



2026 2030

**Five-Year
Capital Improvement
Plan**



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Chancellor's Foreword

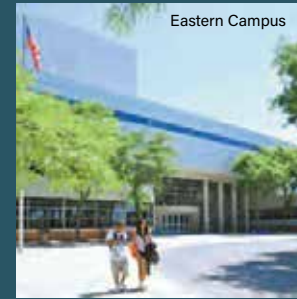
It is my pleasure to present WCCCD's 2026-2030 capital improvement plan. WCCCD is in the fourth phase of an institutional transformation that started when the citizens of the district approved a millage increase in 2001 and the Pathways to the Future initiative was launched. During the past twenty-three years, we have advanced through three phases of institutional development which has resulted in the transformation of facilities on WCCCD's six campuses, the quality and scope of our career education programs, and the teaching and learning technologies available to our students and faculty. Now we are working with Pathways IV, which we have labeled the "New Day, New Way" period in recognition of the lessons we have learned about our communities, students, and WCCCD itself. Our society is entering the "next normal" and WCCCD will accelerate innovation and entrepreneurship at all levels of the District as we respond to rapidly changing demographic, educational, technological, conditions in the lives of the students, businesses, and communities that we serve.

We are grateful to the citizens of WCCCD's service area, the Michigan Legislature, and the Office of the Governor for their support during the past decades that has made possible the transformation of the buildings and sites of our six campuses. Since 2001, WCCCD has been transformed from a college with limited and poorly equipped facilities to today's beautiful, functional, and contemporary campuses. Our campuses and facilities are a source of pride and joy to our students, faculty, staff, and citizens. As we shape WCCCD's future during the post-COVID-19 era, our facility and site master planning will focus more on the repurposing, renovating, and expansion of existing buildings than on major new facility projects. Our facility planning will continue to take into consideration the changing educational needs of the citizens of the District; the impact of teaching, learning, and information technologies; and various societal factors.

Curtis L. Ivery,
Chancellor



Downriver Campus



Eastern Campus



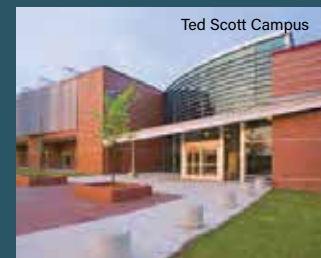
Curtis L. Ivery District Office



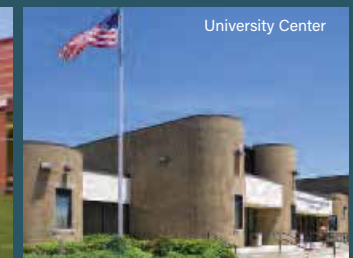
Curtis L. Ivery Downtown Campus



Northwest Campus

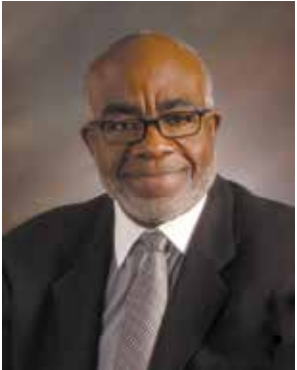


Ted Scott Campus



University Center

Chancellor's Message



It is my privilege to serve as the chancellor and chief executive officer of the Wayne County Community College District. I have been very appreciative of the positive partnership that I have had with the Michigan Legislature and the Office of the Governor during that time, and I look forward to continuing this partnership in the years ahead.

In this message to State of Michigan governmental leaders, I will describe how WCCCD has applied the “lessons learned” from the COVID-19 pandemic and is “reimagining” the contours of WCCCD in the post-COVID era. This will include developing WCCCD as a “digital enterprise” in parallel with our well-established in-person and on-campus teaching and learning modalities. To become a digital enterprise, we will increase our capacity to deliver high-demand career education programs in the digital and technology employment sectors such as in the growing fields of digital/media communications, web design, digital technology, graphic design, social media, and digital marketing. Becoming a digital enterprise also means that we will advance virtual learning in all our career education, university transfer and general education, and workforce development and continuing education programs as well as in our student support services. This will include increasing our distance learning capability, learning technologies, digitally based pedagogies, instructional design, and faculty and staff professional development programs. As well, WCCCD will grow as a community resource for schools,

businesses, and other organizations in areas such as videoconferencing, video interviewing, technology-aided meetings, and video links to global resources.

I have indicated to the WCCCD administrators and staff that all program and facility development projects during Pathways to the Future IV, the next phase of WCCCD's transformation, will be viewed through an equity lens. African American and other students of color disproportionately experienced the hardships of COVID-19, and it is our commitment to apply the lessons we have learned from what our students have experienced as we shape WCCCD's programs and services in the Pathways IV “New Day, New Way” period. During this next phase, we will place increased emphasis on meeting the financial, food, housing, transportation, mental health, and other basic needs of students. We will focus on the needs of unique student populations such as racial minorities, working adult learners, returning citizens, unemployed persons, persons with limited physical capabilities, and dual enrollment high school students. A vital part of Pathways IV is the provision of programs and facilities designed to meet the career education needs of those marginalized students who would otherwise not have access to programs that lead to careers with family-sustaining incomes.

Sincerely,
Curtis L. Ivery, Chancellor

A handwritten signature in black ink, appearing to read 'Curtis Ivery', written in a cursive style.

Executive Summary

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



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

A. Major Projects Completed Since 2001

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

B. Major Projects Currently In Progress

1. Renovation and maintenance projects
2. Center for Virtual Learning and Digital Careers (FY 2024 Capital Outlay Request)

C. Major Projects Planned For The Future

1. Eastern Campus Repurposing and Upgrading Project
(FY 2026 Capital Outlay Request)
2. Repurposing and renovation project - Ted Scott Campus
3. Repurposing and renovation project - Northwest Campus

D. Facility And Site Development Areas For Exploration And Review Of Options

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

WCCCD as an Open-Door College

A BRIEF OVERVIEW: Wayne County Community College District (WCCCD) is a comprehensive urban/metropolitan community college serving the City of Detroit and most of Wayne County, Michigan. As a comprehensive institution of higher education, WCCCD provides career education, university transfer and general education, workforce development and continuing education, developmental education, student support, and community engagement services. WCCCD is one of the largest community colleges in the United States, serving over 60,000 students, and is the only truly urban community college in Michigan. WCCCD is an open-door institution serving one of the most diverse student bodies of any community college in the nation. The term “open door” is a condensed expression of the democratic and egalitarian principles

on which WCCCD is founded: the spirit of hope for a better life for all who seek it; the belief that talent and ambition are widely distributed in our society and not the province of a privileged few; the faith that persons from all walks of life can, through education, overcome barriers and achieve their career, academic, and other life goals; the devotion to an inclusive campus environment of acceptance, understanding, and caring; and the commitment to serve as a community-based educational resource for addressing problems that create barriers to student success such as poverty, unemployment, and racial isolation and discrimination. The open door is also an expression of all the ways that the WCCCD faculty and staff value, empower, and motivate students who bring to the college unique racial, ethnic, physical, lifestyle, and other perspectives.



History and Overview

A BRIEF HISTORY: WCCCD recently celebrated the 50th anniversary of its founding, having been established by the Michigan Legislature in 1967 and opening its doors in 1969 (with a surprisingly large enrollment of about 6800 students). It is sometimes said that WCCCD arose from the ashes of the 1967 racial uprising in Detroit and, in fact, Governor George Romney did sign the legislation creating WCCCD very shortly after the uprising. The formation of WCCCD had its roots as early as 1960 as citizen groups, the Wayne County Intermediate School District, local governmental units, and the Detroit and Wayne County members of the Michigan Legislature sorted through various proposals until consensus was reached on creating a single county-wide community college. The Wayne County Government, New Detroit, Inc. (a citizen-led body created to rebuild Detroit after the racial uprising), and the Michigan Legislature were instrumental in the early funding of the new community college. The Michigan Legislature authorized the issuance of bonds for the construction of facilities, and until the first buildings were constructed, WCCCD was a “college without walls” conducting classes in public school buildings and other available sites. At last, in 1992, citizens of the district approved the first property tax levy of 1.00 mil and for the first time the college had a dependable source of public revenue. As with fledgling urban community colleges across the country (Chicago, Miami, Los Angeles, Dallas, Cleveland, etc.), WCCCD had a rocky beginning as various political and community entities struggled to reach consensus on the best path ahead.

In 1995, Chancellor Curtis L. Ivery began his tenure as chancellor. In 1998, the term “District” was added to the college’s name to reflect the college’s multi-campus structure and its services to a Wayne County geographic region of 32 townships and cities and nearly two million citizens. At a 1998 retreat, the Board of Trustees and Chancellor Ivery decided that it was essential to secure voter approval of an increased property tax levy to place WCCCD financially at parity with other Michigan community colleges. In November 2001, voters of the district approved a major millage increase of 1.5 mils creating a total millage rate of 2.5 mils. In 2018, the voters of the district expressed their strong support for WCCCD and their faith in the college’s future by approving the replacement of temporary and expiring millages with a permanent (into perpetuity) millage levy of 3.5 mils. In 2002 the “Pathways to the Future” was launched by Chancellor Ivery as the guiding initiative to transform WCCCD career and academic programs, continuing education and workforce development programs, student support services, facilities, technologies, structures, and processes. Since 2002, WCCCD has proceeded through three phases of institutional transformation: Pathways I (2002-06): massive investment in new and renovated facilities, equipment, technology, and programs; Pathways II (2007-14): “Leading WCCCD to Enduring Excellence”—heightening the scope and quality of all major district functions; and Pathways III (2015-2020): focus on student success and completion. In 2021, WCCCD launched Pathways to the Future IV with an emphasis on positioning the district as a leader in talent development in support of regional economic growth; advancing the district’s diversity, equity, and inclusion agenda; and moving forward with the district’s student success and completion model.

Wayne County Community College District AT A GLANCE

- Established by a vote of the citizens of the district in 1966; chartered by the Michigan Legislature in 1967; opened in fall 1969.
- Serves 32 cities and townships encompassing 500 square miles and nearly two million citizens in Wayne County, Michigan, including Detroit. The taxing district is Wayne County with the exception of the Henry Ford College and Schoolcraft College districts and the Highland Park Public School District.
- One of 28 community colleges in Michigan.
- Nine-member Board of Trustees elected from nine regions of the district.
- Six service locations: Downriver Campus (Taylor), Curtis L. Ivery Downtown Campus (Fort Street in downtown Detroit), Eastern Campus (Conner and Interstate 94 in eastern Detroit), Northwest Campus (Outer Drive and Southfield Road in northwest Detroit), Ted Scott Campus (Belleville), Mary Ellen Stempfle University Center and Center for Learning Technology (Grosse Pointe/Harper Woods area-Vernier Avenue), Outdoor Training Center (northwest Detroit).
- District Office: 801 West Fort Street, Detroit, Michigan 48226.
- General telephone number: 313-496-2600. Website: www.wcccd.edu
- Total credit and non-credit student enrollment: Over 60,000 students. Diverse student body with students from over sixty countries. More than 70 percent of WCCCD's students receive some form of financial aid or assistance.
- Degrees: Associate of Arts, Associate of Science, Associate of Applied Science, and Associate of General Studies. More than 80 career education and university transfer programs and about 50 one-year certificate programs.
- Distance education modalities include online, interactive television, and live interaction online.
- 2024-2027 General Fund Operating Budget: \$135,012,042. Major sources of funding: district-level property tax levy, State of Michigan appropriations, student tuition and fees, federal and state grants and private contributions.



Mission • Vision • Strategic Goals



Wayne County Community College District Mission, Vision, Values and Functions Statement

Mission Why WCCCD Exists

Wayne County Community College District’s Mission is to empower individuals, businesses, and communities to achieve their higher education and career advancement goals through excellent, accessible, culturally diverse, and globally competitive programs and services.

