b></p>			



	<p><b>Description</b></p> <p>Pave all affected lots, Potholes and Catch Basin Repairs, as well as Sealing and Restriping of all Ancillary parking Lots and Entry Roads.</p>	<p><b>Comp. Date</b></p> <p>Fall 2015-2017</p>	
<p><b>Paving Maintenance Project: District Wide</b></p>			
	<p><b>Description</b></p> <p>Replace all Non-Conforming Existing Handrails to address Current ADA Code Requirements and Improve Campus Image.</p>	<p><b>Comp. Date</b></p> <p>Spring 2015</p>	
<p><b>Handrail Replacement Project: Curtis L. Ivery District Office</b></p>			
	<p><b>Description</b></p> <p>Replace all Coffered Ceilings with New 2'x 4' Acoustical Tile Ceiling System, New LED Lighting, and Painting for six (6) labs.</p>	<p><b>Comp. Date</b></p> <p>Spring 2015</p>	
<p><b>Computer Lab Renovations: Curtis L. Ivery Downtown Campus</b></p>			

	Description	Comp. Date	
	<p><b>New Carpet Tiles, New 2'x 4' Acoustical Ceiling System, New LED Lighting and Painting of this Open Plan work area.</b></p>	<p><b>Fall 2015</b></p>	
<p><b>Department of Admissions &amp; Records Improvements: Curtis L. Ivery District Office</b></p>			
	<p><b>Interior &amp; Exterior repairs and upgrades to distribution Center at the Curtis L. Ivery District Office.</b></p>	<p><b>Fall 2015</b></p>	
<p><b>Distribution Center Renovation: Curtis L. Ivery District Office</b></p>			
	<p><b>Install New Blue Light Towers throughout the Curtis L. Ivery Downtown Campus.</b></p>	<p><b>Fall 2015</b></p>	
<p><b>Emergency Blue Light Towers Installation: Curtis L. Ivery Downtown Campus</b></p>			



	Description	Comp. Date	
	<p>Approximately 2,500 SF renovation including New Glass Wall Entrance, New Carpet, Acoustical Ceiling System, LED Lighting, Painting, Furniture and Fixtures.</p>	<p>Fall 2015</p>	
<p><b>Student Services Center: Curtis L. Ivery Downtown Campus</b></p>			
	<p>Repaired all deficiencies in Ted Scott Campus Emergency Generator &amp; Switch Gear.</p>	<p>Spring 2015</p>	
<p><b>Emergency Generator &amp; Switch Gear Repairs: Ted Scott Campus</b></p>			
	<p>Emergency clean-up and Repairs as a result of water Damages in the Lower level of the Curtis L. Ivery District Office Building.</p>	<p>Winter 2016</p>	
<p><b>Water Damage Remediation Phase I: Curtis L. Ivery District Office</b></p>			

	Description	Comp. Date	
	<p>Emergency clean-up and Repairs as a result of water Damages on the Lower level Corridor in the Curtis L. Ivery District Office Building.</p>	<p>Spring 2016</p>	
<p><b>Water Damage Remediation Phase II: Curtis L. Ivery District Office</b></p>			
	<p>Conceptual Design for the addition of a soccer field and Entrance Drive for the Ted Scott Campus.</p>	<p>Spring 2016</p>	
<p><b>Soccer Field &amp; Entry Roadway Concept: Ted Scott Campus</b></p>			
	<p>Replace defective flooring in Performing Arts Center at the Downriver Campus.</p>	<p>Spring 2016</p>	
<p><b>Performing Arts Flooring Replacement: Downriver Campus</b></p>			



	Description	Comp. Date	
	<p>Repaint Public Areas; hallways/corridors, classrooms and lobbies.</p>	<p>Spring 2016</p>	
<p><b>Comprehensive Painting: Northwest Campus</b></p>			
	<p>Replace approximately 1000 SF of badly worn Curtis L. Ivery Downtown Campus Police Authority Flooring with new Carpet Tiles &amp; Vinyl Flooring at Entry &amp; High Traffic Areas.</p>	<p>Spring 2016</p>	
<p><b>Police Authority Flooring Replacement: Curtis L. Ivery Downtown Campus</b></p>			
	<p>Upgrade Restrooms at the Eastern Campus with New Flooring, Ceilings, LED Lighting, Painting and new Faucets &amp; Toilet Fixtures.</p>	<p>Spring 2016</p>	
<p><b>Restrooms Renovation: Eastern Campus</b></p>			



**Description**

Improve the Entryway to the Ted Scott Campus, with new shrubbery & ancillary landscaping elements.

**Comp. Date**

Summer  
2016

**Landscaping Improvements Phase I: Ted Scott Campus**



Renovation of room 144A, B, C & E. Trade Scope includes Carpentry, Open Ceiling Grids, Carpet, Painting, Furniture and Signage.

