October 2020

2020 Facilities Masterplan
West Shore Community College

Scottville, Michigan
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1. Introduction

West Shore Community College commissioned Mathison Architects to update the Facilities Master Plan first developed in 2000, with annual updates through 2019. This plan is intended to guide the physical development of the College in ways that respect the environment, maximize existing assets, and reflect its mission and vision for the future. It further reflects established priorities at WSCC as it strives toward excellence in educational opportunity for all.

We appreciate and acknowledge the assistance of WSCC Administration for their contributions to this update, including their time, interest, advice and constructive thoughts. In particular, the guidance and organization of President Scott Ward and Facilities Director Michael Moore were most appreciated during the entire process.

We also want to thank members of the WSCC Student Senate and WSCC Board of Trustees who provided excellent, timely input that adds relevance and affirms the vision and direction of the College.

Mathison Architects

Thomas R. Mathison, FAIA, REFP, NCARB
Principal
2. Summary

The Summary for this Facilities Master Plan Update report includes the following:

A. Background / Purpose of Master Plan Update
B. Planning Goals
C. Planning Guidelines
D. Planning Process
E. Recommendations
2. Summary

A. Background / Purpose of Master Plan Update

In 2000, West Shore Community College commissioned a Facilities Master Plan, completed that same year and updated annually to guide the future physical development of the College in ways that reflect its mission and vision for the future. Specific recommendations were developed with corresponding budgets to guide financial planning to achieve the recommended facility improvements.

Since that time, several major projects have been accomplished: a Science Wing Addition to the Arts & Sciences Center (2002); a new Ice Arena (2002); connection to the City of Ludington municipal sewer system (2004); a new Auto Repair Maintenance Building (2004); the Manistee County Center, which opened in 2007, the new Schoenherr Campus Center (2008), the renovation and expansion of the Arts & Sciences Center in September, 2010, improvements at the Administration Center in 2011, and reroofing and pool/locker room remodeling work at the Recreation Center in 2012, 2013, and 2014.

In 2014, glass was replaced at the Ice Arena, flooring was replaced at the Music rehearsal spaces in the Arts & Sciences Center, parking lot and walking lighting was replaced, and there is ongoing work toward total replacement of the existing dam. Construction for a new storage building at the Auto Maintenance Center was completed, in conjunction with several small out-buildings and nursery shed. Currently the College is near the conclusion of construction for a major renovation and expansion of the Technical Center, funded in part via the State of Michigan Capital Outlay process. The Ice Arena has been renovated and expanded, and the newly acquired building and site in Freesoil has been renovated and repurposed as the Riemer Regional Public Safety Training Center. A new emergency generator has been completed, and the water connection to the City of Ludington is under construction.

Today, the College is comprised of eight major buildings, and several small outbuildings. The eight buildings total approximately 303,100 SF, with a total current replacement value estimated at over $79 million.
2. Summary

In order to continue to look forward in the interest of meeting the needs of students for course offerings and facilities, and to include updated data on deferred maintenance issues, WSCC commissioned this update to its Master Plan in 2019. It should be mentioned that the Deferred Maintenance Report, updated in 2018, describes the current general condition of the facilities at WSCC as “fair”, with buildings ranging in age from new to 40 years:

“Though the life expectancy of some building materials and systems has been reached, solid construction and good maintenance practices have helped to keep those materials (i.e., original windows, doors and HVAC systems) in as good condition as can be expected. Several original systems including roofs, windows, doors and HVAC system components are beginning to reach time for replacement and are being addressed by the College in a timely manner.”

The goal of this update is to provide West Shore Community College with a comprehensive roadmap for meeting facilities and deferred maintenance issues over the next 5 years. It should be stated that the recommendations documented in this section (Section 2) are presented without prioritization for each building/facility at WSCC. Selected prioritized projects and accompanying costs are presented in Sections 5 and 6 of this Update.

Just as change has created the need for this facilities master plan, future changes will continue to make the planning process dynamic. While this master plan report makes recommendations to retain an attractive, serviceable physical environment that is responsive to the changing needs of WSCC, it is not rigid or static. To be an effective consensus-building and decision-making tool, this facilities master plan should be seen as a flexible document, able to be periodically evaluated and revised as new ideas emerge.
2. Summary

B. Planning Goals

Like the 2000 Facilities Master Plan, as well as its updates through 2019, this update includes the following specific goals:

1. Identify sites for new construction, or expansion on or off campus.

2. Identify and plan sites for possible additional parking facilities, including pedestrian and vehicular traffic patterns.

3. Recommend a plan to maximize the value of existing physical assets.

4. Recommend a plan for responding to emerging and changing physical needs as they relate to technology.

5. Maintain stewardship of the natural environment.

6. Assist in establishing priorities and cost estimates for a five-year Facilities Master Plan.

7. Consider design consistency, renovations, retrofits and maintenance.

8. Incorporate provisions within the Facilities Master Plan that will adhere to the necessary comprehensive 5-year planning documents for Capital Outlay, as required by the State of Michigan, State Budget Office.
C. Planning Guidelines

This update observes WSCC guidelines for shaping future facilities and environments:

- WSCC facilities, programs and services must be focused on the needs of students, creating the optimum environment for learning and growth.

- WSCC is committed to making educational services available to all, taking full advantage of emerging technologies, partnerships, and networks.

- Environmental quality and barrier-free issues must be considered in all facilities.

- Maintaining and enhancing the natural and built environment is important to the College.

- Facilities must be flexible and provide a variety of learning environments toward the enhancement of lifelong learning.

- WSCC is committed to being responsive to the changing needs of its component communities.
2. Summary

D. Planning Process

Following input, this document was created to be submitted to the WSCC Board of Trustees for their consideration and approval, with the intent that it will become the College Facilities Master Plan.

Input included data gathered from a separate Space Needs Assessment Report, completed in 2015, and updated in 2018. This report includes:

- A review of the inventory of the College’s facilities
- A review of the general condition of the buildings and grounds
- A review of the Facilities Condition Index (FCI) for each building and the College as a whole.
- Recommendations to assist the College in meeting the goals of its Strategic Plan through timely maintenance of the campus buildings.
2. Summary

E. Recommendations

Based upon observations of site and building features, as well as an analysis of gathered information, several recommendations are presented in the following categories:

1. Site Recommendations
2. Administrative Building Recommendations
3. Recreation Center Recommendations
4. Technical Center Recommendations
5. Arts & Science Center Recommendations
6. Schoenherr Campus Center Recommendations
7. Ice Arena Recommendations
8. Riemer Regional Public Safety Training Center
9. Auto Repair/Maintenance Center
10. Manistee Education Center
11. Technology Recommendations
12. Environmental Recommendations

Expansion and development of the Riemer Regional Public Safety Training Center site is the top priority project.
1. Site Recommendations

A. Preserve unique WSCC sensitive outdoor environment.

Preservation of the unique and environmentally sensitive outdoor quality of West Shore Community College continues to be a core value for all changes, improvements, expansion, and development within the College campus. It is a community asset for its beauty and environmental benefits to the College’s service area.

