October 2022

2022 Facilities Masterplan
West Shore Community College

Scottville, Michigan
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Section 1  Introduction

West Shore Community College commissioned Mathison | Mathison Architects to update the Facilities Master Plan first developed in 2000, with annual updates through 2021. This plan is intended to guide the physical development of the College in ways that respond to programmatic priorities and respect the environment, maximize existing assets, and reflect its mission and vision for the future as it strives for excellence in educational and community opportunity for all.

We appreciate the acknowledge the assistance of WSCC Administration and the Board of Trustees for their contributions to this update, including their time, interest, advice and constructive thoughts. In particular, the guidance and organization of President Scott Ward, Chief Financial Officer Conny Bax, and Director of Facilities & Recreational Services Michael Moore were most appreciated during the entire process. Their timely input added relevance and latest thinking, affirming the vision and direction of the College.

Mathison | Mathison Architects

Evan T. Mathison
Principal and Co-Founder
Section 2A High Level Summary of Current Projects

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

1. Recreation Center
2. Site Improvements for Public Safety Training
3. Administrative & Conference Building

1. Recreation Center Recommendations:
   a. Renovate the upper level classrooms and corridors, renovate the lower level weight room. Replace the existing HVAC and electrical systems with new, energy-efficient units. Provide a new fire suppression system throughout the building.

   PROJECT COST: $6,360,595

   b. Lower level, renovate the existing pool, pool equipment & pool deck

   PROJECT COST: $1,933,201
2. Site Development for Public Safety Training:
   - Add a minimum of 3 acres of new paved surfaces to meet the increased demand for driver-training facilities for law enforcement vehicles, first-responder vehicles, bus drivers, and CDL drivers.
   
   PROJECT COST: $1,506,171

3. Administrative and Conference Center Recommendations:
   - Renovate approximately 3,000 SF of kitchen, serving and support spaces. Renovate existing toilet rooms. Add approximately 4,000 SF of pre-function space at the building main entry.
   
   PROJECT COST: $4,070,337
Section 2B  Overview

In the context of ongoing change, the 2022 WSCC Master Plan Update reflects the institutional values and goals of the College for its physical facilities and site enhancements, with input from WSCC Administrators and the Board of Trustees. It also follows a proven process for planning, with its own goals and guidelines.

Planning Goals:

- Identify sites for new construction, or expansion on or off the main campus.
- Identify and plan sites for possible additional parking facilities, including pedestrian and vehicular traffic patterns.
- Recommend a plan to maximize the value of existing physical assets.
- Recommend a plan for responding to emerging and changing physical needs as they relate to technology.
- Maintain stewardship of the natural environment.
- Assist in establishing priorities and cost estimates for a five-year Facilities Master Plan.
- Consider design consistency, renovations, retrofits and maintenance.
- 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.
Planning Guidelines:

- Focus WSCC facilities, programs and services on the needs of students, creating the optimum environment for learning and growth.
- Make WSCC educational services available to all, taking full advantage of emerging technologies, partnerships, and networks.
- Consider environmental quality and barrier-free issues in all facilities.
- Maintain and enhance the natural and built environment of WSCC.
- Provide flexible facilities and a variety of learning environments toward the enhancement of lifelong learning.
- Be responsive to the changing needs of the component communities of WSCC.

WSCC History, Mission and Vision

Area voters established West Shore Community College in 1967, and the College began serving the needs of students in 1968. The College service area includes all of Mason County, Manistee County, and parts of Lake, Newaygo, and Oceana counties. WSCC’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 service area, provides leadership and direction for the College’s overall operation.
Vision:

“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:

“West Shore Community College’s Mission is to make our community a better place in which to learn, live, work, and prosper.”

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."
Current Sites and Facilities

The main campus lies on 360 of rolling timberland northeast of the intersection of Stiles Road and Sugar Grove Road, near Scottville, Michigan. The site includes a portion of the Lincoln River, as well as a pond created by a dam structure at a tributary of the river.

The primary buildings that comprise the core of the main campus are:

The **Administrative and Conference Building** was the first building on the main campus, built in 1969. It currently includes office space for College Administration and several departments, classroom spaces, conference spaces, and kitchen and dining spaces for culinary arts training and banqueting functions.

The **Technical Center** was originally built in 1970, and it was expanded in 1990, 1992, and 2020. This building houses, nursing classrooms, general classrooms, computer labs, administrative offices and conference spaces, as well as tech prep classrooms and labs, welding lab, and technology offices.