Summer  
2016

**Cyber Security Suite: Curtis L. Ivery Downtown Campus**



Upgrade Main Level Restrooms in the Northwest Campus Welcome Center with New Flooring, Ceilings, LED Lighting, Painting and new Faucets & Toilet Fixtures.

Summer  
2016

**Welcome Center Restrooms Renovation: Northwest Campus**





**Description**

**Install new Mechanical Controls for the Ted Scott Campus.**

**Comp. Date**

**Summer  
2016**

**Mechanical Upgrades Phase I: Ted Scott Campus**



**Identify and remedy all known Asbestos Containing Materials in the Welcome Center on the campus related to Reheat coils.**

**Summer  
2016**




**ACM Remediation Services: Northwest Campus**



**Renovation Concept Design for a the Denise Wellons – Glover Welcome Center, including building additions of two new glass lobby atriums, Interiors Architectural & Engineering Trade Work and Complimentary Site Improvements.**

**Summer  
2016**

**Denise Wellons – Glover Welcome Center Concept: Northwest Campus**

	Description	Comp. Date	
	<p>Remodel unused space in order to create two small offices and an auxiliary support space for Institutional Effectiveness Research Offices.</p>	<p>Fall 2016</p>	
<p><b>Institutional Effectiveness Research: Curtis L. Ivery District Office</b></p>			
	<p>Transform the District Call Center into one that would create a better public image and establish an open presence within the Curtis L. Ivery District Office.</p>	<p>Fall 2016</p>	
<p><b>District Call Center Renovation: Curtis L. Ivery District Office</b></p>			
	<p>Repair sidewalk concrete, install trees &amp; grates along Fort Street. Install new park benches in courtyard, and add decorative light poles for the courtyard.</p>	<p>Fall 2016</p>	
<p><b>Third Street &amp; Sixth Street Landscape Improvements: Curtis L. Ivery District Office</b></p>			





**Description**

Renovate existing first floor office space in order to accommodate the Student Enrollment Center & Police Authority.

**Comp. Date**

Fall  
2016

**Student Enrollment/Police Authority: Curtis L. Ivery District Office**



Repaired all damaged roofing areas to eliminate water leaks throughout the Eastern Campus.

Fall  
2016



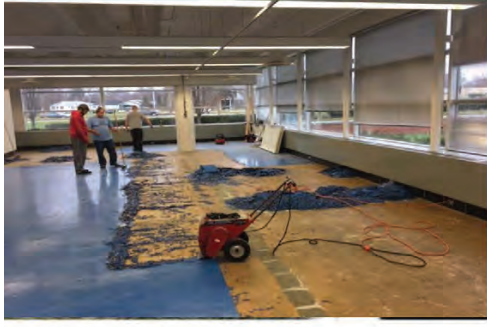
**Roofing Repairs: Eastern Campus**



Upgrade all Controls, Mechanical Functions and Modernize the interior Finishes of the elevator.

Fall  
2016

**Elevator Modernization: Curtis L. Ivery Downtown Campus**

	Description	Comp. Date	
	<p><b>New Suite to accommodate the Student Enrollment Center &amp; Police Authority.</b></p>	<p><b>Fall 2016</b></p>	
<p><b>Courtyard Lighting Improvements: Curtis L. Ivery Downtown Campus &amp; District Office</b></p>			
	<p><b>Replace existing Concrete Flatwork in the Curtis L. Ivery District Office Courtyard.</b></p>	<p><b>Fall 2016</b></p>	
<p><b>Courtyard Concrete Replacement Project: Curtis L. Ivery District Office</b></p>			
	<p><b>Repair and Replace Glazing &amp; Exterior Masonry structure that was damaged by vehicular collision.</b></p>	<p><b>Fall 2016</b></p>	
<p><b>Emergency Glazing Repairs: Eastern Campus</b></p>			



	Description	Comp. Date	
	<p>Renovation of existing space in order to create four Auxiliary Classrooms for the increased capacity of the Curtis L. Ivery Downtown Campus.</p>	<p>Winter 2017</p>	
<p><b>Auxiliary Classroom Space: Curtis L. Ivery Downtown Campus</b></p>			
	<p>Repaint all Public Areas; Hallways, Corridors, and Lobbies.</p>	<p>Winter 2016</p>	
<p><b>Comprehensive Painting: Curtis L. Ivery Downtown Campus</b></p>			
	<p>Upgraded Lighting Fixture on the Ted Scott Campus. Resulting in more appreciable allowance of light.</p>	<p>Winter 2016</p>	
<p><b>Interior Lighting Upgrades: Ted Scott Campus</b></p>			



**Description**

Replaced existing flooring throughout the President's Office and Administrative offices with new carpet & vinyl plank flooring at the Curtis L. Ivery Downtown Campus.

**Comp. Date**

Winter  
2017

**President's Office Flooring Improvements: Curtis L. Ivery Downtown Campus**



Installed New 7 foot Link Fencing & Control Gate in order to secure the Lot 6 Parking Lot.