More specifically, WSCC manages its natural resources for the sustained health of the environment, and for the benefit of WSCC course offerings, affiliated community programs, and collaborative efforts of local organizations and individuals by means of the following:

Planned landscaping and horticultural improvements, using native species and low maintenance plant materials;

- Monitoring existing campus flora to identify trees and shrubs to be removed and indigenous species to be enhanced;

- Identifying and enhancing wildlife habitats in the variety of environments found on campus;

- Developing and maintaining campus nature trails and interpretive programs, including the restoration of existing trails.
2. Summary - Recommendations

B. Future Student Housing
Due to student interest and changing demographic factors the College commissioned a student housing feasibility study, including a market and demand analysis, completed in February, 2019 by the Scion Group. The study provided an overview of existing conditions, an analysis of the off-campus rental housing market, student surveys and feedback, analysis of peer institutions, and potential floor plans for housing. This master plan identifies a potential future site for housing (capacity for three buildings total) and associated parking. The potential housing would begin with one building for approximately 120 beds, with space to grow and expand into two additional buildings.

The College is evaluating the implications and costs of student housing on other campus facilities, such as the Schoenherr Student Center and the Recreation Center. Also, the impact of the COVID-19 pandemic has caused the College to pause its decision to pursue on-campus student housing at this time.

C. Future Agricultural Sciences Program
A new Agri-Science program through Michigan State University began in 2016 following the start of science and agricultural programming by the West Shore ESD, including several small outbuildings near the Auto Maintenance/Repair Center. With desired expansion by the ESD and possible implementation of a WSCC/MSU program, additional facilities may be required, including specialized classrooms and outdoor space(s) for hands-on learning. An area of red pines, located west of the Auto Maintenance Center, provides a potential location for future programs and facilities.
2. Summary - Recommendations

D. **New interior campus road and parking circulation system.**

Interior circulation road and parking improvements have been made as new facilities were added or expanded on campus. New parking and drives were completed in association with the new Schoenherr Campus Center, including a new entrance at Stiles Road. Also, parking and drive improvements were completed as part of the proposed expansion of the Arts & Sciences Center and at the Administrative & Conference Building.

Continued improvements should be made to clearly identify parking areas from driving lanes and walking paths. Supplemental wayfinding should be added to clarify directions for drivers to reach the Administrative and Conference Center. Consideration should be given to the designation of some parking areas for staff and faculty parking. Possible new student housing will also impact campus circulation for both vehicles and pedestrians.

E. **Development of Athletic Fields and associated improvements at the Recreation Center area of campus.**

To improve coordination of athletic and recreational programming, the College should consider relocating and developing open fields near the Recreation Center for soccer, softball and other general recreation and organized sports. A frisbee golf course has been installed. In addition, tennis courts and outdoor basketball capability should be considered, particularly in the context of potential on-campus student housing.

The cross-country trail could be redeveloped and enhanced with fitness stations and compatible recreation functions, suitable for use by students and the community. The cross-country pavilion should be retained. Parking capacity should be provided to accommodate more intense use of the new field areas, the Recreation Center, and the Ice Arena.
2. Summary - Recommendations

F. Replace the boardwalk and stair from the Administration Center plaza to the creek below.
   Once an educational asset to the campus and specific curricula to study outdoor environments and ecosystems, this area is currently closed due to disrepair.

   In 2017, plans were developed to renovate the existing stairs and landings, and to add a footbridge across the stream to join a new stair on the opposite bank to connect with the existing footpath system. Currently, the College is considering reducing the scope of the project to replace only the stairs and decks.
2. Summary - Recommendations

2. Administrative & Conference Building

Formerly known as the Campus Center, this building is used for administration and office functions, classrooms, and kitchen/food service. It was built in 1969 as the first building on the WSCC campus. It currently includes 26,000 SF on one floor, with a partial basement for mechanical equipment.

The building has received several improvements:

- Kitchen fire suppression and vent hoods were replaced.
- The ceiling at the fire pit area has been replaced. The stepped area at the fire pit has been partially covered with a new flooring system to create barrier-free access from one interior pavilion directly to the other, and to expose the original fireplace.
- The outdoor patio and surrounding landscape, as well as the building boiler, was replaced in 2011.
- Exterior glass was replaced with a more energy-efficient glass system. Exterior doors have been replaced.
- Rooftop mechanical units and compressors were replaced in 2016 and 2017.

Recommendations:

A. Remodel the Conference Spaces

The north section of the building houses classrooms and the former main dining room for the College. Renovation of these spaces would improve their utilization as innovation space, teaching spaces, conference break-out spaces and dining space by providing better acoustic separation from the kitchen and dishwashing areas.
2. **Summary - Recommendations**

**B. Improve electrical distribution and technology infrastructure.**

Currently the electrical distribution system is functioning at maximum capacity. Redevelopment of existing spaces and functions will require corresponding enhancement of the electrical distribution system to serve those needs in the short and long-term future. This includes upgrading data wiring.

**C. Expand the foyer for greater flexibility, pre-function capability, and for improved traffic flow.**

To expand the capacity for conferencing, additional space is needed for conference pre-function space, including coat storage, seating, registration area, catering set-up, access to restrooms, and general storage.
2. Summary - Recommendations

3. Recreation Center

The Recreation Center, is the location of the MSU Extension program offices and classrooms, as well as programs for athletics, fitness, and natatorium. It is used by students, staff, and is available for community use. It was built in 1975 and includes 47,710 SF on two floors.

The building has received several improvements recently:

- A portion of the roof was replaced in 2009.
- The gymnasium floor was replaced in 2009.
- The natatorium whirlpool was replaced in 2009.
- All exterior doors and doors from the natatorium to adjacent corridors were replaced in 2007.
- The boiler system was replaced in 2010, as were most HVAC controls.
- The gymnasium and natatorium lighting was replaced with fluorescent fixtures in 2010.
- A relocated athletic office was implemented in 2011, as well as limited improvements to the women’s locker room and gymnasium.
- Following significant storm damage, the entire roof and associated trim and metal fascia panels were installed in 2013.
- Exhaust fans for the pool area were replaced in 2013.
- Structural investigation of the bowed gym wall in 2013 indicates that the wall is stable. Water infiltration has stopped.
- Pool locker rooms and the pool ceiling renovation were completed in 2014.
- New roofing and mansard metal roofing was installed in 2014.
2. Summary - Recommendations

- The building elevator was recently refurbished.
- The MSU Extension Office has located in the office area at the main building entrance at the upper level.
- Some spaces on the second floor of the building are currently unoccupied as a result of moving the Law Enforcement Program to the Riemer Regional Public Safety Training Center in Freesoil, Michigan.