The **Arts and Sciences Center** was the third building on the main campus, built in 1971. It was expanded in 2002 and 2010. The building provides spaces for a performing arts theater, theater support facilities and music rehearsal spaces; fine arts classrooms, studios and gallery space; classrooms and faculty offices; science department classrooms, labs, and support spaces.

The **Recreation Center** was built in 1975 and consists of two levels. The upper level currently houses offices and classrooms for the MSU Extension Office, and also includes the CTE program. The lower level includes physical education space, such as the arena, wellness center, swimming pool, locker rooms and storage facilities.

The **WSCC Ice Arena** was completed in 2002, and expanded in 2019. It is owned by Mason County and operated by WSCC. It contains a NHL-size ice surface, bleacher seating, locker rooms, pro-shop, concession area, skate rental space, and multipurpose community spaces.
The **Auto Repair and Agri-Science Center** was completed in 2005, built through a cooperative venture between the Mason-Lake Intermediate School District (ISD) and the College. The building includes classrooms, labs, and offices for the ISD Tech Prep auto repair program, as well as classroom and lab space for the Agri-science program.

The **Schoenherr Campus Center** was built in 2008 on two levels. This building consists of the campus library, bookstore, café, student services offices, and open atrium space for multiple functions, including dining, informal gathering, and studying space on the lower level. The upper level includes classrooms, study space, testing center, offices, counseling services and professional development space.

In 2017, the College acquired an existing building and site in Freesoil, Michigan. It was renovated in 2019 to serve as the **Riemer Regional Public Safety Training Center**. It is primarily used for the law enforcement, EMS, EMT, paramedic, criminal justice, corrections and emergency telecommunicator programs, as well as for the on-going training to emergency services personnel in public service departments throughout the College service area.

In 2021, the College completed the renovation of an existing building to create the **Manistee Downtown Education Center**, which provides more access to college classes in Manistee County. In addition to classrooms, learning lab, conference rooms and offices for the College, it also houses offices for the Manistee Area Chamber of Commerce, Northwest Michigan Works!, Manistee Veterans Affairs, and the Manistee County Community Foundation.
Section 2  Executive Summary

Section 2C  Site Plan

The following site plan provides an orientation of the buildings and site features at the Scottville campus. This plan is similar to the 2021 Master Plan site plan, with the following minor changes:

1. The area designated for Agri-Science development is moved to an area west of the Maintenance Building (Building #9 on the site plan). In 2022, 15-20 fruit trees were planted in this area, with the intention of expanding the area to grow 50-60 trees in the future.

2. At the southwest corner of the campus, in the area of the new water tower, a large stand of pine trees has reached full maturity and are now visibly deteriorating. The College plans to remove this stand of pines and allow hardwood undergrowth to grow and naturally claim this portion of the site.

3. Recently, the College has approved new branding in terms of the new WSCC logo (displayed in this master plan) and is currently working on a new wayfinding plan for site signage, building signage, and interior building signage.
Section 2 Executive Summary

Section 2D Future Considerations

Future Student Housing

This Plan identifies a potential site location for future student housing, envisioned as a 120-bed single building comprised of two and four-person apartments, with internal circulation and common spaces for teaching and social interaction opportunities. Primary parking would access Sugar Grove Road, with overflow parking available at the south end of the Arts & Sciences Center lot. Additional property is located adjacent to the site for expanded housing, if needed in the future.

Growing student interest and changing demographic factors prompted the College to commission a student housing feasibility study in 2019, including a market and demand analysis that highlighted existing conditions, an analysis of the off-campus rental housing market, student surveys and feedback, analysis of peer institutions, and optional physical layouts for the building. Post-Covid, the College has paused its decision to proceed as it evaluates the implications of possible changes to the original assumptions in the study.
Future Fieldhouse

In response to growing interest in indoor athletic training and practice facilities in the College’s service area, WSCC is in the beginning phases of evaluating the potential of a fieldhouse facility, intended to be located in the area of the Recreation Center and the Hockey Arena. The fieldhouse is currently envisioned as having a perimeter running track, with an interior field of artificial turf that can be flexibly used for multiple sports practices and training, including track, soccer, baseball, golf, football, and others. It would be designed to take advantage of the existing facilities in the Recreation Center and Hockey Arena for areas such as locker rooms, meeting space, community areas, and offices. It would be available for use by the College, community organizations, local school districts, and sports camps.