Winter  
2017

**Lot 6 Fencing: Curtis L. Ivery Downtown Campus**



Replacement of existing Quarry Tile Flooring and Substrate throughout the Corridors & Hallways of the facility with a new Commercial Grade Rubberized Flooring System.

Winter  
2017

**Comprehensive Flooring Replacement: Curtis L. Ivery Downtown Campus**





**Description**

**Upgrade all Controls, Mechanical Functions and Modernize the Finishes in the Curtis L. Ivery District Office Elevator Cars.**

**Comp. Date**

**Spring  
2017**

**Elevator Modernization: Ted Scott Campus**



**Renovate & Upgrade approximately 2500 SF area for Police Authority Offices & Detentions Rooms.**

**Spring  
2017**


**Police Authority Renovation: Northwest Campus**





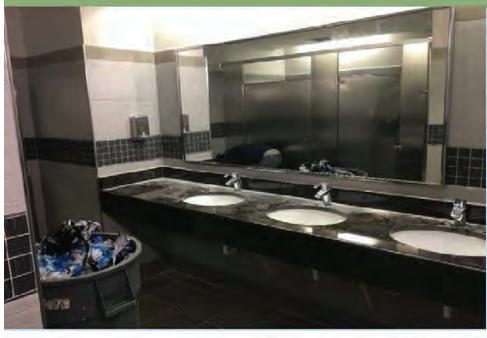
**Renovate & Expand the FAOC Suite to include 150 SF additional Space.**




**Spring  
2017**

**Fiscal Accountability Operations Center Renovation: Curtis L. Ivery District Office**

	Description	Comp. Date	
	<p><b>Expansion and Upgrades to our new 2500 SF Training Center, which includes LED Lighting and New Flooring.</b></p>	<p><b>Spring 2017</b></p>	
<p><b>Regional Training Center Renovation Phase I: Eastern Campus</b></p>			
	<p><b>Collect samples for analysis of suspected hazardous materials within the AAB.</b></p>	<p><b>Spring 2017</b></p>	
<p><b>AAB Hazardous Material Survey: Northwest Campus</b></p>			
	<p><b>Upgrade all Controls, Mechanical Functions and Modernize the Finishes in each Car.</b></p>	<p><b>Summer 2017</b></p>	
<p><b>Elevator Modernization: Downriver Campus</b></p>			


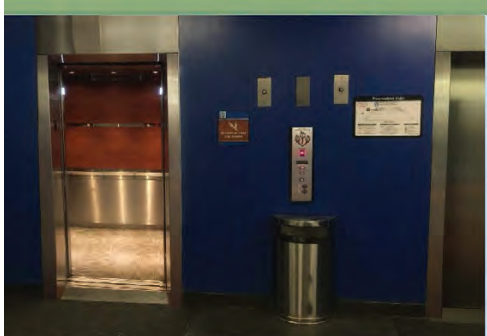



	Description	Comp. Date	
	<p>A 2500 SF conversion of existing classroom space for Davenport University Offices &amp; Classroom use.</p>	<p>Summer 2017</p>	
<p><b>Davenport University Renovation Project: Curtis L. Ivery Downtown Campus</b></p>			
	<p>Upgrade all Controls, Mechanical Functions and Modernize the Finishes in each Car.</p>	<p>Summer 2017</p>	
<p><b>Regional Training Center Renovation Phase II: Eastern Campus</b></p>			
	<p>Renovation of six existing Restrooms.</p>	<p>Summer 2017</p>	
<p><b>Restrooms Renovation: Curtis L. Ivery Downtown Campus</b></p>			

	Description	Comp. Date	
	<p>Replace unsecure handrails with new handrails to meet ADA needs.</p>	<p>Summer 2017</p>	
<p><b>Handrail Replacement: Mary Ellen Stempfle University Center</b></p>			
	<p>Upgrade Main Entrance Lobby &amp; Reception Area of approximately 2000 SF Flooring, Glass Wall &amp; Reception Desk.</p>	<p>Spring 2017</p>	
<p><b>Lobby Renovation: Mary Ellen Stempfle University Center</b></p>			
	<p>Repair and Replace portions of the General Arts Building Parapet Wall.</p>	<p>Summer 2017</p>	
<p><b>Parapet Waterproofing &amp; Repairs: Northwest Campus</b></p>			



	Description	Comp. Date	
	<p>Repair Leaking in the Curtis L. Ivery Downtown Campus Stairwell.</p>	<p>Fall 2017</p>	
<p><b>Stairwell Waterproofing Repairs: Curtis L. Ivery Downtown Campus</b></p>			
	<p>Replace Existing Vestibule with New Insulated Glass &amp; Frames, ADA Compliant Controls, New Lighting, Vinyl Wall Covers &amp; Painting Both Entrances.</p>	<p>Fall 2017</p>	
<p><b>Vestibule Improvements: Curtis L. Ivery District Office</b></p>			
	<p>Completed Design Documents for the Landscaping, Lighting, Drainage &amp; Paving.</p>	<p>Fall 2017</p>	
<p><b>Site Engineering: Ted Scott Campus</b></p>			