Vision The Future Toward Which WCCCD Is Moving

Wayne County Community College District’s Vision WCCCD will be known as a premier community college and innovator in the areas of high quality academic and career education, talent development in support of regional economic growth, diversity and inclusion, and technological advancement.

Values What Beliefs Are Important To WCCCD

Wayne County Community College District Abides By The Values Of:

- Excellence in Teaching and Learning
- Serving the Common Good
- Integrity
- Diversity
- Accountability

Functions What WCCCD Does To Carry Out Its Mission

Wayne County Community College District Fulfills Its Mission By Conducting These Educational Functions:

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

2022-2026 Strategic Plan Goals

Strengthening Student Success

Goal 1:

Expansion of Student Success Initiatives and Opportunities

WCCCD will increase student success through expansion of student-centered support services, initiatives, and partnerships.

Goal 2:

Strengthen Curriculum Development and Effectiveness

WCCCD will develop curricular and co-curricular services that respond to dynamic student educational needs and regional economic development needs.

Goal 3:

Promotion of Operational Systems

WCCCD will promote operational excellence within its systems, services, and programs by expanding continuous quality improvement processes.

Goal 4:

Development and Management of Institutional Resources

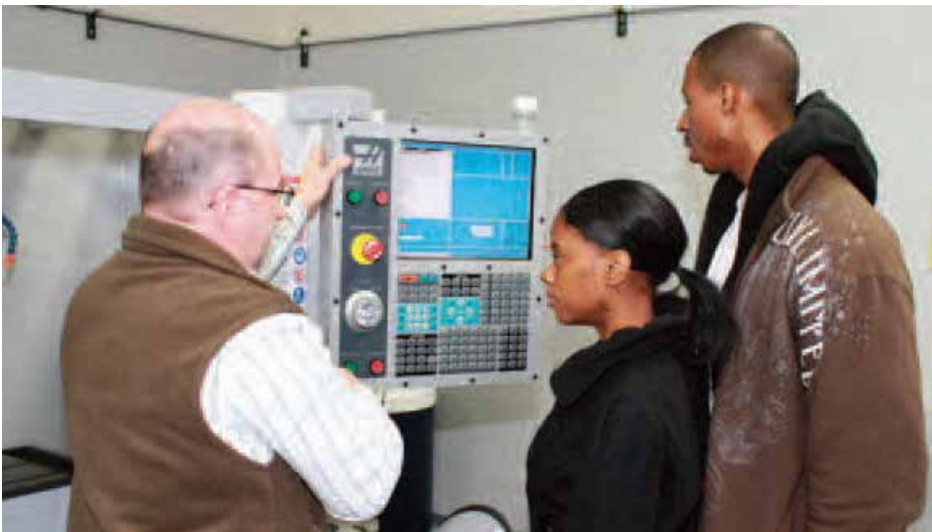
WCCCD will increase its capacity to meet changing student, business, and regional educational needs through the advancement of sustainable human, financial, physical, and technological resources.

Goal 5:

Advancement of Workforce Development, Community Partnerships, and Engagement

WCCCD will advance institutional community engagement and workforce development initiatives that position the District as a premier resource for community and workforce development.

Instructional Programming



Overview Of Instructional Programs

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

WCCCD's curriculum includes over eighty university transfer and career education associate degree programs, about fifty certificate programs in specific career fields, basic literacy skills courses (developmental education), and a wide variety of non-credit workforce development and continuing education programs. These offerings are provided through a variety of in-person, online, and hybrid teaching and learning modalities. The dual enrollment program, a partnership with regional school districts, makes these offerings accessible to high school students. As well, WCCCD hosts baccalaureate programs at its University Center. Descriptions of these categories of instructional programming are as follows:

Career Education: WCCCD offers associate degree programs, certificate programs, and individual courses that prepare students for entry-level employment and career advancement.

University Transfer and General Education: WCCCD offers associate degree courses and programs that transfer to baccalaureate-level colleges and universities. These courses also support career education programs and provide opportunities for individual growth in academic areas such as communications, the humanities, mathematics, the sciences, languages, the social sciences, and business.

Workforce Development and Continuing Education: WCCCD provides non-credit customized job training services in cooperation with business, education, government, labor, and non-profit organizations. WCCCD offers non-credit short-term programs and courses designed for the personal growth of participants in areas such as cultural enrichment, computer skills, recreation, personal finance, and basic occupational and literacy skills.

Developmental Education: WCCCD offers basic courses that provide students with the reading, writing, mathematics, computer, and study skills needed for collegiate and career entry and success.

Hosting Baccalaureate Programs: WCCCD's University Center hosts advanced education programs offered by baccalaureate-level colleges and universities. These programs empower WCCCD students and other citizens to continue their education beyond the associate degree level and earn a baccalaureate degree in a familiar, supportive, and convenient environment.

New programs added over recent years include:

- 8 Automotive certifications
- Physical Therapy Assistant
- Computer Numerical Control
- Radiologic Science
- Fashion Design
- Registered Nurse Bridge
- Robotics and Automation Technology

WCCCD takes pride in the quality of its faculty and their commitment to the success of their students. This commitment is expressed in the following value statement approved by WCCCD's Board of Trustees; Supporting Excellence in Teaching and Learning, we value and support effective teaching and learning. We are committed to excellence in teaching and learning as defined by high standards for student learning outcomes. We are committed to providing a

supportive, caring, safe, and responsive learning environment for students that will maximize their opportunity for academic and career success. We value our faculty and staff as productive contributors to the future of the college and its students.

WCCCD's School of Continuing Education and Workforce Development designs and delivers innovative non-credit programs and courses that address the diverse needs of the community. Courses and workshops are offered to assist professionals in meeting the mandatory continuing education requirements for certification such as State Board Continuing Education Units (SB-CEU) for licensure. Through the School of Continuing Education, the District also provides personal enrichment and leisure courses specifically designed to meet the learning needs of our students. These courses are designed for personal growth and development, or the attainment of personal goals.

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

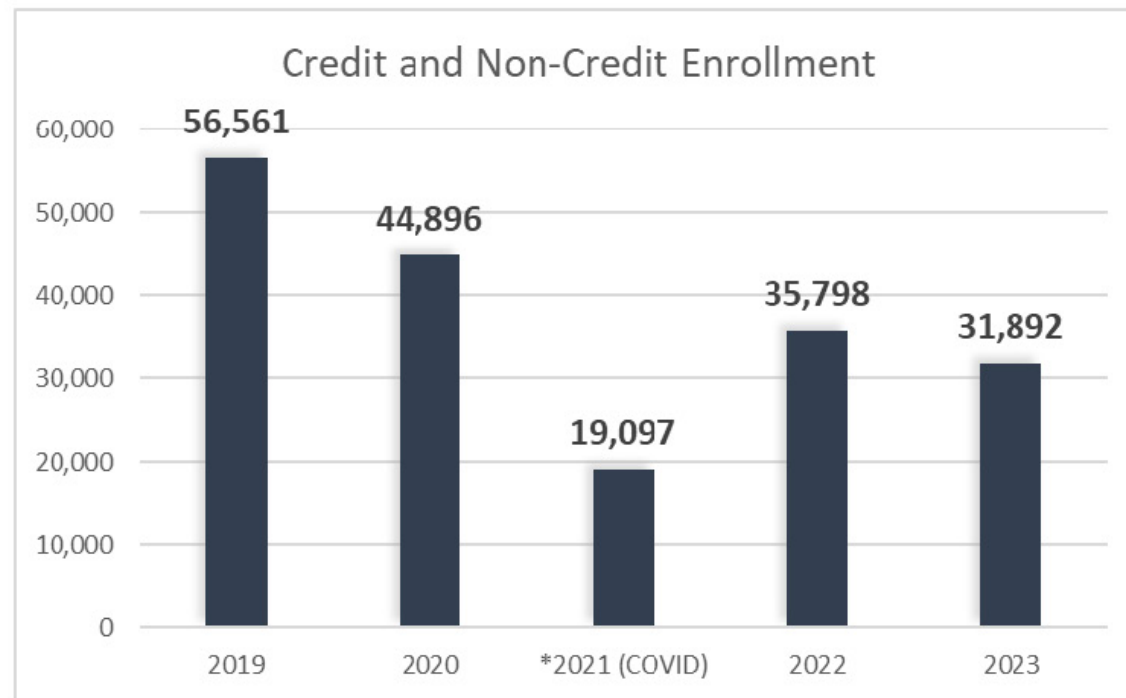
WCCCD operates one of the largest dual enrollment programs in the state in partnership with regional school districts. Through this program, high school students earn both high school and college credit, thus accelerating their educational progress.

Staffing and Enrollment



WCCCD Credit And Non-Credit Enrollment

Like all American community colleges, WCCCD established a new baseline to evolve with higher education trends.

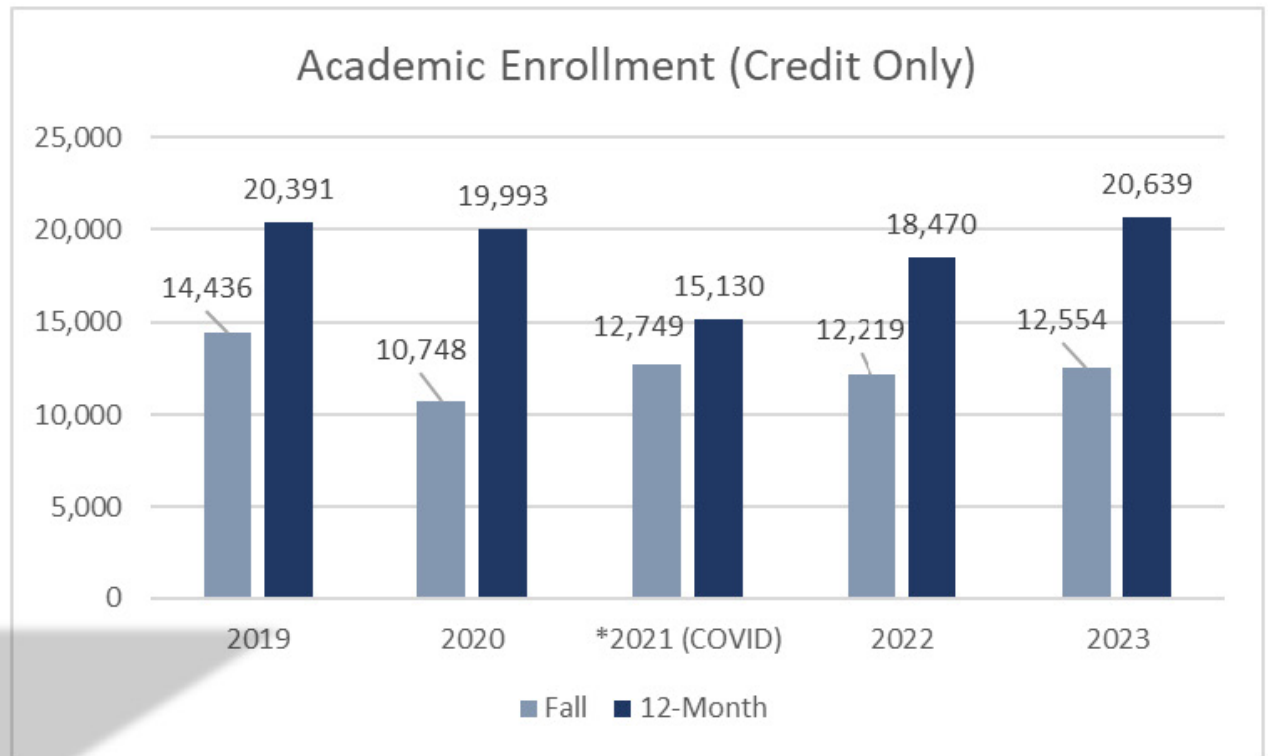


* Much like all Michigan community colleges, there was a notable decline in 2021 enrollment due to the COVID-19 pandemic. WCCCD anticipated this enrollment decline and continues to stabilize as predicted. However, the district continues to examine its resources and business models to determine effective benchmarks and projections in order to maintain sustainability and productivity.