Key considerations for a fieldhouse facility include site development and circulation for pedestrians, cars, and busses.

Future Site Development for Law Enforcement, EMS, CDL, Bus Driver Training

The Reimer Regional Public Safety Training Center was completed in 2019. Its success has increased the demand for driver-training facilities for law enforcement vehicles, first-responder vehicles, bus drivers, and CDL drivers. Site development should include skid pads and loading dock structures for training and practice. Currently, the parking lot east of the Tech Center is the location for bus driver training and motorcycle training. The College is currently evaluating on-site and off-site options for providing the needed training facilities.
Executive Summary

Section 2E  Estimate of Cost

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 2021 update of the Facilities Assessment and Deferred Maintenance Capital Planning Report.
## Cost Summary - All Projects

West Shore Community College
October, 2022

<table>
<thead>
<tr>
<th>Project</th>
<th>Priority</th>
<th>Construction Cost</th>
<th>Project Cost</th>
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<td>$4,515,444</td>
<td>$6,360,595</td>
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<tr>
<td>- Pool Renovation</td>
<td></td>
<td>$1,275,000</td>
<td>$1,933,201</td>
</tr>
<tr>
<td>Site Development - Regional Public Safety Training Center</td>
<td>2</td>
<td>$1,110,000</td>
<td>$1,506,171</td>
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<tr>
<td>[Does not include property purchase]</td>
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<tr>
<td>Administrative &amp; Conference Building</td>
<td>3</td>
<td>$2,838,000</td>
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<td>Lower Level - General</td>
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<tr>
<td>Local Agency Plan Review</td>
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<tr>
<td>Testing and Inspection Services (by Owner)</td>
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<tr>
<td>Furniture, Fixtures, and Equipment (by Owner)*</td>
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<td>Technology Equipment (allowance)</td>
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<td>Deferred Maintenance Backlog (1-5 Years)</td>
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<tr>
<td>Contingency (10%)</td>
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<tr>
<td><strong>Project Total for Recreation Center Excluding Pool</strong></td>
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<td>$6,360,595</td>
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Recreation Center (Pool Area Only)
West Shore Community College
October, 2022

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<th>Area</th>
<th>$/SF</th>
<th>Budget ($)</th>
<th>Total for Item ($)</th>
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<td><strong>Construction Costs</strong></td>
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<td><strong>Building Renovations:</strong></td>
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<tr>
<td>Pool Area</td>
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<td>Pool Equipment Room</td>
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<td>$110,000</td>
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<td>Pool Equipment / Piping</td>
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<td>Testing and Inspection Services (by Owner)</td>
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<td><strong>Project Total for Recreation Center Pool</strong></td>
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## Site Development - Regional Public Safety Training Center

**West Shore Community College**  
October, 2022

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<th>Description</th>
<th>Area</th>
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<th>Total for Item ($)</th>
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<tr>
<td><strong>Construction Costs</strong></td>
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<tr>
<td><strong>Site Development</strong></td>
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<tr>
<td>Paving (3 acres / 420 parking spaces)</td>
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<td>Furniture, Fixtures, and Equipment (by Owner)</td>
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<td>Technology Equipment (by Owner)</td>
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<td>Property Purchase (13 acres)-TBD</td>
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## Administrative & Conference Building

### West Shore Community College

**October, 2022**

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<thead>
<tr>
<th>Description</th>
<th>Area (SF)</th>
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<th>Budget ($)</th>
<th>Total for Item ($)</th>
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<td><strong>Construction Costs</strong></td>
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<td>$2,838,000</td>
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<tr>
<td><strong>Building Renovations:</strong></td>
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<tr>
<td>New Foyer</td>
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<td>Portions of Existing Building</td>
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<td><strong>Deferred Maintenance Backlog (1-5 Years)</strong></td>
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<td><strong>Project Total for Administrative &amp; Conference Bldg.:</strong></td>
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<td><strong>$4,070,337</strong></td>
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### Section 2 - 17
Section 3 Review of WSCC Facilities and Site

Section 3A Site Review

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.

Environmental sustainability and resilience are core values of the College. For many years, a campus-wide priority of preserving WSCC’s unique outdoor environment sustainability has produced tangible results in WSCC policy influencing building and site improvements and development.

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:

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

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

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 stormwater 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, and it remains in good repair. 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.