	Description	Comp. Date	
	<p><b>Repair Water leaks in the Laboratory Science Building on the Northwest Campus</b></p>	<p>Fall 2017</p>	
<p><b>LSB Waterproofing Repairs: Northwest Campus</b></p>			
	<p><b>Mechanical Renovation &amp; Modernization of the two passenger elevators within the Curtis L. Ivery District Office.</b></p>	<p>Fall 2017</p>	
<p><b>Elevator Modernization: Curtis L. Ivery District Office</b></p>			
	<p><b>Collect samples for analysis of suspected hazardous materials within the Powerhouse Structure.</b></p>	<p>Fall 2017</p>	
<p><b>Powerhouse Hazardous Material Survey: Northwest Campus</b></p>			





**Description**

**District Wide Engineering Assessments to determine the required mechanical improvements at each facility.**

**Comp. Date**

**Fall  
2017**

**HVAC Engineering Assessment: District Wide**



**Renovation of approximately 3500 SF space to be utilized as a Business Development & Training Center including new access Flooring, Ceiling, Lights & Painting.**

**Winter  
2018**

**Entrepreneurship Resource Center: Curtis L. Ivery Downtown Campus**



**Replacement of approximately 7,500 SF of defective Curbs & Walkway in area surrounding the Welcome Center & Laboratory Science Building.**

**Spring  
2018**

**Concrete Replacement: Northwest Campus**



**Description**

Conversion of the Curtis L. Ivery Downtown Campus Child Care Services to become Executive Level Office Space containing 6 Offices, 6 Cubicles, Conference & Break Room.

**Comp. Date**

Fall  
2017

**Instructional Support Unit Renovation: Curtis L. Ivery Downtown Campus**



Paint Unfinished Concrete Bock in Hallways & Repaint Corridors, Lobbies and all previously painted surfaces.

Summer  
2018

**Painting Upgrades: Downriver Campus**



Replace Exterior Doors & six concrete flags, regrade to slope away from the Mary Ellen Stempfle Building.

Summer  
2018

**Exterior Door & Concrete Replacement: Mary Ellen Stempfle University Center**





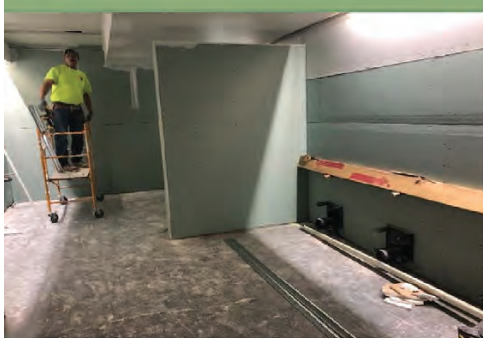
**Description**

**Replace Flooring at the Northwest, Curtis L. Ivery Downtown Campuses & University Center with Carpet & Vinyl Planks.**

**Comp. Date**

**Summer  
2018**

**Comprehensive Flooring: MESUC, Northwest, & Curtis L. Ivery Downtown Campus**



**Complete Renovation of Ten Restrooms on the Downriver Campus.**

**Fall  
2018**



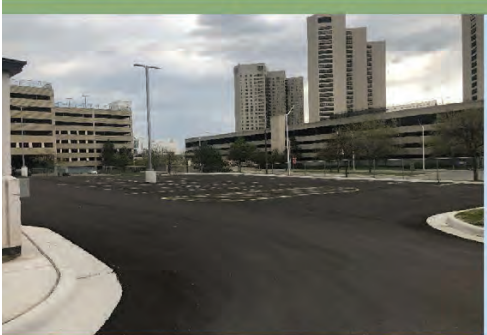
**Restrooms Renovation: Downriver Campus**



**Relocate the existing Health Science Equipment Dispensary in order to meet accreditation standards.**

**Fall  
2018**

**Health Science Dispensary: Northwest Campus**

	Description	Comp. Date	
	<p>Enhance the Southern Entry of the Northwest Campus with annual plant materials.</p>	<p>Fall 2018</p>	
<p><b>Landscape Improvements: Northwest Campus</b></p>			
	<p>Replace &amp; Repair the damages caused to the Curtis L. Ivery District Office Façade.</p>	<p>Fall 2018</p>	
<p><b>Emergency Façade Repairs: Curtis L. Ivery District Office</b></p>			
	<p>Grade &amp; Repave Lot No. 6 to provide Parking displace by the construction of the Curtis L. Ivery Health and Wellness Education Center.</p>	<p>Fall 2018</p>	
<p><b>Lot 6 Paving: Curtis L. Ivery Downtown Campus</b></p>			