Recommendations:

A. Renovate the upper level for expanded programming.
As WSCC continues to adapt to the changing needs of students and the community, this area could be well used as classroom space, conference space, administration space or expanded CTE, continuing education, community education, and physical education programming. The option also exists to capture the area below the roof at the entrance to increase the office area in the future.

B. Replacement of pool filtration and infrastructure components.
The pump and piping infrastructure, as well as the filtration system supporting the pool needs to be replaced or renovated. The pool and deck require re-tiling and the original piping connecting the mechanical room to locations under the pool needs to be replaced.
2. Summary - Recommendations

4. Technical Center

The original Technical Center was built in 1969 as vocational / technical classroom and lab space. It includes 32,600 SF on one floor, and it received renovation in 2004. A major addition of 39,200 SF was completed in 1993, including space for classrooms and labs.

Recent improvements include:

- New roofing at the Welding Lab in 2009.
- Boilers were replaced and temperature controls were updated in 2010.
- Rooftop units were replaced in 2009.
- Carpeting was replaced in 2009.
- Lighting in the atrium was replaced with fluorescent lighting.
- Entry vestibules at the north entrances were added in 2005.
- A new welding lab makeup air unit was installed.
- In 2013, the domestic water heater for the entire building was replaced, and associated circulation pumps were added.

Major renovation and expansion of the building were completed in 2019, including upgraded toilet rooms, remodeled offices and classroom spaces, common spaces, and information center, as well as electrical improvements, and expansion of the welding lab. The project is funded with assistance from the Michigan Capital Outlay program.

Recommendations:

None
5. Arts and Sciences Center

The original Arts and Sciences Center was built in 1970, with a science wing expansion in 2002 and an arts addition in 2010, bringing the total area to 35,000 SF. The building houses science and arts classrooms, studios, labs, gallery space, music classrooms and auditorium space.

In 2013, two chiller compressors were replaced at the science wing addition. Flooring was replaced in music studio in 2014-15. A boiler was replaced in 2015 and a snow melt system with heat exchange was installed in 2016 at walks on the West side of the Science wing extending to the South entrance of the Arts and Science Center.

Recommendations:

None
6. Schoenherr Campus Center

The Schoenherr Campus Center was constructed in 2008, and includes 38,000 SF of space over two floor levels for library, bookstore, café’, student activities, business office space, testing center, and counseling services.

In 2019, the College completed a renovation of the cafe and bookstore through a reconfiguration of kitchen space and integration of bookstore and food service functions in a single internet cafe environment.

Recommendations:

A. Improve acoustic quality of open, two-story space.

B. Reconfigure space at the upper level to accommodate changing needs for student services, student organizations, testing requirements, counseling, and student gathering. Improve the acoustical separations between the 2-story atrium and occupied spaces.
7. Ice Arena

The Ice Arena was constructed in 2002 and includes 34,600 SF of athletic space. The facility is owned by Mason County and operated on a 50-year lease/purchase agreement. Recently the ice rink lighting was replaced with fluorescent light fixtures, and repairs to the roof deck were complete. Ceiling fans were installed to provide additional air circulation.

Construction was completed in 2019 to add an official’s locker room, remodel the existing officials’ locker room for a women’s locker room, add a multipurpose space, and replace existing flooring in corridors.

Recommendations:

None
2. Summary - Recommendations

8. Auto Repair and Agri-Science Building

The Auto Repair and Agri-Science Building was constructed in 2005 and includes 8,700 SF, including an Auto Lab, two classrooms and two Agriscience classrooms for use by CTE students. In 2017 a storage building was completed adjacent to the parking lot.

Recommendations:

None
9. Technology Recommendations

Improvements across campus are ongoing as the College renovates all or portions of existing buildings.

A. Enhance technologies supporting learning.

B. Provide scheduled replacement of computers, peripherals and network hardware / software.

C. Continue the WSCC initiative to strengthen wireless campus capacity.
10. Environmental Recommendations

A. Continue to evolve sustainable “green” building standards and culture for WSCC.

The awareness of the benefits and application of sustainable design principles has lead to campus-wide green building standards, which will result in improved energy efficiency and consistency across the entire campus.

The encouragement for LEED-certified new construction and major remodeling to obtain capital funding from the State of Michigan adds to the College’s commitment to environmentally-conscious design, materials, and systems.

The Schoenherr Campus Center achieved a Silver LEED rating, and the Arts & Sciences Center achieved a Gold LEED rating. The Technical Center renovations achieved a LEED rating.
3. History, Mission & Goals

It is important to recognize the heritage and history of West Shore Community College as it looks to the future. Stated below are statements from the WSCC Board of Trustees Statements of Vision, Customer Orientation Philosophy, Mission, and Core Values for the College which was adopted by the Board of Trustees in May 2002. The College adopted a Strategic Plan in late 2014: Transform 2017: A Blueprint for Success. The College recently updated its Strategic Plan (July, 2018 - June, 2023), centered on four strategic directions:

• Foster Student success
• Serve our community
• Strengthen our organization
• Innovate and collaborate

History of the College
The people of the area voted to establish West Shore Community College in 1967, and in 1968 the college began serving the needs of students. The college district includes all of Mason County, Manistee County, and parts of Lake, Newaygo, and Oceana counties. In the true spirit of a community college, West Shore’s instructional programs prepare students for immediate employment and/or provide a sound two-year base from which they can continue work towards a bachelor’s degree. A seven member Board of Trustees, elected at-large from the college district, provides leadership and direction for the college’s overall operation.

The campus lies on 360 acres of rolling timberland at the intersection of Stiles Road and Sugar Grove Road, near Scottville. The primary buildings that comprise the core of the College today are:

  Schoenherr Campus Center
  Arts and Sciences Center
  Recreation Center
  Technical Center
  Administrative & Conference Building
  Ice Arena
  Auto Repair and Agri-Science Center
  Riemer Regional Public Safety Training Center
3. History, Mission & Goals

In 2017, the College acquired an existing building and site in Freesoil, Michigan. It was renovated in 2019 to serve as the new Regional Public Safety Training Center.

The Manistee County Center at the Manistee West Shore Medical Center opened in August, 2007.

In 1996, the community passed a ten-year millage to maintain and enhance college facilities. The proceeds from this millage provide a cause for evaluating and prioritizing facility improvements and expansion. This millage was renewed for another ten-year period in 2006, and it was passed again in August 2015, for another ten years.

Vision Statement of the College
“Our vision is to be one of America’s premier community colleges, driven by a passion for:

• assuring student success;
• serving our entire community, and
• pursuing greatness.”

Mission Statement of the College
“West Shore Community College’s Mission is to make our community a better place in which to learn, live, work and prosper.”
3. History, Mission & Goals

Core Values
“West Shore Community College values people first. As we pursue greatness we are guided by these values:

- **LEARNING:**
  Creating opportunities for gaining core abilities, workplace skills, and lifelong personal growth.