New fiber optic cable has been installed to link the Scottville main campus with the Reimer Regional Public Safety Training Center and the new Manistee Downtown Center.
Drives and Parking

Because of its multiple use as a major student parking area, as well as for CDL, bus driver and motorcycle driver training, the large, paved area west of the Technical Center is heavily used and has consistently been mentioned by stakeholders for unclear drives, parking zones, and wayfinding. Wayfinding to the Administrative and Conference Building is also regularly cited. This space will be resurfaced and new lighting provided in FY23.

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 steeper, and adjacent pedestrian walks 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 and too close to the building, although it was recently repaved, as was the road to the Recreation Center and the Ice Arena. The parking area on the east side and north side of the Recreation Center is in good condition and adequate for most events. The upper level handles most of the load, while the lower level allows for handicap parking and access to the Recreation Center.

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 and ice arena.

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. With the integration of the new college logo, a thorough study of wayfinding was established with plans to create new signage to better meet the needs of pedestrians.

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. Assuming good soil conditions, 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 in the future, these facilities would 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.

Site Development Recommendations for Public Safety Training

- Add a minimum of 3 acres of new paved surfaces to meet the increased demand for driver-training facilities for law enforcement vehicles, first-responder vehicles, bus drivers, and CDL drivers. Site development should include skid pads, and loading dock structures for training and practice. Currently, the parking lot east of the Tech Center is the location for bus driver training and motorcycle training. The College is currently evaluating on-site and off-site options for providing the needed training facilities.
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. Electrical Sub-Station
12. Motorcycle Training Storage

Future Housing (Approx. 120 Beds)
Student Parking and Vehicle Training
Overflow Parking for Future Housing
 Existing House
Water Tower
Area of Selective Tree Removal, Healthy, Deciduous Hardwoods to Remain
Orchard, with Future Wildlife Fencing
Future Parking
Rec. Center to Labyrinth Disc Golf Course
Hiking and Cross Country Trails
Section 3B  Administrative and Conference Building

The Administrative & Conference Building was the first building on the campus of West Shore Community College, built in 1969. It is currently used primarily for administration and office functions, classrooms, and kitchen/food service.

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, hexagonally-shaped gathering spaces for conference activities, banquets, and informal gatherings;

2. The eastern wing includes offices for administration, business office, IT, and Human Resources functions. Currently the College is renovating the Board of Trustees meeting room in order to expand seating capacity.

3. The north wing includes a commercial teaching and commercial kitchen, dining space, dishwash area, storage spaces, as well as classrooms/conference rooms and restrooms. A freezer/cooler container was added on the north side of the building to provide additional storage capacity for the kitchen.

The commercial kitchen area, including dishwash and storage spaces, requires renovation to replace aging drains, piping, and kitchen equipment for modern instruction and production. Renovation of these spaces would improve the utilization of adjacent teaching and conference break-out spaces by providing better acoustic separation from the kitchen and dishwashing areas.

Toilet rooms throughout the building are recommended for renovation, where practical, to provide barrier free access. A gender-neutral restroom currently exists in the west wing, which does not require renovation.
Site

From a site perspective, the Administrative & Conference Building is the most remote building from major parking areas, though the College expanded parking area at this building 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.

Rooftop mechanical units and compressors were replaced in 2016 and 2017. Upgrades have been made recently to the HVAC and electrical systems, and the data center was relocated. 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.

As part of an overall College initiative to replace light fixtures with LED fixtures to improve energy efficiency, all light fixtures in this building should be converted to LED as part of any improvement program.

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.
Center Section

On the interior, the primary 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 unique 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.

As a result, a new addition is needed at the entrance in order to create a pre-function space for conferences, including coat storage, seating storage, registration area, catering set-up, access to restrooms, general storage, and pathways to the north and east wings of the building without intruding on conference spaces.

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. 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 and is currently being renovated to expand the Board Room. The IT department has added wireless access points across campus.

The South side of the East Wing consists of business office and human resource offices that have been modified over time. However, temperature controls need to be improved to respond to the new configuration. The windows along the South wall are being installed with heat-reducing film to gain improved efficiency and better staff comfort.
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 meetings.

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 sewer line at the kitchen needs to be upgraded to be sized correctly, and the kitchen, in general is in need of a facelift to improve teaching, instruction, and workflow.

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.
Administrative & Conference Center Recommendations

- Renovate approximately 3,000 SF of kitchen and serving space, as well as related storage and dish-washing space to improve its use as a culinary arts training facility for students and as a food production and service space for banquet and conference functions.