Academic Enrollment Trends

- **Average age of WCCCD students has decreased to 27 years.**
- **62% are Female.**
- **With 88% taking 11 or less credits (part-time).**
- **Approximately 34% enroll in at least one distance learning course.**
- **73% report working while attending college.**
- **The Top Career Technical Programs:**
 - Nursing
 - Business Administration
 - Computer Information Systems (CIS)
 - CIS: Cybersecurity
 - Dental Hygiene

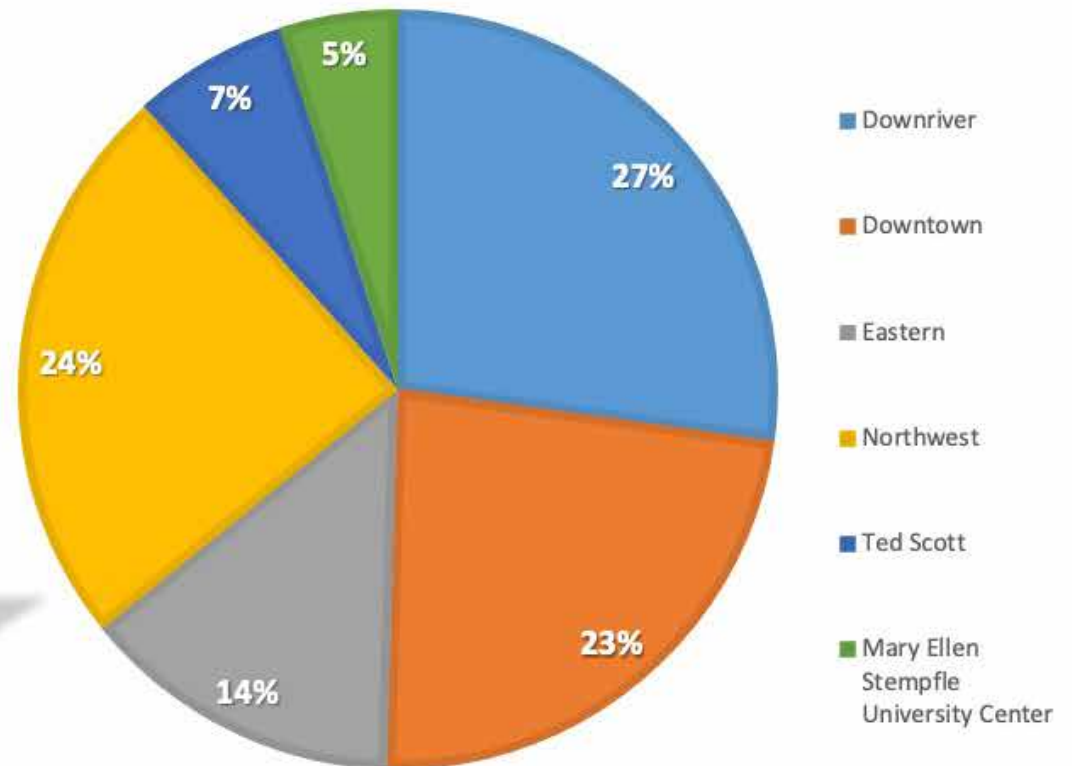
Academic Enrollment Trends



There was a 2.1% increase in Fall 2023 for Michigan for undergraduate students. WCCCD experienced a 2.7% increase in its Fall 2023 enrollment reflecting a representative pace with statewide trends and Fall enrollment growth.

District-Wide Enrollment Credit And Non-Credit (Duplicated)

- **Average age of WCCCD students is 32.**
- **66% are Female.**
- **With 88% taking 11 or less credits (part-time).**
- **Approximately 36% enroll in at least one distance learning course.**
- **The Top Career Technical Programs:**
 - Nursing
 - Business Administration
 - Computer Information Systems (CIS)
 - CIS: Cybersecurity
 - Dental Hygiene





WCCCD July, 2024 District Staffing

Staff Position Title	Group Total
Support Staff - Part Time	5
Support Staff - Full Time	72
Senior Management	12
Mid-Management - Full Time	41
Mid-Management - Part Time	7
Adjunct Faculty	530
Faculty - Full Time	70
Security - Full Time	37
Security - Part Time	39
Pathways Temporary Staff*	249
Grand Total	1062

(Unaudited)

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

Facility Assessment





Facility Descriptions

CAMPUS DESCRIPTIONS

DOWNRIVER CAMPUS:

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

CURTIS L. IVERY DOWNTOWN CAMPUS:

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

EASTERN CAMPUS:

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

MARY ELLEN STEMPFLE UNIVERSITY CENTER AND CENTER FOR LEARNING TECHNOLOGY (CLT):

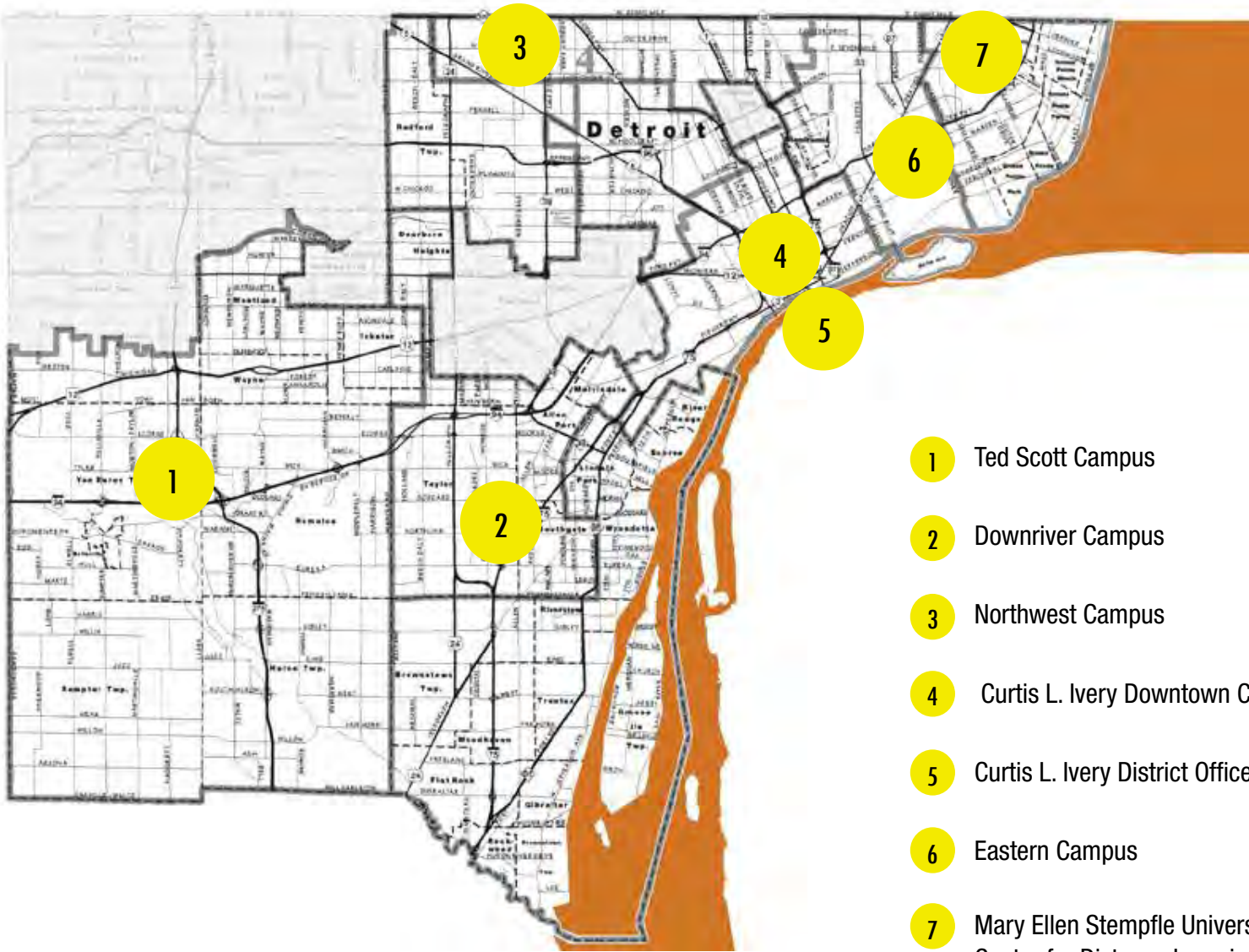
WCCCD's Mary Ellen Stempfle University Center and Center for Learning Technology (MESUC - CLT) serves as a resource that supports the development and use of the latest in digital technology focusing on a wide array of learning modalities in virtual classrooms and teleconferencing. The MESUC - CLT offers video production services, virtual and distance learning classrooms, and a digital repository of learning resources. The MESUC - CLT additionally provides continuing education courses and community activities, access to webinars, space for professional development and community meetings in a technologically enhanced environment.

NORTHWEST CAMPUS:

The Northwest Campus is located on a 32 acre site at West Outer Drive and Southfield. The Northwest Campus has six buildings: Denise Wellons-Glover Welcome Center; Larry K. Lewis Education Center, General Arts Building; Laboratory Science Building; Academic Administrative Building; and Health Sciences Center. The campus serves as the center for the Health Sciences in the District and supports classrooms and labs for Dental Hygiene, Dental Assisting, Dental Laboratory Technology, Dietetics, Nursing, Emergency Medical Technology, Surgical Technology and Phlebotomy. The Larry K. Lewis Education Center houses a Student Services Center which provides a one-stop-shop atmosphere to aid in activities from enrollment to advising and financial aid. Classrooms and Instructional Labs in this facility support not only the Health Sciences but other career and technical programs in high demand such as Childcare, Computer Information Systems, Criminal Justice/Corrections, Law Enforcement, Food Service Management, and Pre-Service Education/Urban Teaching. The Denise Wellons-Glover Welcome Center is recently renovated. The project entailed complete environmental remediation and selective interior demolition of a 38,000 sq. ft. area for a corporate sized conference center, two banquet area spaces accommodating up to 500 people, a commercial kitchen for culinary arts program instruction as well as new classroom and administrative office space. The four existing restrooms and two elevators are fully renovated along with removal/replacement of all window glass/glazing.