- **INTEGRITY:**
  Honoring our commitments and promises with openness and mutual respect.

- **EXCELLENCE:**
  Striving for greatness through a positive attitude and continuous improvement.

- **INCLUSIVENESS:**
  Building community through teamwork, collaboration and outreach.

- **CREATIVITY:**
  Opening our minds and the minds of our students to infinite possibilities.
A. Site
The College occupies 360 acres of rolling timberland between Scottville, Manistee and Ludington. The site includes a portion of the Lincoln River, as well as a pond created by a dam structure at a tributary to the river.

The site varies from heavy wooded areas, with steep slopes along the river, to rolling grasslands and a pine tree farm.

The wooded land north and northwest of the Administrative & Conference Building and the Technical Center are important to the image of the College. This is a mix of hardwoods and pines, which protects the lower, northern slopes and streambed below.

Since the summer of 2000, WSCC has had a “Green Team”, working in cooperation with the Administration and the Facilities Maintenance Department on environmental issues affecting the campus. Through it, a campus-wide conversation about sustainability has produced tangible results in WSCC policy influencing building and site improvements and development.

Utilities
The college completed a major project in 2020 to improve water quality and treatment for long-term best results with a water connector to the City of Ludington system.

Following the completion of the water connection to the city of Ludington, the existing three wells on campus are now used for irrigation.

Sanitary sewerage is handled by a direct connection to the municipal sewer system of Ludington.
4. Facility Overview

In 2020, construction was completed for a new Campus-wide emergency generator (1.5MW) to sustain continuous operation in times of power outages and reduce annual electrical operating costs. The project includes a new generator, transformer, and transfer switch that will allow the campus to go off-grid in times of emergency. Reduced electrical rates to the College as a result of this improvement will substantially reduce the annual operating cost of electrical energy for the College going forward.

The College is host to a major power substation at the entrance to the campus on Stiles Road. This is visually screened by maturing landscaping surrounding the station.

Storm water runoff and management is not a major problem on campus, though there is minor erosion in some areas (i.e., near the Recreation Center). Also, the elimination of the few remaining storm water swales along internal walks and drives via underground storm water piping leading to a retention basin would make a smoother and safer transition across lawns and paved surfaces for pedestrians. Eliminating the swales would also reduce maintenance.

The College completed (2015) a dam repair project at the North end of the existing pond.

Telephone and cable service extends from Sugar Grove Road to the center of campus.

Gas service is buried from Stiles Road and extends to the center of campus.
Drives and Parking
Inadequate definition of driveway lanes and parking areas have consistently been mentioned by stakeholders as a drawback to the parking area west of the Technical Center. Wayfinding to the Administrative and Conference Building is also regularly cited.

The central location of the parking lot at the Schoenherr Campus Center makes it a parking lot of choice for staff and students – it fills quickly and remains full. Parking on grass areas is common. Identification of a separate area for staff parking has been discussed as a potential remedy to ease this pressure.

The drive to the Recreation Center and the Ice Arena from the Arts and Sciences Center is defined by a row of small trees, which has been effective.

Traffic often moves too fast along the road near the Recreation Center where slopes are steep. Adjacent pedestrian walks to this road add to the safety problem. Also, the vehicle drop-off area at the Recreation Center entrance is too small for busses. The drive along the west side of the Recreation Center is narrow, too close to the building, and was recently repaved, as was the road to the Recreation Center and the Ice Arena. The parking area on the east side of the Recreation Center is in good condition.

Parking and general access to the Administrative & Conference Building is limited, though it was improved and expanded for better access by service vehicles and parking for the public.

Parking at the Arts and Sciences Center is adequate, and it serves as an overflow for events at the Recreation Center.

Parking at the Recreation Center and Ice Arena is adequate for most uses. The upper level handles most of the load, while the lower level allows for handicap parking and access to the Recreation Center.
4. Facility Overview

The addition of the Schoenherr Campus Center, as well as the adjacent parking and drive improvements made a significant improvement from the campus entry at Stiles Road to the Arts & Science Center parking lot.

Many of the walks around the Technical Center are asphalt. They are often difficult to distinguish from drive surfaces. There are no curb separations between drives and walks at any location.

Walks
The campus is generally pedestrian-friendly. The addition of walks and plaza spaces associated with outdoor sculpture and alumni recognitions enhances the connectivity of spaces across the campus.

However, there is significant pedestrian traffic on roadbeds between classes, particularly between the Arts and Sciences Center and the Recreation Center. Additional walks are needed here to provide adequate safety.

In general, there is a need for supplemental exterior building signage and wayfinding for pedestrians to identify individual buildings from the center of campus.

Outdoor Recreation
At the center of campus, with increased density of buildings and foot traffic, the College is planning to add outdoor site amenities to enhance the full utilization of the site.

In 2017, initial concepts for a potential alumni sculpture park were considered, in order to add outdoor sculpture settings to the campus and to recognize the contributions of College alumni. A site location in the center campus area, outside the Schoenherr Center was selected for the initial installation, featuring a replica of a sculpture by Manierre Dawson. This project was recently completed in 2019 and has become part of the Mason County Sculpture Trail.
Outside the periphery of the area of main campus buildings, there are three main nature trail systems along the creek bed and extending into the upland grass and open spaces. These are often used by biology students and by members of the community. Portions of the trails are also used for cross-country running events. Requests have been made to create cross-country ski trails, as well as an outdoor fitness trail.

A softball field exists near the Sugar Grove Road entrance. Touch football, soccer, and other recreational sports occur in the upland grass areas of the campus. The level area west of the Recreation Center could be developed into an open recreation area for field sports.

Softball, tennis facilities and outdoor basketball facilities could also be added near the Recreation Center for greater student, faculty, and community use. With the development of possible on-site student housing, these facilities will be important.

The pavilion along the pond near the Recreation Center is used extensively by families in the community for picnics and other events. The pavilion in the upland area east of the Recreation Center is used for athletic and other events.

**Future Land Use Considerations**

**Student Housing**

The College commissioned the Scion Group to perform a feasibility and market study for student housing, including up to 120 beds in 3 separate buildings of 40 beds each, based on an assessment of student characteristics; enrollment trends; an analysis of the housing market; focus group sessions; student housing demand projections; and recommendations for the mix, size and charges for student housing rental units along with suggestions for unit features and common-area amenities.
Replace Decks, Bridge, Stairs at Creek

Section 4-32

11 Sub-Station - Electrical
8 Auto Repair and Agri-Science Center
Future Housing (3 Buildings)
Future Parking

Area of Agri-Science Development

1 Schoenherr Campus Center
2 Technical Center
3 Arts & Sciences Center
4 Administrative & Conference Building
5 Recreation Center
6 West Shore Ice Arena
7 Eaton Picnic Pavilion
8 Auto Repair and Agri-Science Center
9 Maintenance Building (receiving)
10 Softball Field
11 Sub-Station - Electrical

SITE

October, 2020

2020 Campus Facilities Master Plan
4. Facility Overview

Agricultural Sciences
The College is currently working with Michigan State University regarding the development of an agricultural sciences program. In the fall of 2015 the West Shore ESD started holding agricultural science programming on campus including the placement of a temporary chicken coop. With desired expansion by the ESD for their program and possible implementation of a WSCC/MSU program, additional space needs may be required for agricultural science including specialized classroom space and outdoor space(s) for hands-on learning. An area west of the existing Agri-Science Building could be cleared to provide space for outdoor programming.