**Description**

**Assess all Structural Concerns on the Northwest Campus & Eastern Campus.**

**Comp. Date**

**Fall  
2018**

**Structural Engineering Phase I: Northwest Campus & Eastern Campus**



**Convert an existing window opening into a Door giving access to the General Arts Building's Roof.**

**Fall  
2018**

**GAB Roof Access Door: Northwest Campus**




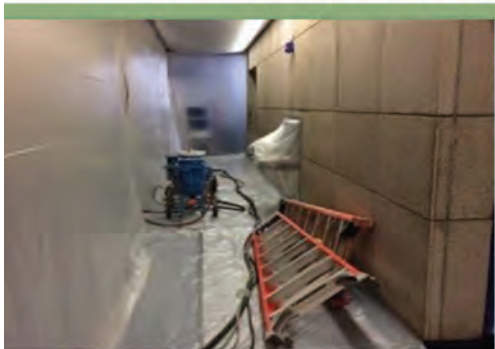

**Renovation of the Electronics Classrooms on the Curtis L. Ivery Downtown Campus, addressing Life Safety issues while enhancing the functionality of the classrooms.**

**Fall  
2018**

**Electronic Classrooms Renovation: Curtis L. Ivery Downtown Campus**

	Description	Comp. Date	
	<p>A collection of projects to correct the branding &amp; imaging of the Northwest Campus. The Scope includes Architectural, Concrete, Glazing &amp; Electrical Work.</p>	<p>Fall 2018</p>	
<p><b>Northwest Campus Branding &amp; Imaging</b></p>			
	<p>Replace All the drinking fountains District Wide, Including new Water Bottle Fill Stations &amp; Water Conservation Metrics.</p>	<p>Fall 2018</p>	
<p><b>Water Fountain Replacement, District Wide</b></p>			
	<p>Replace the Curtis L. Ivery Downtown Campus &amp; District Office's Cooling Towers.</p>	<p>Fall 2018</p>	
<p><b>Cooling Tower Replacement: Curtis L. Ivery District Office &amp; Downtown Campus</b></p>			



Image	Description	Comp. Date	
	<p>Replace the Carpet in the Health Science Center Lobby and adjacent Offices.</p>	<p>Fall 2018</p>	
<p><b>Lobby &amp; Office Carpet Replacement: Northwest Campus</b></p>			
	<p>Clean and Restore the interior badly soiled Concrete in the Curtis L. Ivery Downtown Campus Main Corridor.</p>	<p>Winter 2018</p>	
<p><b>Interior Concrete Cleaning, Curtis L. Ivery Downtown Campus</b></p>			
	<p>Replace damaged wrought iron fence on the perimeter of the Northwest Campus.</p>	<p>Winter 2018</p>	
<p><b>Fencing Replacement: Northwest Campus</b></p>			





**Description**

**Paint the exposed in concrete from lower Corridor to the Atrium on the Curtis L. Ivery Downtown Campus.**

**Comp. Date**

**Winter  
2018**

**Wildcat Corridor & Atrium Painting: Curtis L. Ivery Downtown Campus**



**Replace the water damaged VCT Flooring Tile with new matching VCT Tile in the Health Science Center.**

**Winter  
2019**




**Corridor Flooring Replacement, Northwest Campus**




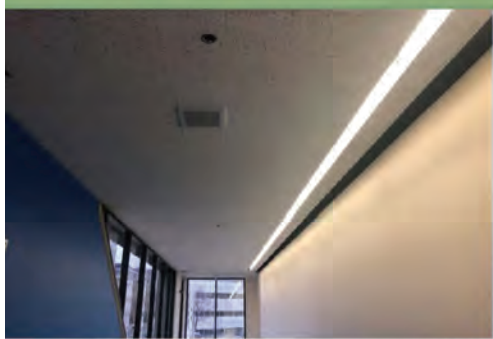

**Repair and Replace Damaged Exterior Retaining Wall on the Eastern Campus.**

**Winter  
2018**


**Damaged Retaining Wall Repairs: Eastern Campus**




	Description	Comp. Date	
	<p>Address Water Breach with clean-up &amp; new finishes in the Lower level of the Curtis L. Ivery District Office, in the areas of the Corridors and Freight Elevator Shaft.</p>	<p>Winter 2018</p>	
<p><b>Water Breach Repairs: Curtis L. Ivery District Office</b></p>			
	<p>Gather Water samples of the entire district's water to test the water quality.</p>	<p>Winter 2018</p>	
<p><b>Water Quality Testing: District Wide</b></p>			
	<p>Repair &amp; secure damaged existing Handrail.</p>	<p>Winter 2018</p>	
<p><b>Damaged Handrail: Curtis L. Ivery District Office</b></p>			






	Description	Comp. Date	
	<p>Replace the existing MESUC Marque sign with a new Campus Sign which includes all affiliated/participating institutions.</p>	<p>Spring 2019</p>	
<p><b>Marque Sign Replacement: Mary Ellen Stempfle University Center</b></p>			
	<p>Conduct an Environmental Survey for the Curtis L. Ivery Downtown Campus Comprehensive Ceiling Replacement.</p>	<p>Spring 2018</p>	
<p><b>Ceiling Environmental Survey: Curtis L. Ivery Downtown Campus</b></p>			
	<p>Repair and Replace all damages from the Water Breach on the Eastern Campus.</p>	<p>Spring 2019</p>	
<p><b>Water Damage Remediation: Eastern Campus</b></p>			