TED SCOTT CAMPUS:

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



WCCCD Square Footage Use Distribution 2024														
Building	Floor Level	Classroom 100	Lab 200	Computer Lab 220	Office 300	Library 400	Phys. Ed. 500	Assembly/Exhib. 600	Child Care 640	Support 700	Total Assign SF	Unassigned SF	Gross SF	Bldg Total SF
Downriver Campus	Main Bldg	1	13,419	58,302	5,034	8,311	9,117	35,760		7,500	137,443	50,966	188,409	
		2	21,594			9,473		4,691		1,341	37,099	20,155	57,254	
	MIPSE Bldg	1	2,104	5,835		1,408		441		1,903	11,691	715	12,406	
														258,069
Curtis L. Ivery Central Education Complex	Curtis L. Ivery Downtown Campus	1	9,899	12,279		3,098		9,163		523	34,962	18,844	53,806	
		2	5,706	783	6,758	14,108	15,533		3,080	4,718	3,237	53,923	24,614	78,537
		3	11,809	11,410		1,367						24,586	21,111	45,697
	Curtis L. Ivery Health & Wellness Educ. Center	1	2,663			1,789		23,504	1,698		2,755	32,409	14,837	47,246
		2	3,966			746		14,880	1,063		56	20,711	4,717	25,428
														72,674
													250,714	
Eastern Campus		1	2,543	48,899		9,729	7,028	13,384		5,979	87,562	27,127	114,689	
		2	16,585	725	2,490	2,720				266	22,786	14,505	37,291	
		3	12,957	5,645		2,437					21,039	12,980	34,019	
													185,999	
Northwest Campus	Denise Wellons-Glover Welcome Center	Lower	3,905			1,160	11,310	1,764		4,057	22,196	14,024	36,220	
		1				10,735		9,286		2,090	22,111	14,109	36,220	
		2	1,848			329		27,170		2,048	31,395	9,505	40,900	
													113,340	
	Lab Science Bldg	Lower	4,281	7,930		759				900	13,870	8,538	22,408	
		1		7,141		492				92	7,725	4,357	12,082	
													34,490	
	Gen. Arts Bldg	Lower	6,588		3,727	6,829				1,092	18,236	11,359	29,595	
		1	17,309			1,713				1,817	20,839	11,001	31,840	
		2	9,392	1,829		2,094					13,315	4,288	17,603	
													79,038	
	Health Science	1	2,217	17,179	1,954	3,157				3,598	28,105	16,655	44,760	
		2	2,036	3,278		1,513				77	6,904	4,042	10,946	
													55,706	
	Acad. Admin. Bg	Lower				1,164				1,829	2,993	7,402	10,395	
1				960	1,870	1,740		4,910		9,480	3,916	13,396		
2		2,120	6,420		880					9,420	3,976	13,396		
3					9,403					9,403	3,993	13,396		
4					9,403					9,403	3,993	13,396		
												63,979		
Larry K. Lewis Education Center	1	3,296	5,821	4,495	1,559				1,849	17,020	22,119	39,139		
	2	8,089	1,112	3,334					949	13,484	11,475	24,959		
	3	8,719	482	2,662					1,468	13,331	11,628	24,959		
													89,057	
												435,610		
Ted Scott Campus		1	3,700	29,602	3,540	10,850	7,339	26,775	3,030	2,856	87,692	35,295	122,987	
		2	23,473	15,483	21,313	7,132		965		1,323	69,689	11,522	81,211	
													204,198	
Mary Ellen Stempfle University Center / Center for Distance Learning		1	7,812	1,649	1,290	2,662		777		220	14,410	4,623	19,033	
		1	3,588	684	1,050	1,212		1,080			7,614	4,581	12,195	
													31,228	
Grand Total - All Campuses														1,365,818

Outline Of Space Use Codes

ASSIGNABLE AREA

100 Classroom Facilities

- 110 Classroom
- 115 Classroom Services

200 Laboratory Facilities

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

300 Office Facilities

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

400 Study Facilities

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

500 Special Use Facilities

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

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

600 General Use Facilities

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

700 Support Facilities

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

770 Hazardous Waste Storage
 775 Hazardous Waste Service
 780 Unit Storage

800 Health Care Facilities

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

900 Residential Facilities

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

000 Unclassified Facilities

050 Inactive Area
 060 Alteration or Conversion Area
 070 Unfinished Area

NONASSIGNABLE AREA

WWW Circulation Area

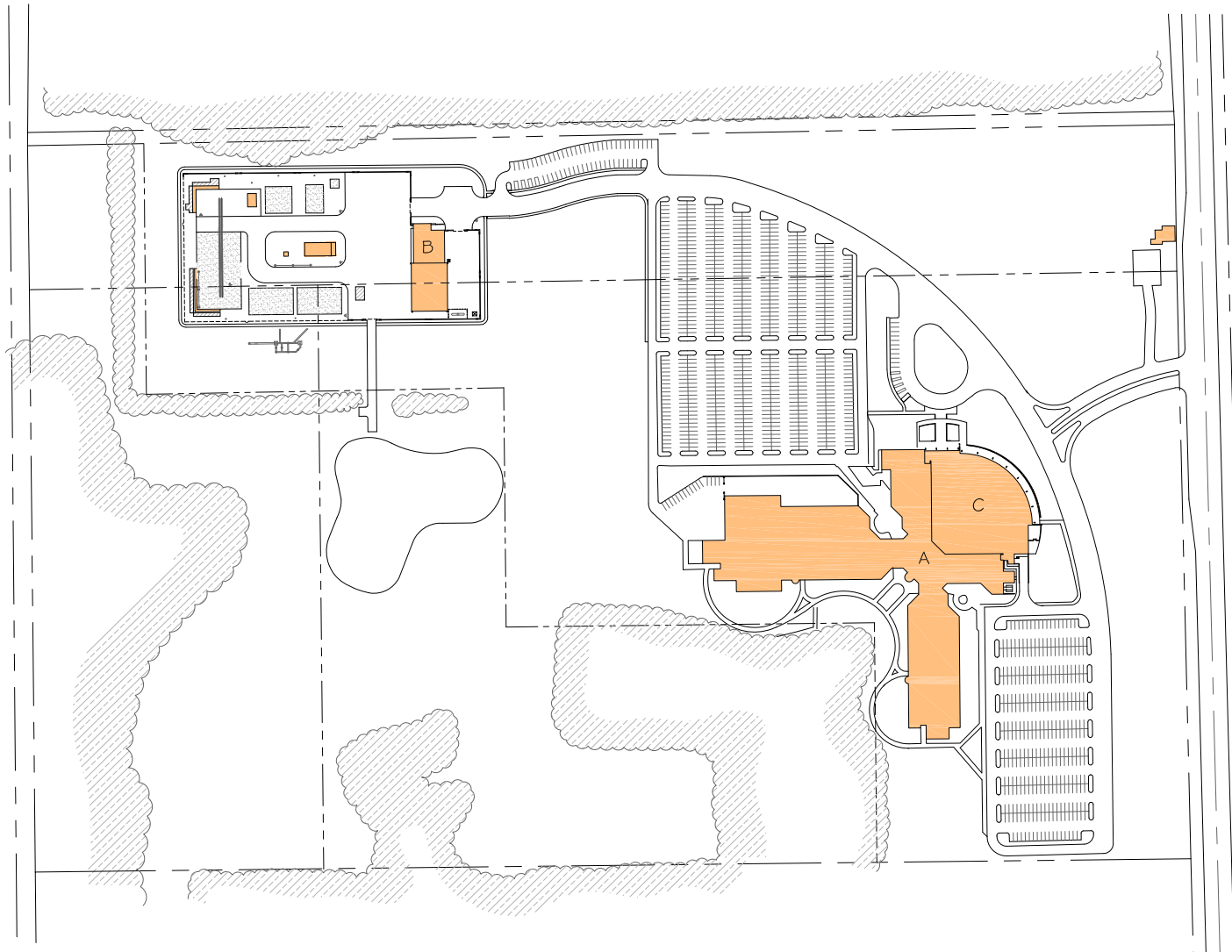
W01 Bridge/Tunnel
 W02 Elevator
 W03 Escalator
 W04 Loading Dock
 W05 Lobby
 W06 Public Corridor
 W07 Stairway