Riemer Regional Public Safety Training Center
In 2017, the WSCC Board of Trustees authorized the purchase of a former medical facility and site for the purpose of renovating it for use by the WSCC Public Safety Program. Construction was completed in early 2019. Land adjacent to the Training Center site may be available to expand the Training Center to include EMS and fire-fighting training, as well as road courses for training in law enforcement vehicles.

B. Administrative & Conference Building
The Administrative & Conference Building was the first building on the campus of West Shore Community College, built in 1969. The building exists on two levels. The main level is approximately 26,000 SF. A small lower level includes a mechanical room and storage facilities.

The existing building is organized in three basic sections:
1. The center section is comprised of two large, hexagonal shaped gathering spaces for conference activities;

2. An eastern wing for administration, business office, IT, and Human Resources functions;

3. And a north wing for kitchen and dining space, as well as
4. Facility Overview

classrooms/conference rooms.

From a site perspective, the Administrative & Conference Building is the most remote building from major parking areas, though the College expanded parking area to roughly 50 spaces in 2008. It, nevertheless, is perceived as a remote building, requiring extra effort for students to reach and utilize.

The building exterior is comprised of brick and glass walls, with standing-seam metal, sloped roof areas over the lounges and mechanical equipment serving the kitchen, and mansard roof areas at the building perimeter. The brick appears to be in good condition, and the glass panels, replaced in 2011, allow clear views through the lounge spaces to the wooded environment along the creek. Roofing systems were replaced in 2002.

Upgrades have been made recently to the HVAC and electrical systems, and the data center was relocated. It should be noted that there is a natural water spring under the existing boiler room, which may be the cause of some drainage problems existing at the lower back side of the building.

The electrical service equipment appears to be in good condition. However, additional distribution panels are required, as the present panels are full. With increased use of computers and other technology, more panels are required. The existing fire alarm system appears to be in adequate condition.

Generally, the lighting is satisfactory. However, lighting should be upgraded in office areas to better serve computer use.

The patio area (hardscape and landscape) between the building and the creek was replaced in 2011. This is now an attractive and useful extension of the building functions. The wood stair and landings from the plaza area to the creek have been removed and closed to the public. Plans have been developed to renovate the existing stairs.
4. Facility Overview

and decks, and to add a pedestrian bridge over the creek leading to a new stair on the opposite bank to connect with existing nature trails. Construction has not yet been scheduled.

Center Section
On the interior, the entrance to the building opens to a semi-private foyer which directs visitors right or left. This is a key orientation point. However, this is a point of constriction, functionally. From here, one must pass through the gathering spaces to get to the east (administrative) wing or north (conference) wing. The large gathering spaces are among the best architectural spaces on campus and are attractive in their own right. However, because they are also circulation spaces, their use as conference space is limited.

The ceiling and upper walls and lighting are in good condition and are attractive. Flooring in all areas has been replaced recently. The fireplace “pit” is operational and a featured part of the space.

East Wing
The east wing houses Administrative Offices, Business Offices, Human Resources Offices, and IT staff. The Business Office has been upgraded with new furnishings and finishes. There is significant space in this area that is unused or underutilized. The College Administrative Offices, including the Board Room are organized along the north wall of the east wing. This area has been gradually upgraded over recent years. The IT department has added wireless access points across campus.

North Wing
The existing north wing houses the kitchen, two classrooms, the MBT room and public toilet rooms. The conference/gathering space (formerly the College cafeteria) has excellent views from two sides to the natural environment toward the creek and is a popular location for small meetings.
4. Facility Overview

The kitchen produces a significant amount of food for regular food service and special functions across the entire campus. With the modest food service function at the Schoenherr Campus Center, the existing kitchen plays a dual role to produce food items, as well as serve as education/training space for Tech Prep programs. Remodeling in this area should include better traffic flow between the kitchen and banquet spaces, acoustic treatment to reduce noise transfer from the kitchen to adjacent spaces, better climate control, storage space for records and computer equipment, as well as office and storage space for Tech Prep programs.

The MBT Room serves as a large gathering/conference area to better serve banquet functions and conference needs. The finishes, furnishings and lighting were updated recently. The Tech Prep Room (formerly the MBT Room) is well-used and has been updated with new windows, finishes, furnishings, lighting, comfort control, and A/V capabilities. An exterior vestibule allows direct access from the outside adjacent parking area.
PROPOSED IMPROVEMENTS - ADMINISTRATION & CONFERENCE BUILDING
4. Facility Overview

C. Arts and Sciences Center

The original Arts and Sciences Center was the third building on the campus of WSCC, built in 1971. The building is on one level and contains approximately 35,000 SF. In 1997, Room 315 was remodeled, and in 1999, the Theater and Rooms 301 and 303 were remodeled. In 2002, a 17,700 SF Science Wing Addition was completed. In 2010, a major expansion and remodeling of existing space consolidated the arts programs to this location and provided new space for faculty offices, new general classrooms, new art studios, new music rehearsal spaces, and an expanded theatre and back-of-house spaces to support the theatre arts. This addition received a LEED-Gold rating.

This building is organized in four basic sections:

1. The north end is the location for the theater, theater support spaces, and music rehearsal spaces.
2. The center section is the location for the fine arts and gallery spaces.
3. The south end is the location of classrooms and faculty offices.
4. West side is the science wing addition.

From a site perspective, the Arts and Sciences Center lies adjacent to a major parking lot and to the drive leading to the Recreation Center. A geo-thermal heating/cooling system was installed north of the new faculty offices as part of the recent remodeling / expansion project.

Also, the south entrance is closest to the parking lot, and as a result of the recent remodeling project, it is easily identified as a major entry to the building.

The building exterior is comprised of brick and glass walls, with metal mansard roof areas over the theater and distance learning rooms and metal mansard roof areas at the building perimeter. The roof was replaced in 2002 and as part of the 2010 remodeling project for the arts remodeling and expansion. The brick exterior appears to be in good condition.
In 2015, a boiler was replaced, and a new snow-melt system with heat exchange was installed in 2016 at walks on the West side of the Science Wing extending to the South entrance of the Arts and Science Center.

**Theater**

On the interior, the north end of the building houses the theater and support spaces. The theater proper was remodeled with new seating and floor finish in 1999. The space is a comfortable, intimate venue for a variety of productions. Over the years, the theater has been creatively modified from a recital format to full stage production capability.