	Description	Comp. Date	
	<p><b>Total Renovation of the Exterior Planter on the Curtis L. Ivery District Office. Complete with new granite and lighting.</b></p>	<p><b>Spring 2018</b></p>	
<p><b>Exterior Planter Renovation: Curtis L. Ivery District Office</b></p>			
	<p><b>Renovate the Curtis L. Ivery Downtown Campus Loading dock and Janitorial area.</b></p>	<p><b>Spring 2019</b></p>	
<p><b>Custodial Department Upgrades: Curtis L Ivery Downtown Campus</b></p>			
	<p><b>Unclog the Storm drain to create flow from Campus rooftop to drain.</b></p>	<p><b>Spring 2019</b></p>	
<p><b>Damaged Catch Basin &amp; Plugged Line: Ted Scott Campus</b></p>			

	Description	Comp. Date	
	<p>Fully Renovate 8,000 SF of the Informational Technology Department Offices in the Curtis L. Ivery District Office Building.</p>	<p>Summer 2019</p>	
<p><b>IT Department Renovation: Curtis L. Ivery District Office</b></p>			
	<p>Complete Assessment &amp; Develop Construction Drawings for all of the Structural Concerns on the Eastern Campus.</p>	<p>Spring 2019</p>	
<p><b>Structural Engineering Phase II &amp; III: Eastern Campus</b></p>			
	<p>Repair and Replace all damages from the Water Breach on the 2<sup>nd</sup> and 3<sup>rd</sup> floor of the Curtis L. Ivery District Office.</p>	<p>Spring 2019</p>	
<p><b>2<sup>nd</sup> &amp; 3<sup>rd</sup> Floor Water Damage Remediation: Curtis L. Ivery District Office</b></p>			



	Description	Comp. Date	
	<p><b>Tear out and Replace the Curtis L. Ivery Downtown Campus Entrance to the Lot 6 Alley.</b></p>	<p><b>Spring 2019</b></p>	
<p><b>Lot 6 Entry Paving: Curtis L. Ivery Downtown Campus</b></p>			
	<p><b>Remove and Replace overhead Skylight, Due to life safety concerns.</b></p>	<p><b>Spring 2019</b></p>	
<p><b>Skylight Replacement: Northwest Campus</b></p>			
	<p><b>Replace the Broadloom and Stair Carpet in the Curtis L. Ivery Downtown Campus Atrium.</b></p>	<p><b>Spring 2019</b></p>	
<p><b>Atrium Carpet Replacement: Curtis L. Ivery Downtown Campus</b></p>			



	Description	Comp. Date	
	Gather a Environmental Survey for the Northwest Campus Welcome center.	Spring 2019	
<b>Welcome Center Environmental Survey: Northwest Campus</b>			
	Gather a Environmental Survey for the Northwest Campus Welcome center.	Summer 2019	
<b>Sidewalk Sinkhole Emergency Repairs: Ted Scott Campus</b>			

# Active Projects

Fall 2019 Edition

## 7 Projects



	Description	Comp. Date	
	<p>Address Site Drainage Issues while enhancing the Landscape of the Ted Scott Campus from the entry approach to the front door of the campus.</p>	<p>Spring 2019</p>	
<p><b>Site Improvement Project: Ted Scott Campus</b></p>			
	<p>Renovate all the Curtis L. Ivery Downtown Campus Vestibules, with New Curtain Wall system.</p>	<p>Summer 2019</p>	
<p><b>Vestibule Renovation: Curtis L. Ivery Downtown Campus</b></p>			
	<p>Disconnect Electrical &amp; Plumbing for the removal of all Scrap Metal items on the Second level of the Welcome Center</p>	<p>Spring 2019</p>	
<p><b>Kitchen Equipment Salvaging: Northwest Campus</b></p>			



	Description	Comp. Date	
	<p>Renovate the existing Police Authority Offices and adjacent Computer Lab into the new District Police Authority Offices.</p>	<p>Spring 2019</p>	
<b>Police Authority Office Renovation: Eastern Campus</b>			
	<p>Remediate all Asbestos Containing Materials on the second level of the Welcome Center.</p>	<p>Summer 2019</p>	
<b>Welcome Center Remediation: Northwest Campus</b>			
	<p>Demolish and Upgrade all Corridor Ceiling Systems, Lighting and Mechanical on the Curtis L. Ivery Downtown Campus.</p>	<p>Spring 2019</p>	
<b>Comprehensive Ceiling Replacement: Curtis L. Ivery Downtown Campus</b>			