XXX Building Service Area

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

YYY Mechanical Area

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

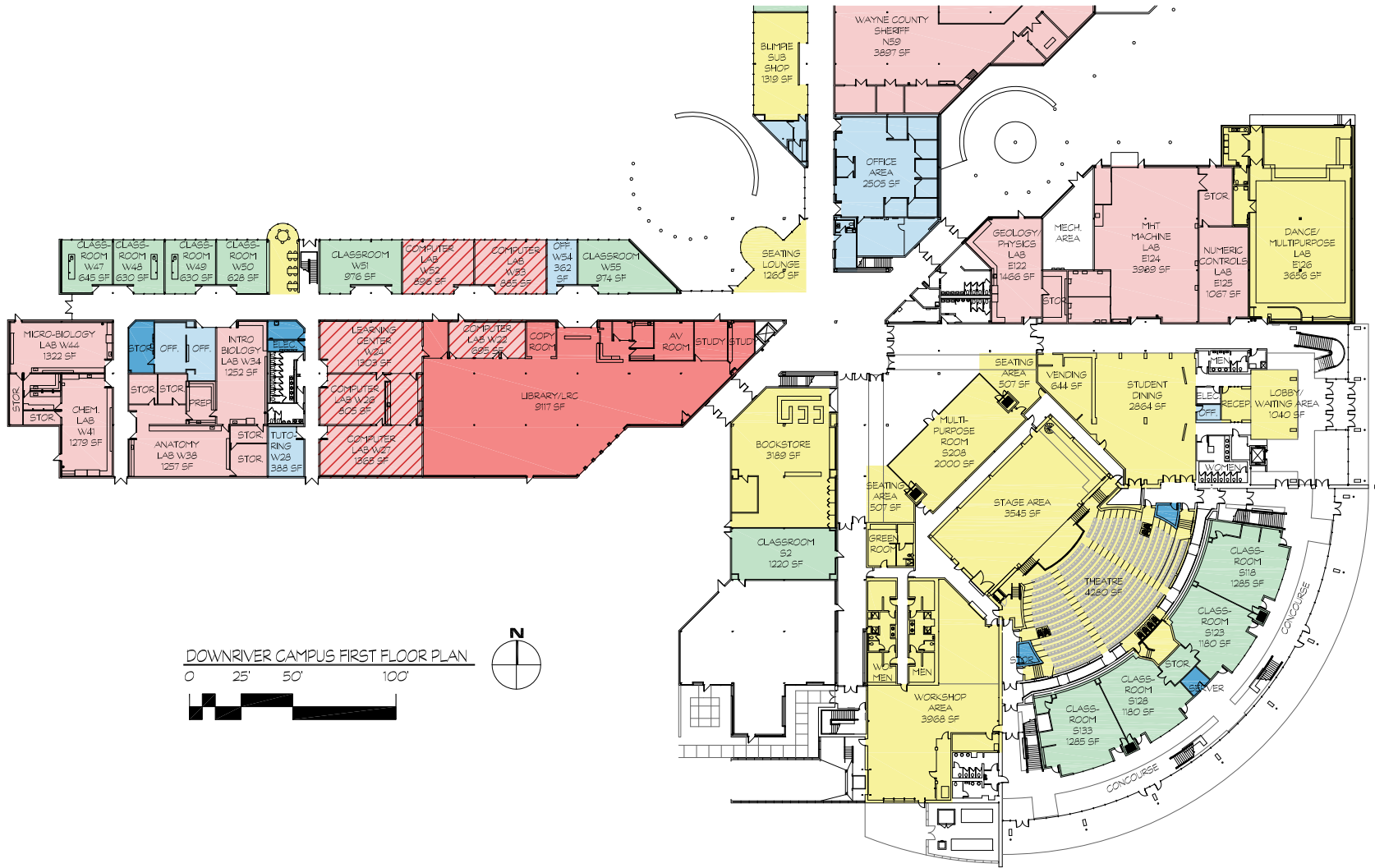


DOWNRIVER CAMPUS SITE PLAN



BUILDING KEY

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

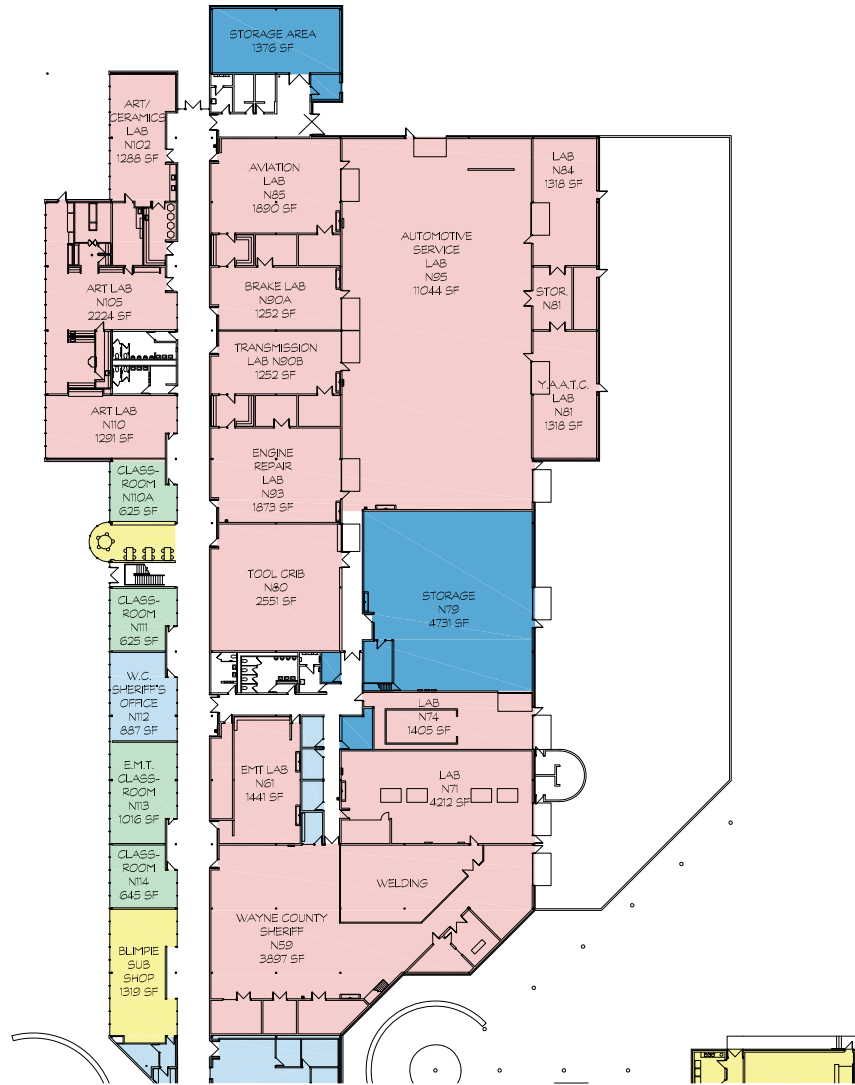
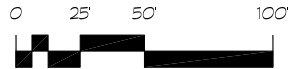


DOWNRIVER CAMPUS FIRST FLOOR PLAN
 0 25' 50' 100'

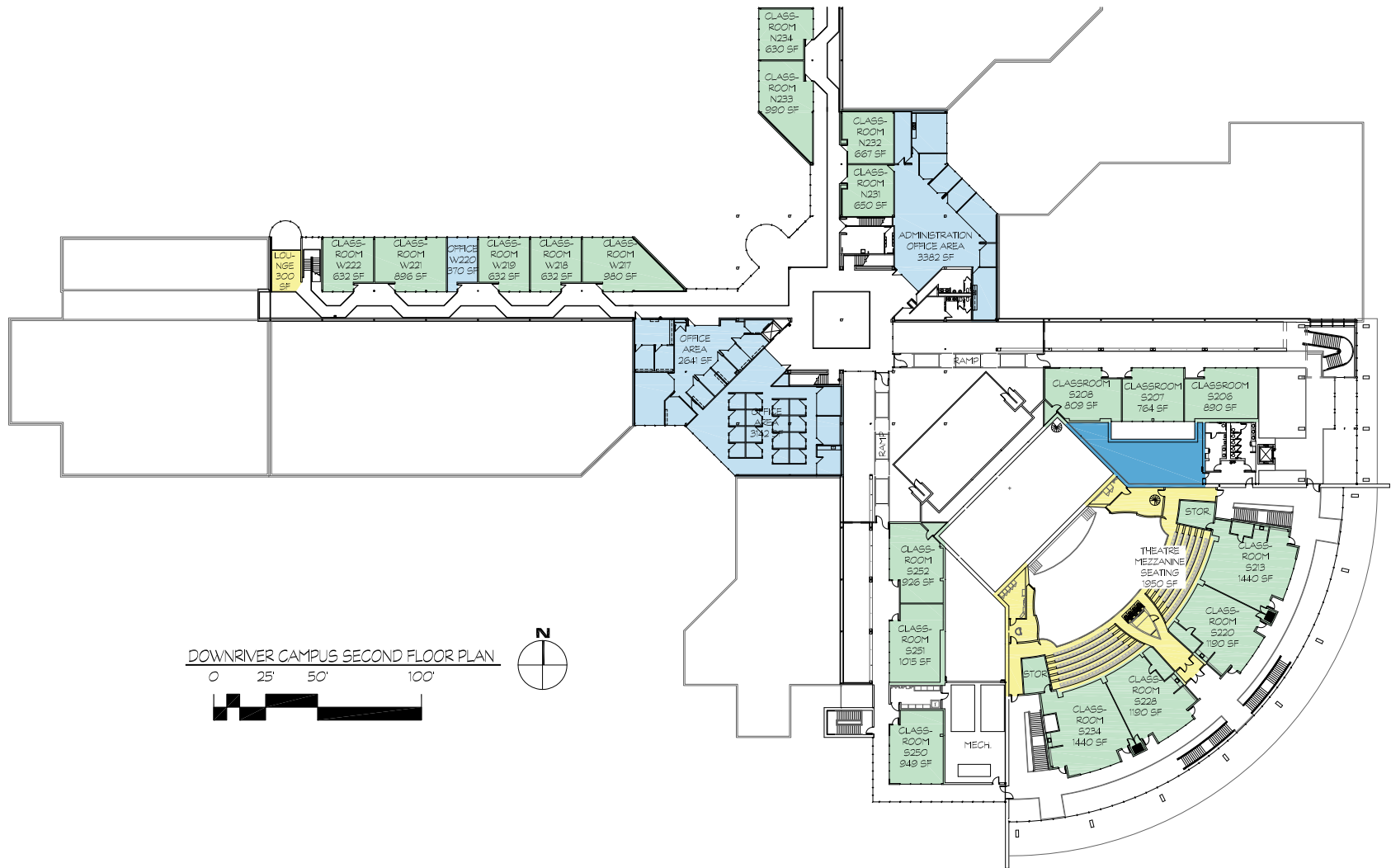


CLASSROOMS	15	LIBRARY
LABS	19	GEN. USE / ASSEMBLY
COMPUTER LABS	5	CHILD CARE
OFFICE		STORAGE / TELECOMM.

DOWNRIVER CAMPUS FIRST FLOOR PLAN



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

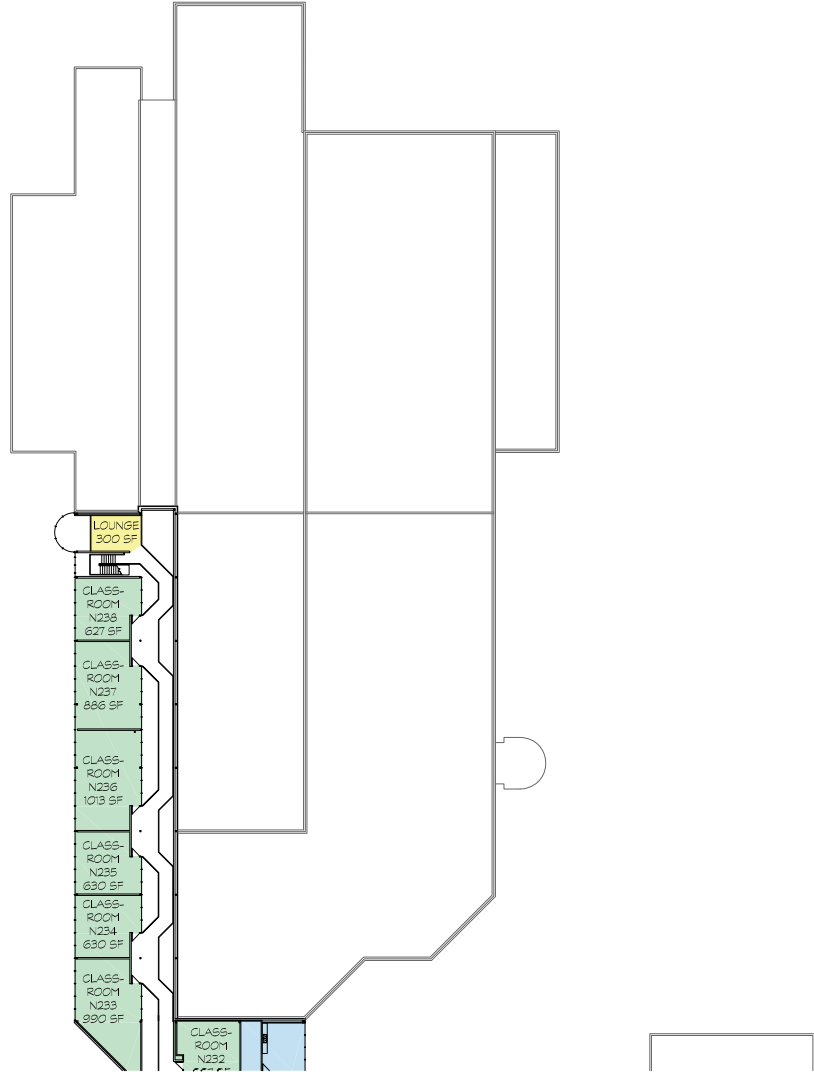


DOWNRIVER CAMPUS SECOND FLOOR PLAN

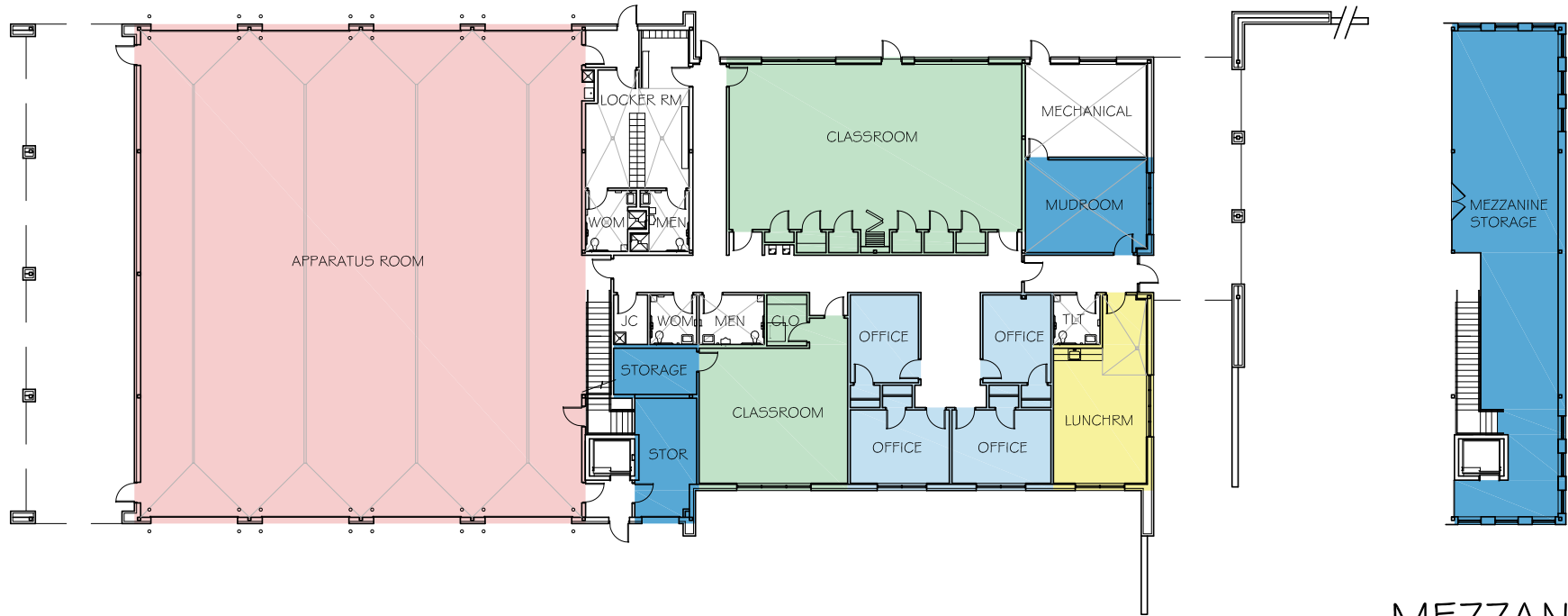
0 25 50 100'