The remodeling in 2010 provided additional stage space, additional access to backstage areas, fly space for scenery, expanded scene shop and storage spaces, new dressing rooms and expanded storage space. There is direct access between the music rehearsal spaces and the backstage areas.

**Fine Arts and Gallery**

The center of the building includes the newly relocated art programs, including graphic design, two-dimensional art, and three-dimensional art instruction spaces. In addition, a new gallery space located on the main corridor provides greater visibility and access to the public for art shows and traveling exhibits.

As the gallery matures and grows, there is increasing need for secure, organized, and climate-controlled storage of art collections.

**Classrooms and Faculty Offices**

The south end of the building includes the distance-learning room, two expanded classrooms, two new classrooms and new faculty offices.

The corridor outside the former faculty offices was widened as part of the 2010 remodeling and expansion project, and this widened corridor now serves as the primary link to the south parking lot, so the entrance at the south end of the building is heavily used. An enhanced vestibule and entrance element provides better climate control and a more clear definition of a major entry point. There is an ongoing need for additional office space for adjunct faculty members.
4. Facility Overview

D. Recreation Center

The Recreation Center was built in 1975 and consists of two levels. The upper level includes about 12,200 SF, and the lower level includes about 35,510 SF.

The building is organized in two basic areas:

1. The upper level includes open spaces formerly used for the music and visual arts programs prior to the completion of the Arts & Sciences Center expansion and remodeling in 2010. Today, this level is used primarily by the Law Enforcement Program. The office area at the main entrance is occupied by the MSU Extension Office.

2. The lower level includes physical education space, such as the arena, wellness center, racquetball court, swimming pool, locker rooms, and storage facilities.

From a site perspective, the Recreation Center is located across the creek, up the hill from the Arts and Sciences Center and the Administrative & Conference Building. It lies at the end of a dead-end drive and parking area. The Ice Arena is located opposite the upper parking area.

Outside the lobby to the Recreation Center, outdoor seating area should be considered for student and patron waiting and gathering.

Two parking lots serve this building, including the primary parking lot to the east (upper lot) and a secondary lot to the north (lower lot). The north lot and building entrance are barrier-free.

To the west is a large, open level area of grass that could be used for future fields, parking, tennis courts, etc. To the north is a large, grassy area where two former sewage lagoons were removed in 2005, as a result of connection to the municipal sewer system.

The building exterior is comprised of brick and glass walls, with laminated wood beams at the building entrance, and a slightly sloping roof with perimeter parapet. The brick appears to be in good
4. Facility Overview

condition, and the glass is effective in bringing in natural light to areas such as the Wellness Center.
In 2013, the entire roof and mansard sections were replaced with materials and finishes to match the other buildings on campus. Other items mentioned in the Deferred Maintenance Report include the need for possible replacement of the humidity control and piping valves for the pool, as well as replacement of the main HVAC system control boards. Rusting hollow metal doors and frames at entries were replaced with aluminum storefront systems in 2007.

In 2016, the existing elevator was refurbished.

Upper Level
On the interior, the main entrance includes a lobby space, stair and elevator to the lower level, and offices for the MSU Extension Program.

This upper level also includes open classroom space. Some interior walls were added to create separation of internal spaces for the Law Enforcement Program.

The former music rooms at the upper level are in good condition and had been used for community choir, community instrument ensemble, collegiate show choir, and the college music program. These rooms now house the Law Enforcement program and they are air-conditioned.

Lower Level
At the lower level are the arena, the wellness center, weight room, racquetball court, pool, lockers rooms and storage. The interior arena walls have recently been painted, lighting has been improved, and the arena flooring has been replaced.

A portable stage and sections of portable bleachers are available for concerts and special events in the arena, though the existing sound system and acoustics are poor. For the types of athletic and cultural performance events held in the arena, acoustical treatments should be added, and a permanent sound system should be installed. The existing arena is not air-conditioned and the existing HVAC equipment
is controlled by a mix of pneumatic and digital controls.

The Wellness Center continues to increase in use and popularity with college students and the greater community, and it has been recently expanded as a result of converting one of the racquetball courts into a new weight room in 2005. The former weight room was remodeled for expanded wellness center equipment. Exercise equipment is replaced in accordance with the College’s planned equipment replacement cycle. The Wellness Center is air-conditioned.

In 2014, the pool area was renovated to include new acoustical ceiling treatment. Locker rooms and toilet rooms were renovated. The whirlpool was previously renovated as a separate project. In the pool area, all pool related piping and valves should be replaced. Existing air handler and controls should be upgraded, and the arena should be assessed for air conditioning or increased air-changes to improve ventilation and patron comfort.

The Recreation Office was relocated in 2011 near the intersection of the two corridors at the lower level for maximum control and exposure to corridor traffic. New windows were added between the corridor and area spaces, allowing observation of arena activities from the new Recreation Office.

In general, the following represent possible new programs or activities anticipated in a remodeled, upgraded, or expanded Recreation Center:

- Climbing wall
- Day spa in conjunction with therapeutic massage program and/or spa management program (steam room or sauna would need to be added)
- Activity pool, with water slide and play pool
- Concessions area (for use during tournaments)
- Student recreation opportunities, in the context of potential future student housing on site.
PROPOSED IMPROVEMENTS - RECREATION CENTER

October 2020

RENOVATION

Proposed Improvements - Recreation Center

Room Numbers:
- 401 Arena
- 401A Storage
- 401B Storage
- 402A Director Wellness Center
- 402B Reception
- 402C Medical Kit
- 405 Racketball Court
- 406 Nauticoram
- 406A Women's Shower
- 406B Whirlpool
- 406C Men's Shower
- 407 Women's Locker Room
- 409 Men's Locker Room
- 410 Mechanical
- 410A Stairway
- 411 Storage
- 412 Stairwell
- 413 Corridor
- 414 Corridor
- 414A Unisex Toilet Room
- 414B Janitor's
- 415 Office
- 416 Corridor
- 417 Storage
- 417A Storage
- 417B Storage
- 418 Stairwell

Renovation Areas:
- 406
- 411
- 410A
- 406D
- 406C
- 406B
- 406A
- 414B
- 414A

2020 Campus Facilities Master Plan
E. Technical Center

The Technical Center was built in three phases, and it currently includes about 75,400 SF on one level. Originally built in 1970, it received additions in 1990 and 1992, with additional renovations to sections in 1999 and 2004. Vestibules on the north side of the building were added in 2005.

This building is organized in two basic sections:

1. The south half, which houses the original portion of the building, including tech prep classes, welding lab, and technology offices

2. The north half, built in 1990 and 1992, which houses computer labs, nursing classrooms, general classrooms, and secretarial studies, as well as administrative offices and conference space.