- Renovate all existing toilet rooms to create barrier-free and non-gender facilities for staff, students and public users of the building.

- Add approximately 4,000 SF to the building at the entrance in order to create a pre-function space for conferences, including coat storage, seating storage, registration area, catering set-up, access to restrooms, and general storage.
Area of Renovation

Administration & Conference Building - Proposed Improvements

Proposed Entry Vestibule

- New Lobby / Pre-function Area
- New Toilet Area
- New Storage Area
- New Breakout Room

Legend:

- M.B. Thompson Conference Room
- Classroom
- Storage
- Janitor Closet
- Corridor
- Cafeteria Conference Room
- Kitchen Work Area
- Restroom
- Office
- South Vestibule
- Storage
- Office
- Janitor Closet
- Dishwashing
- Toilet Room
- Storage
- Corridor
- Office
- Copy Room
- Women's Toilet Room
- Men's Toilet Room
- Unisex Toilet Room
- Janitor Closet
- South Lounge
- Entrance / Lobby
- Fireplace Lounge
- Patio / Basement / Mech. Room
- Corridor
- Women's Toilet Room
- Men's Toilet Room

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2022 Campus Facilities Master Plan
Section 3C  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 and 1999, several spaces, including the theater and classrooms 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.

The current building is organized in four basic sections:

1. The north end is the location for the theater, theater support spaces, and music rehearsal spaces for groups and individuals.
2. The center section is the location for the fine arts and gallery spaces, including instructional studios for 2D, 3D, and digital art. A fine arts gallery showcases student work and travelling exhibits.
3. The south end is the location of classrooms and faculty offices.
4. The west side of the building is the science wing, including science instruction and lab spaces, as well as attendant storage.

From a site perspective, the Arts and Sciences Center lies adjacent to a major parking lot and is easily identified as a major entry to the building. A geo-thermal heating/cooling system was installed north of the new faculty offices as part of the 2010 remodeling / expansion project.
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. The existing geothermal system is not performing at capacity and needs to be repaired. Temperature controls require improvements in the science wing. Existing light fixtures throughout the building should be replaced with LED fixtures for improved energy efficiency.

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, with seating for about 250 persons. 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 dressings rooms and expanded storage space. There is direct access between the music rehearsal spaces and the backstage areas.
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 distance-learning room is currently being converted to a video production lab, for student training in video production, and for College use to teach video-streaming and for online taping of course content.

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.

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.
Section 3D  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 originally used for the music and visual arts programs prior to the completion of the Arts & Sciences Center expansion and remodeling in 2010. With the relocation of the Law Enforcement Program to the Riemer Center in Freesoil, this level is largely unused today, although the MSU Extension Office uses several teaching spaces near the Extension office at the entry to this level. The projected use of this upper level is to reorganize the existing space to create additional instructional space and offices.

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

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.

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, at a lower elevation from the open grass area, is another open area where two former sewage lagoons were removed in 2005, as a result of connection to the municipal sewer system.

Building Envelope

The existing 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 condition, and the glass is effective in bringing in natural light to areas such as the Wellness Center. Rusting hollow metal doors and frames at entries were replaced with aluminum storefront systems in 2007. In 2013, the entire roof and mansard sections were replaced with materials and finishes to match the other buildings on campus. In 2016, the existing elevator was refurbished.

The entire HVAC system for the building has reached the end of its useful life and needs to be replaced and converted to a fully digital temperature control system.
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. Later, these rooms housed the Law Enforcement program, and they are air-conditioned. The upper level also serves as classroom space for CTE classroom programs.

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 two 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. With the completion of the water connection with the City of Ludington, some piping and valves were replaced at the pool. However, the pool gutter system, including drains, need to be replaced. Rooftop HVAC units are original to the building and should be replaced. New temperature controls for heating and cooling are needed at the pool. The arena should be assessed for adding 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.
Recreation Center Recommendations

- Entire building, replace the existing HVAC and electrical systems with new, energy-efficient systems, including a new fire suppression system throughout the building.

- Provide areas of new exterior and interior glazing to bring more natural light into the building.

- Renovate the upper level for expanded classroom space, conference space, office and support space for the College and for the MSU Extension Office, and expanded CTE, continuing education, community education, and physical education programming. Replace exterior glass.