N

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



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



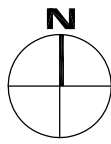
MIPSE BUILDING - FIRST FLOOR PLAN

MEZZANINE FLOOR PLAN

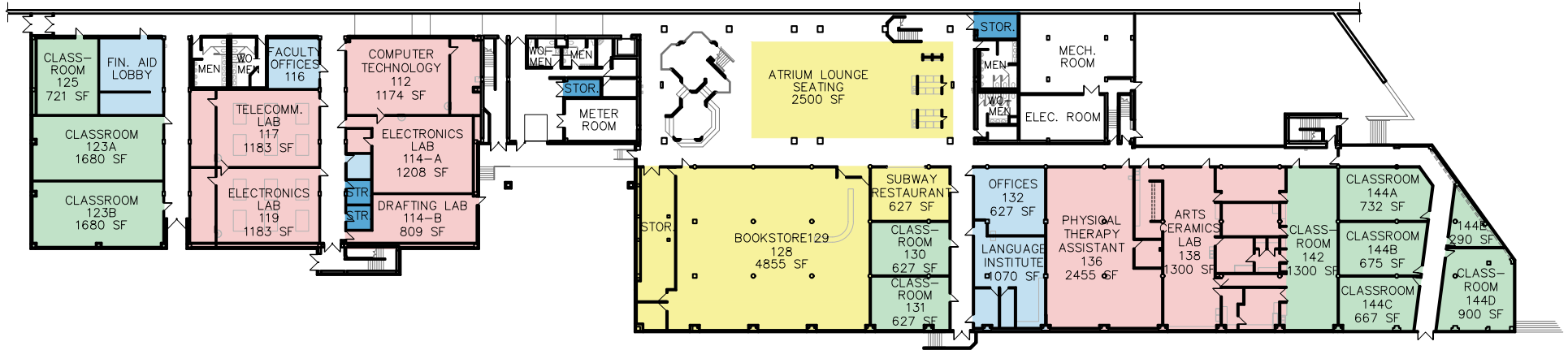
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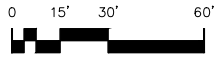
SCALE: 1/32" = 1'-0"



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



CURTIS L. IVERY
DOWNTOWN CAMPUS FIRST FLOOR PLAN



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

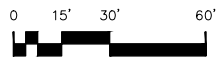


CURTIS L. IVERY
 DOWNTOWN CAMPUS SECOND FLOOR PLAN

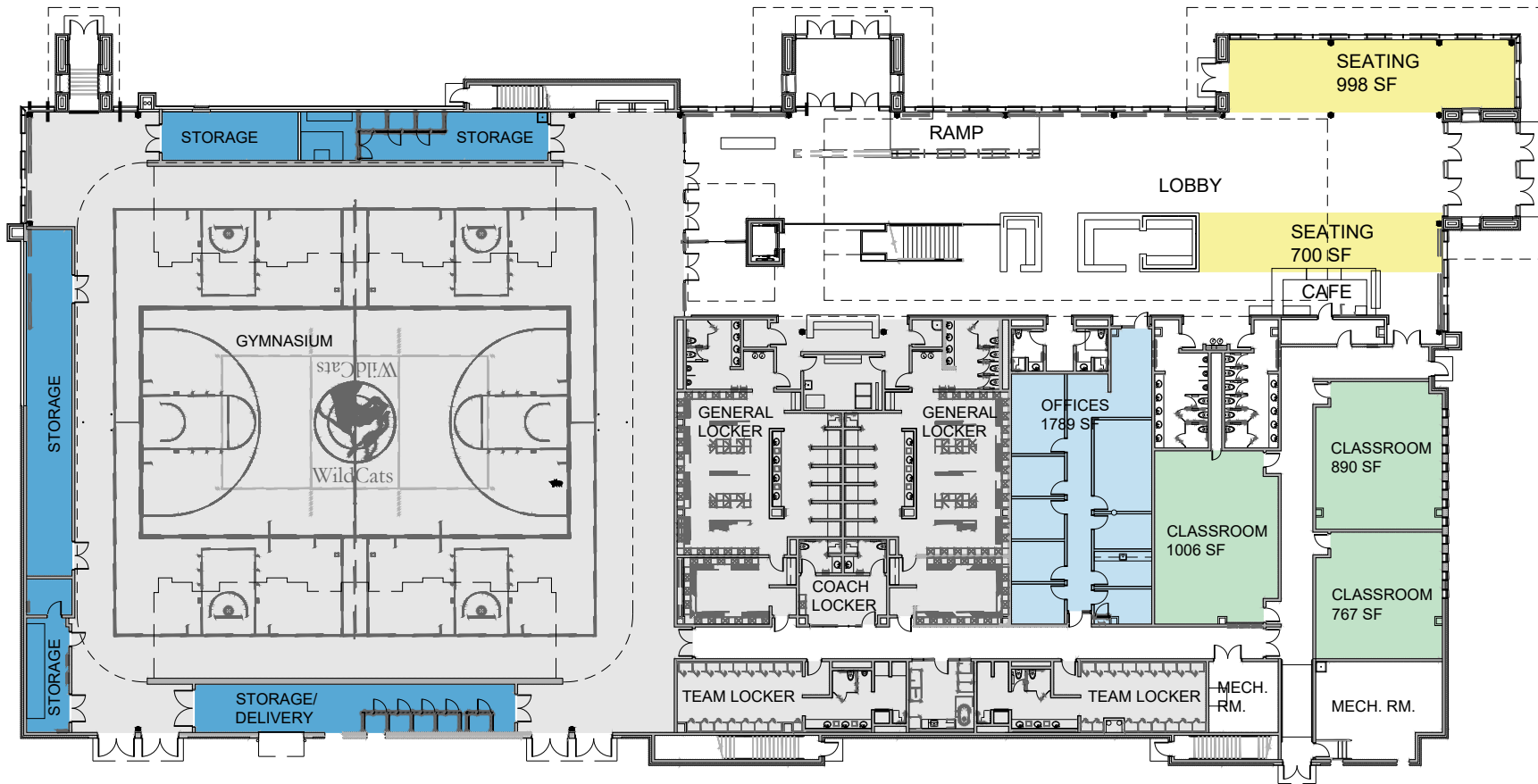
CLASSROOMS	7	LIBRARY	
LABS	0	GEN. USE / ASSEMBLY	
COMPUTER LABS	6	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	



CURTIS L. IVERY
DOWNTOWN CAMPUS THIRD FLOOR PLAN



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

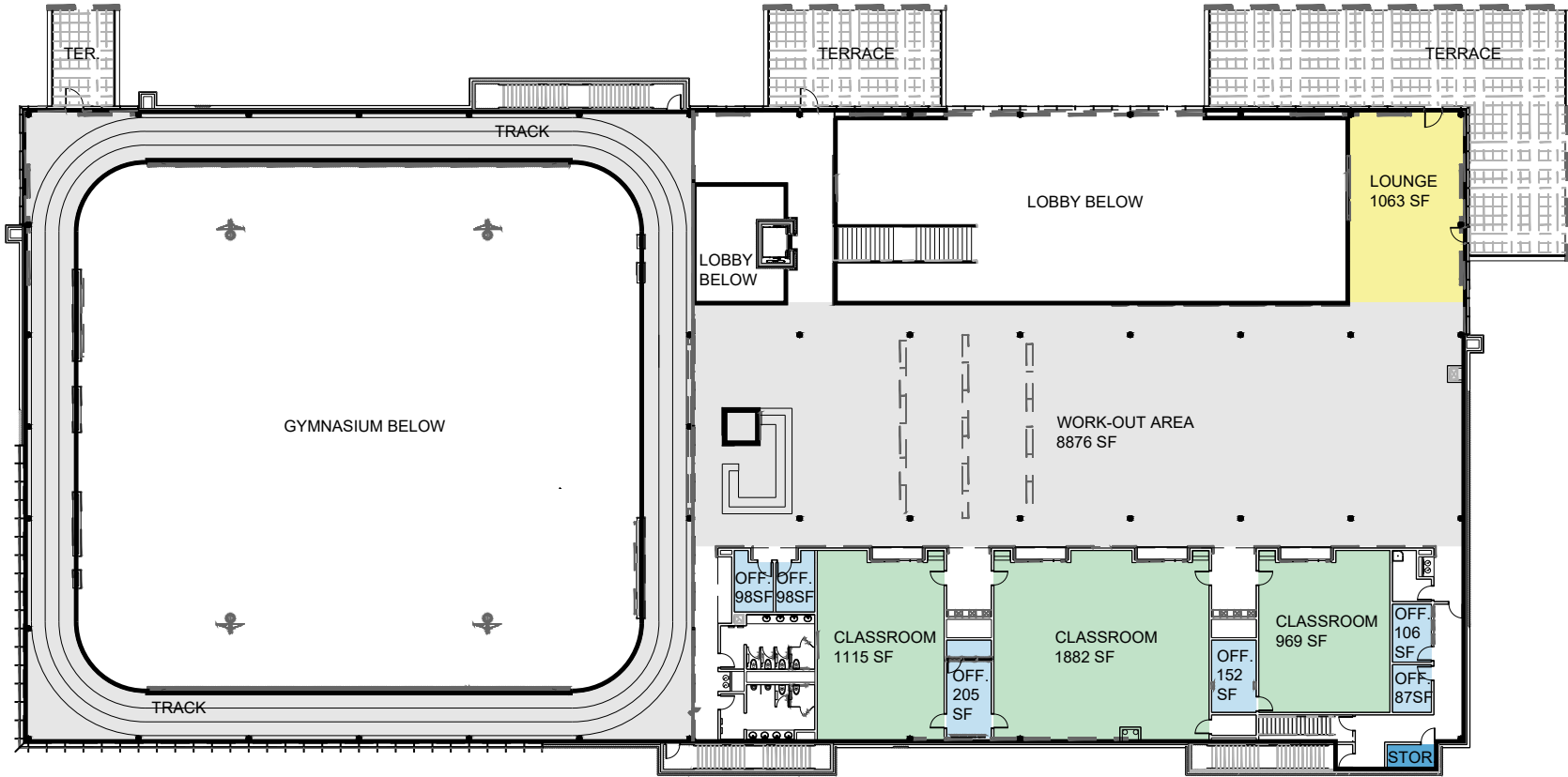


Curtis L. Ivery Health and Wellness Education Center - First Floor Plan

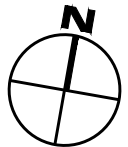
0 20' 40' 80'



CLASSROOMS	3	LIBRARY	
LABS		GEN. USE / ASSEMBLY	
COMPUTER LABS		CHILD CARE	
OFFICE		STORAGE / TELECOMM.	
		PHYSICAL EDUCATION	



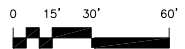
Curtis L. Ivery Health and Wellness Education Center - Second Floor Plan