From a site perspective, this building is in view of the campus entrance on Stiles Road. It is also a primary destination of many WSCC students and is a heavily utilized building. It is the single largest building on campus, and it hosts the largest parking areas and a major bus pickup and drop-off area. The building contains a main atrium space at its center to draw students from the parking lot, through the building, to the center of campus beyond.

The building exterior is consistent with the materials of other buildings on campus: brick and glass. The atium roof material here is standing-seam metal, similar to the other buildings on campus, and is in good condition. Remaining roof areas should be replaced in the next five years.

Welding lab makeup air and domestic water heater for the entire building have been replaced, and associated circulation pumps were added.
The College has a 15-year agreement, beginning July 1, 2006 and ending June 30, 2021, with the Mason-Lake Intermediate School District (ISD) for its Technical Preparation Partnership (Tech Prep). The majority of the classes are held in the Technical Center. Under this agreement, the ISD shares costs with the College for its presence on campus. The Tech Prep program administration resides in the Technical Center.

The Technical Center renovation project was completed in 2019 as a major capital improvement project, including renovation and building expansion of the welding lab, reconfiguration of interior classrooms, labs, and offices, upgrades for mechanical and electrical systems, and energy efficient features such as occupancy sensors, new ventilation capacity at the welding area, and LED lighting.
4. Facility Overview

F. Maintenance Building

The existing maintenance building is a pre-engineered-type structure of approximately 4,000 SF, first built in 1975. It has been expanded several times with similar construction. It houses a variety of heated and cold storage areas, from building supplies to vehicles and large equipment.

In general, the existing building is in questionable condition. The building is not insulated and is suitable only for storing items not requiring climate control.

Because of the lack of storage within each campus building, most of the supplies and deliveries for the campus are made to this building and stored, at least temporarily, until they can be delivered, in smaller parcels, to their destination buildings and departments. The lack of climate control is a concern for storing materials for any length of time.

An addition of 1,200 SF was completed at the South end of the building. This addition houses offices and support space for maintenance personnel.
4. Facility Overview

G. Auto Repair and Agri-Science Center

The Auto Repair and Agri-Science Center was completed in 2005, and it currently includes 8,700 SF on one level. The building is a pre-engineered building, built through a cooperative venture between the Mason-Lake Intermediate School District (ISD) and the College. Future planned changes in this facility will include consideration of the Tech Prep needs and programs.

This building is separated by a hallway and is organized in two basic sections:

1. The west portion, which houses the ISD Tech Prep auto repair program, faculty office, and one classroom along with one other ISD classroom;

2. The east portion houses space for the Agriscience program.

To provide additional storage for the Auto Repair program, the Theatre program and general College use, a flexible storage building was built across the parking lot. A greenhouse and three small outbuildings were also added as part of an expanding agriscience program.
4. Facility Overview

H. Ice Arena

The West Shore Community Ice Arena, completed in 2002, is a largely pre-engineered building containing locker rooms, a pro-shop, concession area, a skate rental area, and a National Hockey League-size ice surface, with bleacher seating capacity for 320 spectators. Total area is 34,600 SF on one level.

The facility, which is owned by Mason County and operated by West Shore Community College on a 50-year lease, was funded by donations from the West Shore Community College Foundation, along with funds from West Shore Community College, Mason County, Manistee County, and a grant from the State of Michigan. The regional facility provides figure skating, hockey, and open skating opportunities for all the citizens of the area. The College maintains the building and recently completed some humidity control and interior ceiling improvements, as well as an upgraded fire-suppression system. In 2019, the building was renovated / expanded to include a new multipurpose activity room, a women’s locker room and new referee’s locker room.
PROPOSED IMPROVEMENTS - WEST SHORE ICE ARENA

October 2020
4. Facility Overview

I. Schoenherr Campus Center

The Schoenherr Campus Center was completed and occupied in 2008 as the centerpoint of campus and campus life. It contains approximately 38,000 SF of space over two floors. The east end of the building includes the campus library. The west end of the building is a two-story area including a new bookstore/internet cafe, and student service offices and functions. The open atrium area is used for multiple functions, including dining, informal gathering, and studying. In the center of the atrium is a two-story element with recreation area on the ground level, and study space on the upper level. The remainder of the upper level includes classrooms, offices, testing center, counseling services and professional development space.

The Schoenherr Campus Center received a LEED-Gold rating when it was constructed.

By its nature, the Schoenherr Campus Center is an active place, with attendant noise levels that are high during peak periods. Modifications should be made at the cashier windows during peak periods to attenuate the noise infiltration from the common area to the Student Services office area.

There is a need to expand the capacity and reconfigure the layout of the Testing and Learning Center on the upper level, as well as to provide space for Student Organizations. The Faculty Innovation Center was reconfigured and repurposed previously.
EXISTING LEVEL 02 PLAN - SCHOENHERR CAMPUS CENTER

October 2020

Section 4- 56

MMA
4. Facility Overview

J. Riemer Regional Public Safety Training Center (Freesoil)

WSCC developed a vision for a multi-dimensional regional training center for public safety programs, including law enforcement and related fields, generating interest throughout central west Michigan. The College identified an available existing building, built in 2002 on seven acres in FreeSoil, Michigan that could be adapted and reused as an education and training facility to serve both the College and other communities. The modified building includes classrooms, offices, reception area, conference spaces, computer labs, simulation labs, forensics lab, 911 training space, open training area, locker rooms and shower facilities, student commons, indoor firing range, and related spaces within the two-story, 21,000 SF facility.

The development of new student-occupied space on two levels included: architectural upgrades throughout the existing building, fire protection, elevator to connect both levels, enhanced HVAC equipment, planning for future new garage area and additional parking. The inclusion of an indoor firing range required a particular design focus on two things: quick evacuation of smoke and acoustic separation to diminish the interruption of normal operations in surrounding spaces. Within the limited floor-to-floor dimension, an innovative HVAC design achieved the required smoke evacuation, and the strategic placement of sound attenuation within the range area reduced sound migration from the lower level to the upper level.

To realize the true potential of a multi-dimensional center that includes law enforcement, fire training emergency training, etc. the site should be expanded to allow development of additional pavement and surfaces for training use by police, fire, and emergency vehicles, etc. Fire training facilities, such as towers and other structures require supplemental perimeter space. The site near or adjacent to the Riemer Center would provide important area for such an expanded facility.
K. Manistee Downtown Education Center (Manistee)

The proposed Manistee Downtown Education Center is located in a former department store building in the heart of downtown Manistee, one of the communities within WSCC’s service area. The building contains approximately 13,000 SF of space on two levels. The project is currently under construction.

The acquisition and renovation of this building implements the College’s goal of increasing services to local communities, and to develop partnerships that result in strong linkages to the community, creates additional local employment, and attracts new businesses to the community. In this case, long-term lease commitments from the Manistee Chamber of Commerce and networks Northwest make the project feasible.