- Renovate areas of the lower level for improved functionality of the exercise and wellness spaces.
Section 3E  Technical Center

The Technical Center was built in multiple phases, and it currently includes about 75,400 SF on one level. Originally built in 1969 as vocational/technical classroom and lab space, it received additions in 1990, 1993, and 2019, with additional renovations to sections in 1999 and 2004. Vestibules on the north side of the building were added in 2005.

The major renovation and expansion of the building in 2019 included 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 was funded with assistance from the Michigan Capital Outlay program.

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. The Welding area was expanded in 2019.

2. The north half, built in 1990 and 1992, 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 atrium 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 as part of the welding expansion project.

The College signed a new 25-year agreement, beginning July 1, 2021 and ending June 30, 2046, with the West Shore Educational Services District (WSESD) for its Technical Preparation Partnership (Tech Prep). The majority of the classes are held in the Technical Center. Under this agreement, the WSESD 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.
Section 3F  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.

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 College Facilities Offices and maintenance personnel.
Section 3G  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 a small parking lot. A greenhouse and three small outbuildings were also added as part of the expanding agriscience program.

The College is exploring the addition of 3-phase power service to the existing single-phase service to the Auto Repair Building.
Section 3H  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.

Currently, the College is planning the replacement of one of the boilers, as well as repair work at the refrigeration system and radiant floor system. Fluorescent light is planned to be converted to LED.
Section 3I  Schoenherr Campus Center

The Schoenherr Campus Center was completed and occupied in 2008 as the “front door” and center point of campus services and campus life. It received a LEED-Gold rating when it was constructed, and it contains approximately 38,000 SF of space over two floors.

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

Today, the one-story east end of the building includes the campus library, computer lab, conference spaces and group study rooms. The west end of the building is a two-story area including a bookstore/internet café, and student service offices and related 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/confrence space on the upper level. The remainder of the upper level includes classrooms, offices, testing center, counseling services, student organization space, and professional development space.

By its nature, the Schoenherr Campus Center is an active place, with multiple formal and informal gatherings simultaneously. A reconfiguration of spaces at the upper level was completed in 2022 to adjust to changing student needs and operational function, and to respond to acoustical challenges.
Section 3J  Riemer Regional Public Safety Training Center

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 recently renovated building now 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, a new fire suppression system, a new 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, EMS and EMT, and paramedic training, first-responder training, CDL training, etc., the site should be expanded to allow development of additional pavement and surfaces for training use by police, and emergency vehicles, etc. The College is currently evaluating options to develop this needed capability. In the interim, the College has acquired a CDL simulator, to be installed at the Riemer Center.
Riemer Public Safety Training Center - Lower Level Floor Plan

2022 Campus Facilities Master Plan

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Section 3K  Manistee Downtown Education Center

The new 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 was completed in early 2022.

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, Northwest Michigan Works!, Manistee Veterans Affairs, and the Manistee County Community Foundation make the project feasible.

The Center includes classrooms, offices, conference spaces, computer resources and study space for use by all project partners. The location of the building in a prominent downtown location with on-site parking 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.
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Manistee Downtown Education Center - Main Level Floor Plan
2022

- Room 100: Lobby
- Room 101: Meeting Rm.
- Room 102: Meeting Rm.
- Room 103: Meeting Rm.
- Room 104: Meeting Rm.
- Room 105: Meeting Rm.
- Room 106: Open Office
- Room 106A: Janitor
- Room 106B: Storage
- Room 106C: I.T.
- Room 106D: Storage
- Room 106E: Storage
- Room 107: Unisex Restroom
- Room 108: Office
- Room 109: Office
- Room 110: Office
- Room 111: Office
- Room 112: Office
- Room 113: Office
- Room 114: Office
- Room 115: Learning Lab
- Room 116: Work Room
- Room 117: Prep. Area
- Room 118: Janitor's Closet
- Room 119: Women's Restroom
- Room 120: Men's Restroom
- Room 121: Multi-Purpose
- Room 122: Multi-Purpose
- Room 123: Storage
- Room 124: Storage
- Room 125: Gathering Area
Room
001 Lobby
001A Utilities
001B Storage
001C Electrical Room
001D I.T.
001E Elevator Equip.
002 Meeting Room
003 Women's Restroom
004 Men's Restroom
005 Conference Room 1
006 Conference Room 2
007 Coats
008 Kitchen
009 Restroom
010 Mother's Room
011 Copy
012 Storage / Mechanical Room
013 Office
014 Conference / Project Area
015 Office
016 Open Office / Reception