**Description**

**Create a Training Center to provide hands-on training in caring for a patient battling Dementia.**

**Comp. Date**

**Fall  
2019**

**GAB Dementia Patient Training Room: Northwest Campus**

# Future Projects

Fall 2019 Edition

## 55 Projects





2019

### Exterior Restoration, Curtis L. Ivery District Office

Estimated Start Date: Fall 2019  
Presumed Duration: 30 Days

### Comprehensive Painting, Eastern Campus

Estimated Start Date: Fall 2019  
Presumed Duration: 30 Days

### Site Signage Improvements, Eastern Campus

Estimated Start Date: Fall 2019  
Presumed Duration: 30 Days

### W. Jefferson Landscape Improvements: Curtis L. Ivery Downtown Campus

Estimated Start Date: Fall 2019  
Presumed Duration: 10 Days

Fall 2019 Edition

2019

### Concrete Screen Wall Repairs: Downriver Campus

Estimated Start Date: Fall 2019  
Presumed Duration: 30 Days

### Lobby Ceiling Replacement: Curtis L. Ivery District Office

Estimated Start Date: Fall 2019  
Presumed Duration: 30 Days

### Structural Repairs: Eastern Campus

Estimated Start Date: Fall 2019  
Presumed Duration: 30 Days

### Corridor Improvements: Curtis L. Ivery District Office

Estimated Start Date: Fall 2019  
Presumed Duration: 10 Days

2019

**Interior Concrete Restoration/Painting: Curtis L. Ivery Downtown Campus**

Estimated Start Date: Fall 2019  
Presumed Duration: 30 Days

**Comprehensive Flooring Replacement: Eastern Campus**

Estimated Start Date: Fall 2019  
Presumed Duration: 60 Days

**Comprehensive Flooring Replacement: Downriver Campus**

Estimated Start Date: Fall 2019  
Presumed Duration: 30 Days

**Comprehensive Flooring Replacement: Ted Scott Campus**

Estimated Start Date: Fall 2019  
Presumed Duration: 10 Days

Fall 2019 Edition



2019

Site Concrete Replacement, Curtis L. Ivery District Office & Downtown Campus

Estimated Start Date: Fall 2019  
Presumed Duration: 30 Days

Comprehensive Painting: Ted Scott Campus

Estimated Start Date: Winter 2019  
Presumed Duration: 30 Days

Emergency Lighting: District Wide

Estimated Start Date: Winter 2019  
Presumed Duration: 2 Months

Glass Block Replacement: Eastern Campus

Estimated Start Date: Winter 2019  
Presumed Duration: 30 Days

2019

## Interior & Exterior Door Replacement: District Wide

Estimated Start Date: Winter 2019  
Presumed Duration: 3 Months

## Welcome Center Renovation Phase I: Northwest Campus

Estimated Start Date: Winter 2019  
Presumed Duration: 8 Months

Fall 2019 Edition

2020

### Site Concrete Replacement: Eastern Campus

Estimated Start Date: Spring 2020  
Presumed Duration: 30 Days

### Structural Repair: Northwest Campus

Estimated Start Date: Spring 2020  
Presumed Duration: 6 Weeks

### Fire Panel Replacement: District Wide

Estimated Start Date: Spring 2020  
Presumed Duration: 2 Months

### Restroom Renovation: Northwest Campus

Estimated Start Date: Spring 2020  
Presumed Duration: 3 Months



2020

### Exterior Restoration: Curtis L. Ivery Downtown Campus

Estimated Start Date: Spring 2020  
Presumed Duration: 30 Days

### President's Office Renovation: Curtis L. Ivery Downtown Campus

Estimated Start Date: Summer 2020  
Presumed Duration: 6 Weeks

### Police Authority Generator: District Wide

Estimated Start Date: Spring 2020  
Presumed Duration: 2 Month

### Comprehensive Flooring Replacement Phase II

Estimated Start Date: Summer 2020  
Presumed Duration: 3 Month

Fall 2019 Edition

2020

### Roofing Replacement: District Wide

Estimated Start Date: Summer 2020  
Presumed Duration: 6 Months

### Restroom Renovation: Ted Scott Campus

Estimated Start Date: Fall 2020  
Presumed Duration: 3 Months

### Police Authority Renovation: Downriver Campus

Estimated Start Date: Fall 2020  
Presumed Duration: 6 Weeks

### Elevator Modernization: Northwest Campus

Estimated Start Date: Fall 2020  
Presumed Duration: 3 Months

2020

### Uniform Signage Graphics & Arts: District Wide

Estimated Start Date: Spring 2020  
Presumed Duration: 2 Months

### Site Concrete Replacement: Eastern Campus

Estimated Start Date: Spring 2020  
Presumed Duration: 30 Days

### Lobby Renovation: Curtis L. Ivery District Office

Estimated Start Date: Fall 2020  
Presumed Duration: 30 Days