As envisioned, the Center would include classrooms, offices, conference spaces, computer resources and study space for use by all project partners. The location of the building offers easier access to College resources and services to the Manistee Community, as well as the ability to offer daytime classes and space for the growing community education courses.
4. Facility Overview

J. Other Buildings

There are several other buildings on the main campus site:

**Diesel Building**
The Diesel Building is at the far east end of the campus property and is used primarily for storage of miscellaneous maintenance equipment. It gets its name from its original use as a location for teaching diesel technology.

**Barn**
The barn is an original fixture to the site before the property was a college campus. It is a traditional wood timber frame structure with vertical wood siding, and it is used for storage of miscellaneous items.

**Two Security Houses**
The campus includes two houses, original to the campus, which are being used as housing for security personnel. Both are two-story wood-framed dwellings, in good condition, and maintained annually. Both houses have been remodeled recently including new roofs and full kitchen remodeling.
5. Cost Summaries

For each WSCC building, the following pages contain cost information related to the specific recommendations identified in Section 2. The first spreadsheet summarizes the construction costs and project costs for each building, as well as the overall campus site. They are listed in the order of priority.

The Construction Cost is the cost one would expect to receive when soliciting competitive bids for construction from general contractors or construction managers. It includes the cost of materials and labor to install the materials, as well as a reasonable factor for contractor overhead and profit.

The Project Cost includes the Construction Cost and other costs required to complete the project for use by the College. These include budgets for professional design fees and reimbursable expenses, plan review fees, material and construction testing services, movable furniture, moveable equipment, technology systems and a contingency. For fiscal planning by WSCC, the Project Costs should be used.

It should be stated that the costs for on-campus technology systems are presented as a component of each building / facility budget.

In addition, the Project costs include a figure for completing deferred maintenance projects, derived from the 2018 update of the Facilities Assessment and Deferred Maintenance Capital Planning Report.
<table>
<thead>
<tr>
<th>Priority</th>
<th>Project</th>
<th>Construction Cost</th>
<th>Project Cost</th>
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<tbody>
<tr>
<td>1</td>
<td>Site Development - Regional Public Safety Training Center</td>
<td>$1,197,000</td>
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<td>2</td>
<td>Recreation Center - Pool Area Only - Upper Level + Courts</td>
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<td>Schoenherr Campus Center</td>
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<td>TOTAL</td>
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# Site Development - Regional Public Safety Training Center

**West Shore Community College**  
**September, 2020**

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<th>Description</th>
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<th>Budget ($)</th>
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<td><strong>Construction Costs</strong></td>
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<td>Technology Equipment (by Owner)</td>
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<td>Canopy at north entrance</td>
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<tr>
<td>Reimbursable Expenses (8% of A/E fee)</td>
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<tr>
<td>Local Agency Plan Review</td>
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<td>Testing and Inspection Services (by Owner)</td>
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<td>Technology Equipment (by Owner) @ 6%</td>
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### Schoenherr Campus Center

**West Shore Community College**  
**September, 2020**

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<td>Upper Level Remodeling</td>
<td>8,000</td>
<td>$ 50</td>
<td>$400,000</td>
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<td>Lower Level Remodeling</td>
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<tr>
<td>Contractor G.C.'s and O.H.&amp;P. (14%)</td>
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<td>$56,000</td>
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<tr>
<td><strong>Construction Total for the Student Center:</strong></td>
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</tr>
<tr>
<td>A/E Fees (8%)</td>
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<td>$40,128</td>
</tr>
<tr>
<td>Reimbursable Expenses (8% of AE fee)</td>
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<td></td>
<td></td>
<td>$3,210</td>
</tr>
<tr>
<td>Local Agency Plan Review</td>
<td></td>
<td></td>
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<td>$1,500</td>
</tr>
<tr>
<td>Testing and Inspection Services (by Owner)</td>
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<td></td>
<td></td>
<td>$7,500</td>
</tr>
<tr>
<td>Furniture, Fixtures, and Equipment (by Owner) *</td>
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<td></td>
<td></td>
<td>$40,000</td>
</tr>
<tr>
<td>Technology Equipment</td>
<td></td>
<td></td>
<td></td>
<td>$12,000</td>
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<tr>
<td>Contingency (10%)</td>
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<td></td>
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<td>$45,600</td>
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<tr>
<td><strong>Project Total for Student Center</strong></td>
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<td>$605,938</td>
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</table>
### Administrative & Conference Building

**West Shore Community College**  
September, 2020

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (SF)</th>
<th>$/SF</th>
<th>Budget ($)</th>
<th>Total for Item ($)</th>
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<tbody>
<tr>
<td><strong>Construction Costs</strong></td>
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<td><strong>Building Renovations:</strong></td>
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<td>New Foyer</td>
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<td>$ 230</td>
<td>$747,500</td>
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<tr>
<td>Portions of Existing Building</td>
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<td><strong>Contractor G.C.'s and O.H.&amp;P. (14%):</strong></td>
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<td>$331,450</td>
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<td><strong>Construction Total for the Admin &amp; Conf. Building:</strong></td>
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<tr>
<td><strong>A/E Fees (8%)</strong></td>
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<tr>
<td><strong>Reimbursable Expenses (8% of A/E fee)</strong></td>
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<tr>
<td><strong>Local Agency Plan Review</strong></td>
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</tr>
<tr>
<td><strong>Testing and Inspection Services (by Owner)</strong></td>
<td></td>
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<td>$2,500</td>
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</tr>
<tr>
<td><strong>Furniture, Fixtures, and Computers (by Owner)</strong></td>
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<td>$100,000</td>
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<tr>
<td><strong>Technology Equipment (by Owner @ 8%)</strong></td>
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<td>$100,000</td>
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</tr>
<tr>
<td><strong>Deferred Maintenance Backlog (1-5 Years)</strong></td>
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<td><strong>Contingency (10% of Constr. Total)</strong></td>
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<tr>
<td><strong>Project Total for Administrative &amp; Conference Bldg.:</strong></td>
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<td></td>
<td><strong>$3,429,353</strong></td>
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</tbody>
</table>
6. Implementation Strategy

The following represents an implementation strategy for WSCC. The actual implementation of a specific priority may occur in a different order, depending on funding opportunities and programs not yet known.

Priority 1:
  Site Development for Riemer Regional Public Safety Center
  Expand the site for development of training roads and outdoor facilities for public safety and related disciplines.
  Cost: $ 1,425,243

Priority 2:
  Renovation of the Recreation Center
  Remodel the upper level for classrooms with new HVAC and electrical layouts. New finishes throughout. Remodel natatorium to replace infrastructure, pool deck and drains.
  Cost: $ 4,480,643

Priority 3:
  Renovation of upper level of Schoenherr Campus Center
  Expand and reconfigure the testing center and create new student study space.
  Cost: $ 605,938

Priority 4:
  Remodel the Administrative & Conference Building
  Remodel north wing spaces for Tech Prep, conference and community use. Remodel all toilet rooms. Add new foyer.
  Cost: $ 3,429,353