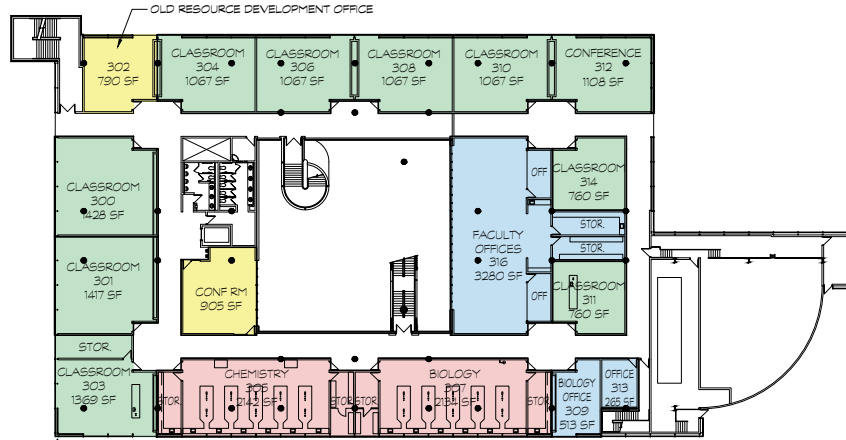
CLASSROOMS	3	LIBRARY
LABS		GEN. USE / ASSEMBLY
COMPUTER LABS		CHILD CARE
OFFICE		STORAGE / TELECOMM.
		PHYSICAL EDUCATION



EASTERN CAMPUS FIRST FLOOR PLAN

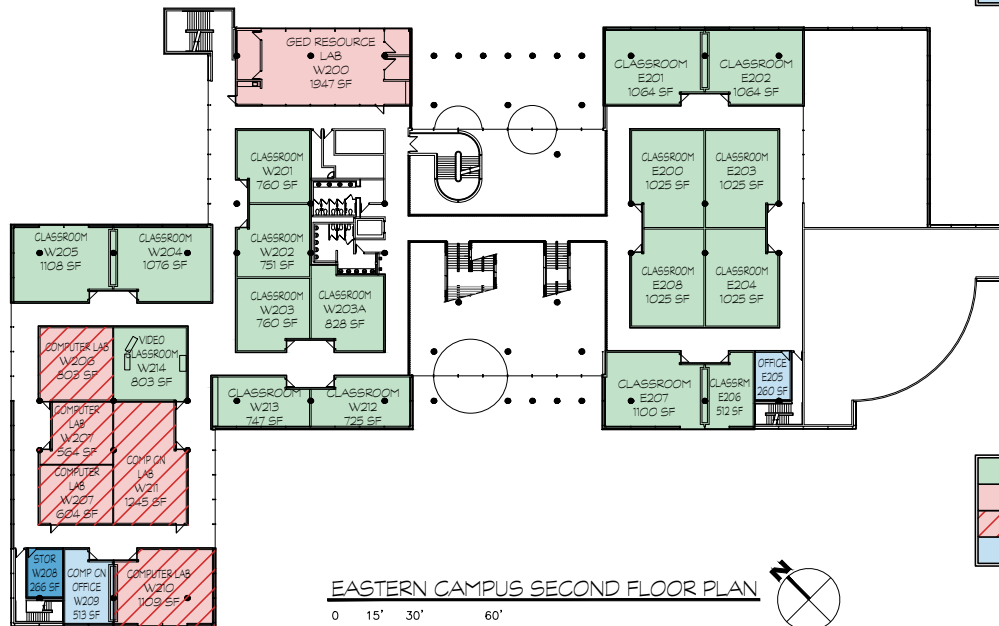


CLASSROOMS	6	LIBRARY	
LABS	12	GEN. USE / ASSEMBLY	
COMPUTER LABS	3	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	

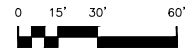


EASTERN CAMPUS THIRD FLOOR PLAN

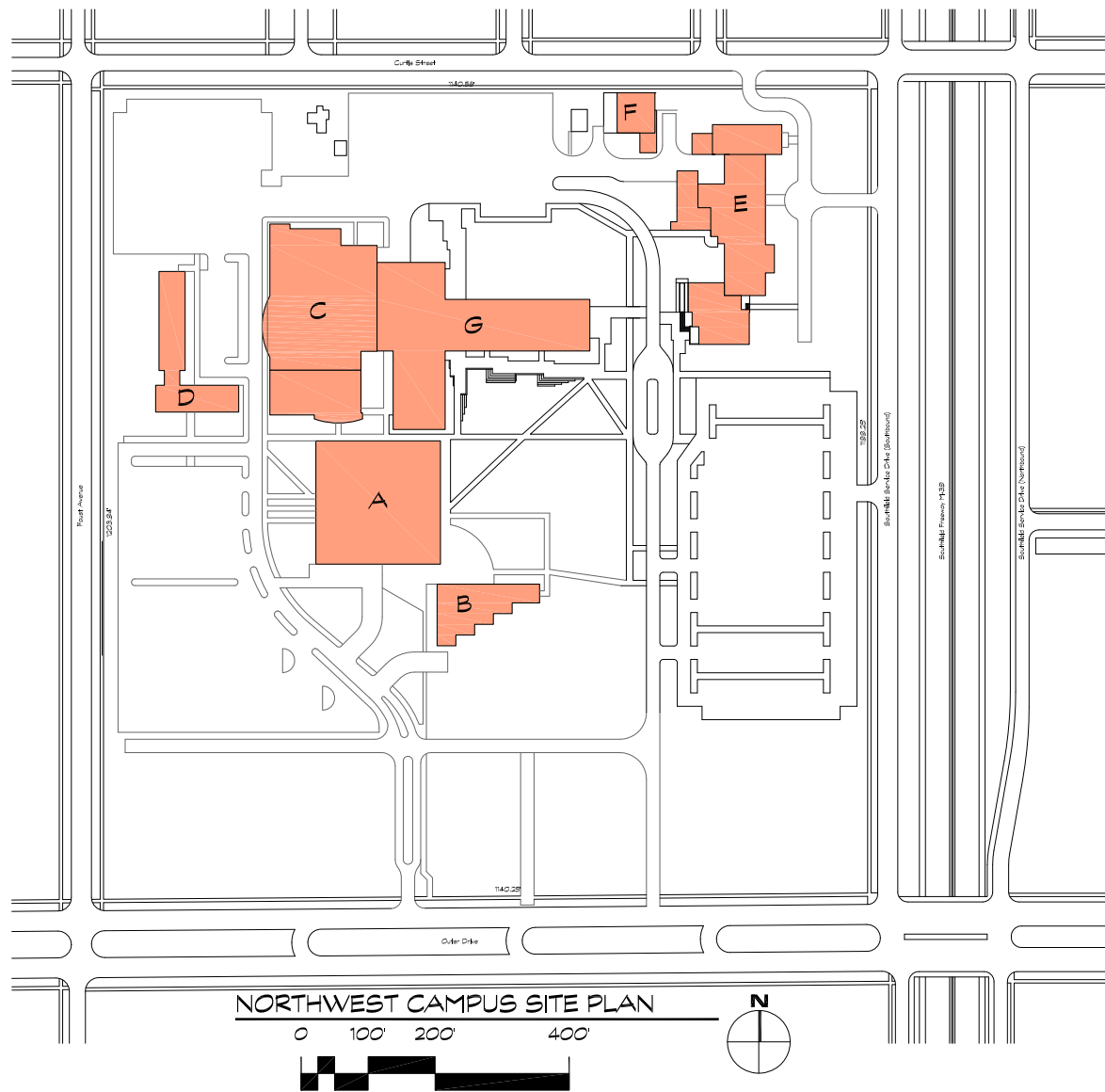
CLASSROOMS	9	LIBRARY	
LABS	2	GEN. USE / ASSEMBLY	
COMPUTER LABS	0	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	



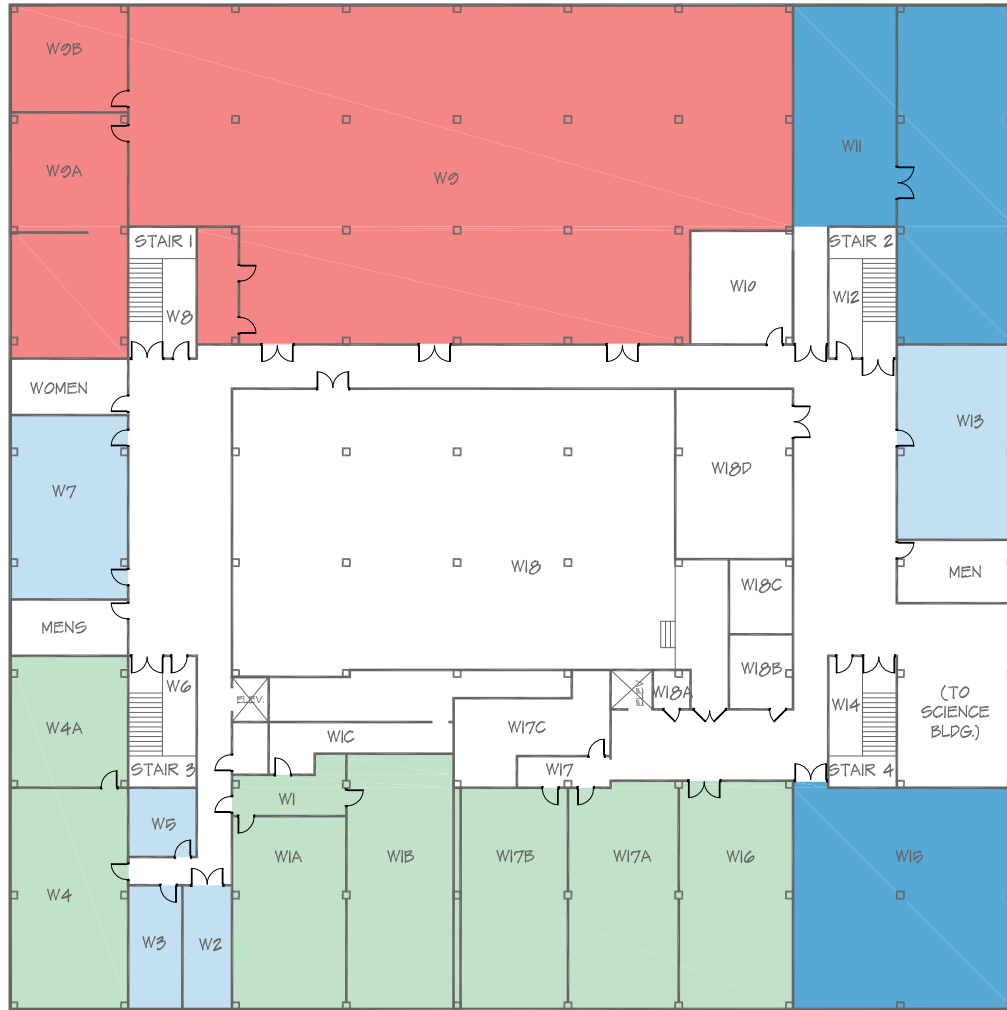
EASTERN CAMPUS SECOND FLOOR PLAN



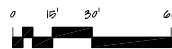
CLASSROOMS	18	LIBRARY	
LABS	0	GEN. USE / ASSEMBLY	
COMPUTER LABS	5	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	