### Police Authority Emergency Generator: District Wide

Estimated Start Date: Summer 2020  
Presumed Duration: 3 Months

Fall 2019 Edition



2020

### Student Lounge & Cashier Office Improvements: Eastern Campus

Estimated Start Date: Summer 2020  
Presumed Duration: 2 Months

### HVAC Mechanical Upgrades: District Wide

Estimated Start Date: Winter 2020  
Presumed Duration: 3 Months

### Blue Light Tower Installation: District Wide

Estimated Start Date: Summer 2020  
Presumed Duration: 2 Weeks

### Doors & Frames Replacement (Interior & Exterior), District Wide

Estimated Start Date: Summer 2020  
Presumed Duration: 3 Months

2020

### Campus Landscape Improvements: Northwest Campus

Estimated Start Date: Summer 2020  
Presumed Duration: 2 Months

### Campus Buildings Restoration: Northwest Campus

Estimated Start Date: Winter 2020  
Presumed Duration: 3 Months

### Vestibule Renovation: District Wide

Estimated Start Date: Summer 2020  
Presumed Duration: 2 Weeks

2021

### Interior Lighting Replacement: District Wide

Estimated Start Date: Spring 2021  
Presumed Duration: 30 Days

### Vestibule Improvements: District Wide

Estimated Start Date: Spring 2021  
Presumed Duration: 3 Months

### Interior Handrail Refinishing Project: Curtis L. Ivery Downtown Campus

Estimated Start Date: Fall 2021  
Presumed Duration: 30 Days

### Student Atrium Union “Town Square” Renovation:

Estimated Start Date: Spring 2021  
Presumed Duration: 3 Months



2021

### Interior Handrail Refinishing Project: Curtis L. Ivery Downtown Campus

Estimated Start Date: Fall 2021

Presumed Duration: 30 Days

### Virtual Library & Glass Front, Curtis L. Ivery Downtown Campus

Estimated Start Date: Spring 2021

Presumed Duration: 60 Days

### LRC Archival Suite, Curtis L. Ivery Downtown Campus

Estimated Start Date: Fall 2021

Presumed Duration: 30 Days

### Paving Maintenance Program: District Wide

Estimated Start Date: Summer 2021

Presumed Duration: 3 Weeks

2021

Denise Wellons-Glover Welcome Center Renovation Phase II: Northwest Campus

Estimated Start Date: Summer 2021  
Presumed Duration: 12 Months

President's Office Renovation, District Wide

Estimated Start Date: Fall 2021  
Presumed Duration: 3 Months

Courtyard Plaza Redesign: Curtis L. Ivery District Office

Estimated Start Date: Spring 2021  
Presumed Duration: 9 Months

Flooring Replacement: Ted Scott Campus

Estimated Start Date: Summer 2021  
Presumed Duration: 3 Weeks

2021

### Restrooms Renovation: Ted Scott Campus

Estimated Start Date: Spring 2021  
Presumed Duration: 6 Months

### Classrooms Renovation: Curtis L. Ivery Downtown Campus

Estimated Start Date: Summer 2021  
Presumed Duration: 3 Weeks

### Facilities Office Renovation: Curtis L. Ivery Downtown Campus

Estimated Start Date: Fall 2021  
Presumed Duration: 8 Weeks

### Veterans Resource Center: Eastern Campus

Estimated Start Date: Spring 2021  
Presumed Duration: 30 Days



2021

## Employee Break Room Renovation: Curtis L. Ivery District Office

Estimated Start Date: Summer 2021

Presumed Duration: 30 Days



801 W. Fort St.  
Detroit, MI 48226

---

#### **BOARD OF TRUSTEES**

**Mary Ellen Stempfle**, Chairperson, District 1  
**Vernon C. Allen, Jr.**, Vice Chairperson, District 3  
**Denise Wellons-Glover**, Secretary, District 5  
**Sharon P. Scott**, Treasurer, District 9  
**Dr. Patrick M. Kelley**, Member, District 7  
**David A. Roehrig**, Member, District 2  
**Scott T. Holiday**, Member, District 4  
**Maria J. Edwards-Wheeler**, Member, District 6  
**Susan C. Steeby**, Member, District 8

**Dr. Curtis L. Ivery, Chancellor**

#### **CAMPUS LOCATIONS**

##### **CURTIS L. IVERY DOWNTOWN CAMPUS**

1001 W. Fort  
Detroit, MI 48226  
313-496-2758

##### **DOWNRIVER CAMPUS**

21000 Northline  
Taylor, MI 48180  
734-946-3500

##### **EASTERN CAMPUS**

5901 Conner  
Detroit, MI 48213  
313-922-3311

##### **MARY ELLEN STEMPFLE UNIVERSITY CENTER/ CENTER FOR LEARNING TECHNOLOGY**

19305 Vernier Road  
Harper Woods, MI 48225  
313-962-7150

##### **NORTHWEST CAMPUS**

8200 West Outer Drive  
Detroit, MI 48219  
313-943-4000

##### **TED SCOTT CAMPUS**

9555 Haggerty  
Belleville, MI 48111  
734-699-7008