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



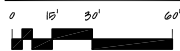
NORTHWEST CAMPUS DENISE WELLONS-GLOVER WELCOME CENTER
LOWER LEVEL FLOOR PLAN



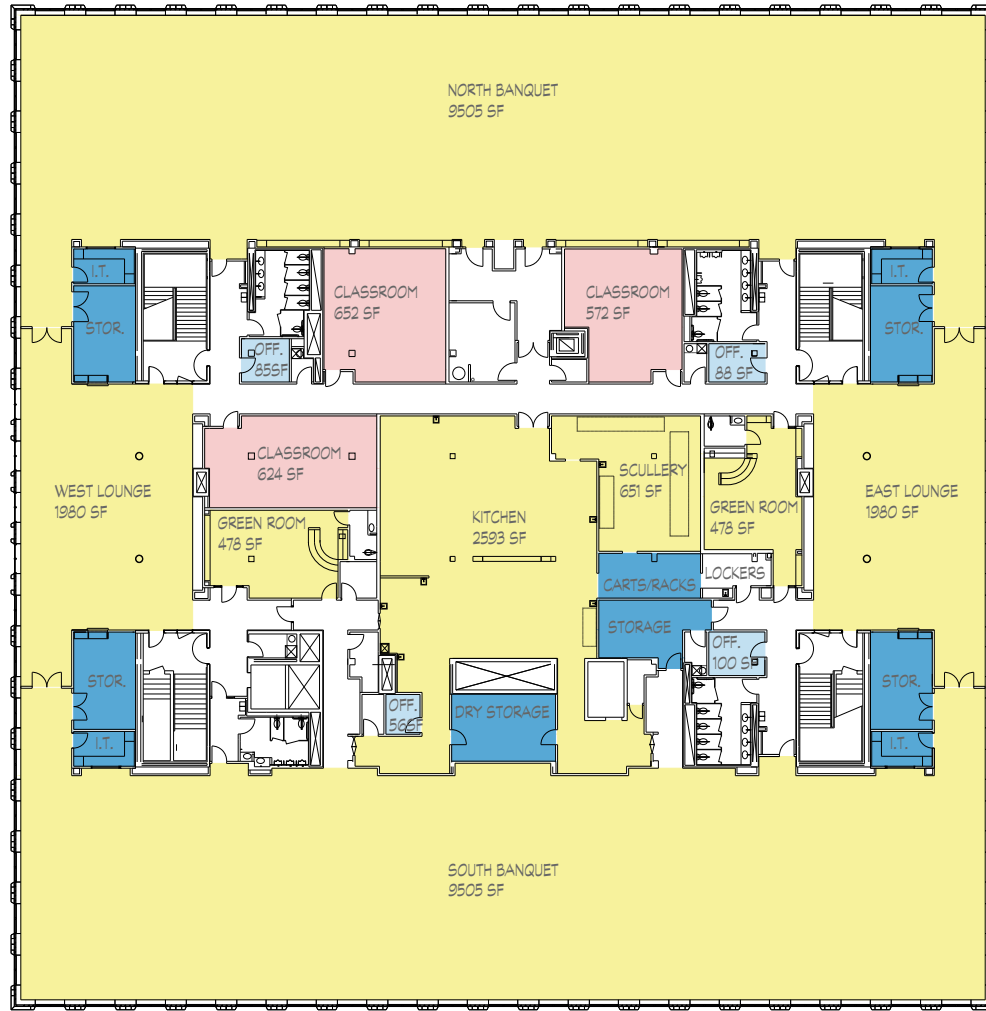
CLASSROOMS	6	LIBRARY
LABS	0	GEN. USE / ASSEMBLY
COMPUTER LABS	0	CHILD CARE
OFFICE		STORAGE / TELECOMM.



NORTHWEST CAMPUS DENISE WELLONS-GLOVER WELCOME CENTER
FIRST FLOOR PLAN



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

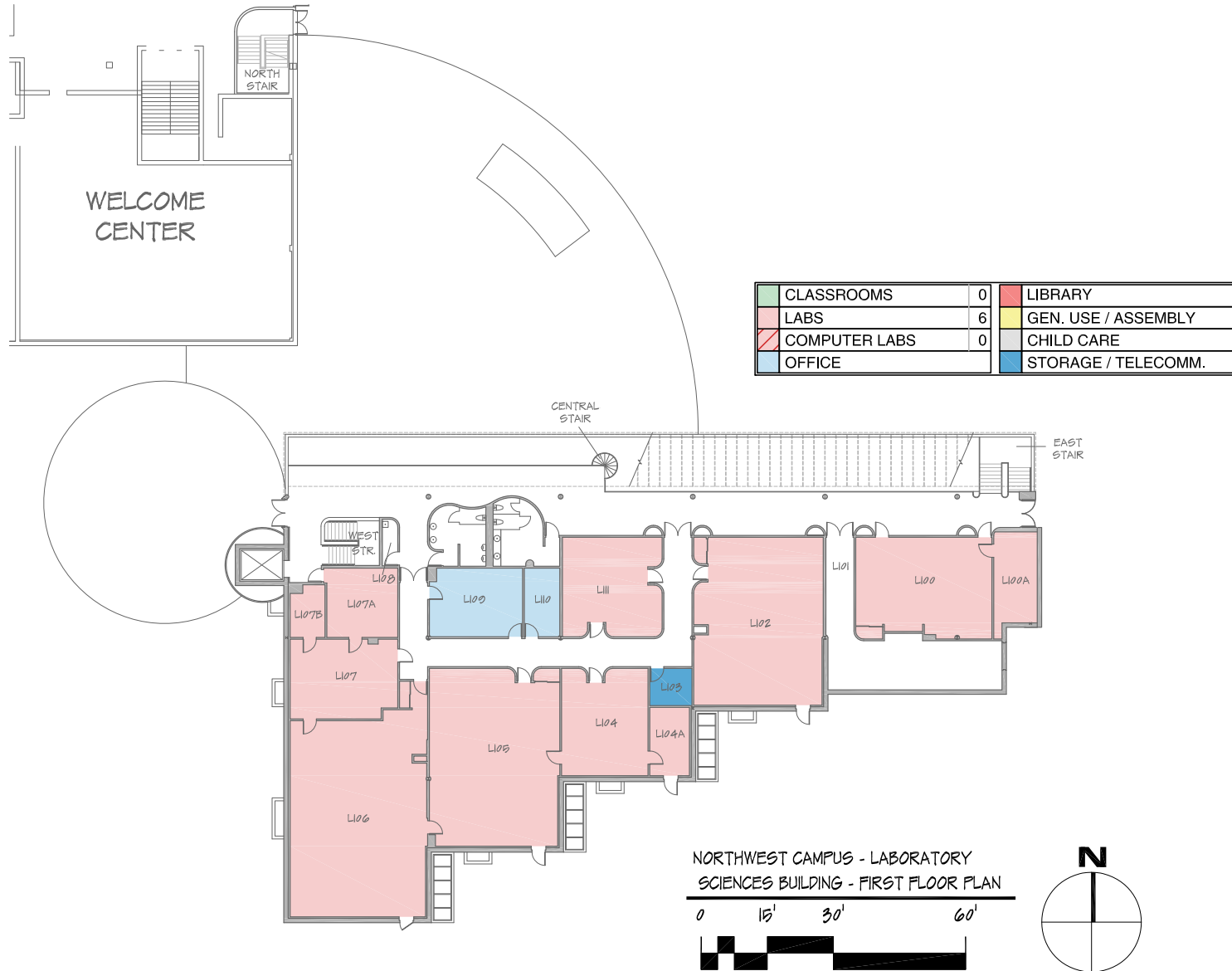


NORTHWEST CAMPUS - DENISE WELLONS-GLOVER WELCOME CENTER
SECOND FLOOR PLAN



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







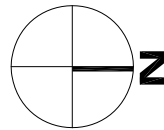
GROUND FLOOR PLAN

GENERAL ARTS BUILDING

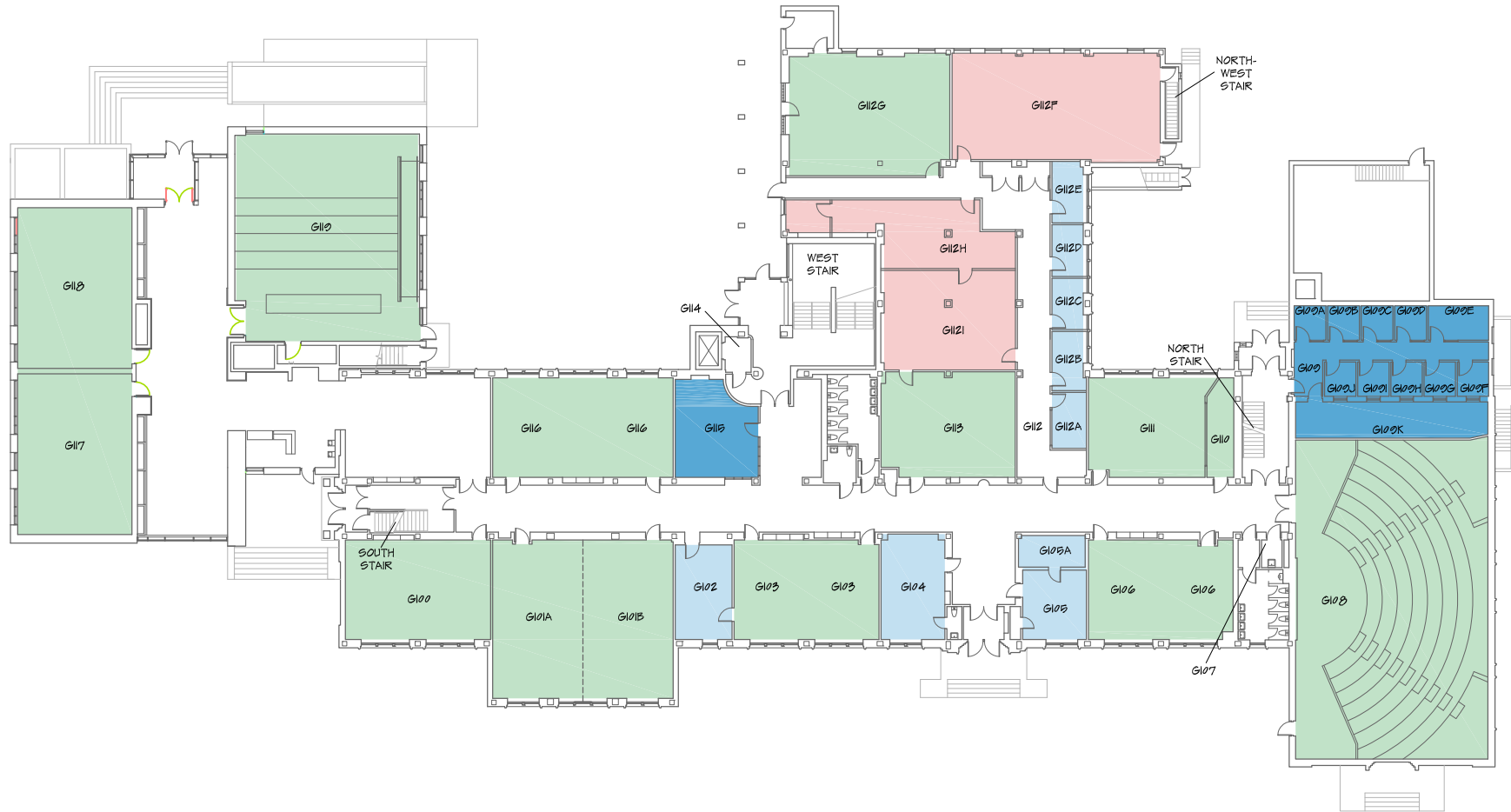
0 16' 32' 64'



SCALE: 1" = 32.00'



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

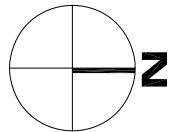


FIRST FLOOR PLAN

GENERAL ARTS BUILDING



SCALE: 1" = 32.00'



 CLASSROOMS	13	 LIBRARY
 LABS	3	 GEN. USE / ASSEMBLY
 COMPUTER LABS	0	 CHILD CARE
 OFFICE		 STORAGE / TELECOMM.



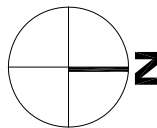
SECOND FLOOR PLAN

GENERAL ARTS BUILDING

0 16' 32' 64'



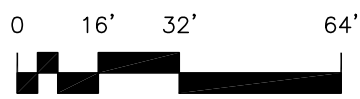
SCALE: 1"=32.00'



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



HEALTH SCIENCE CENTER FIRST FLOOR



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

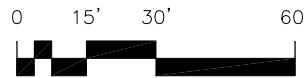


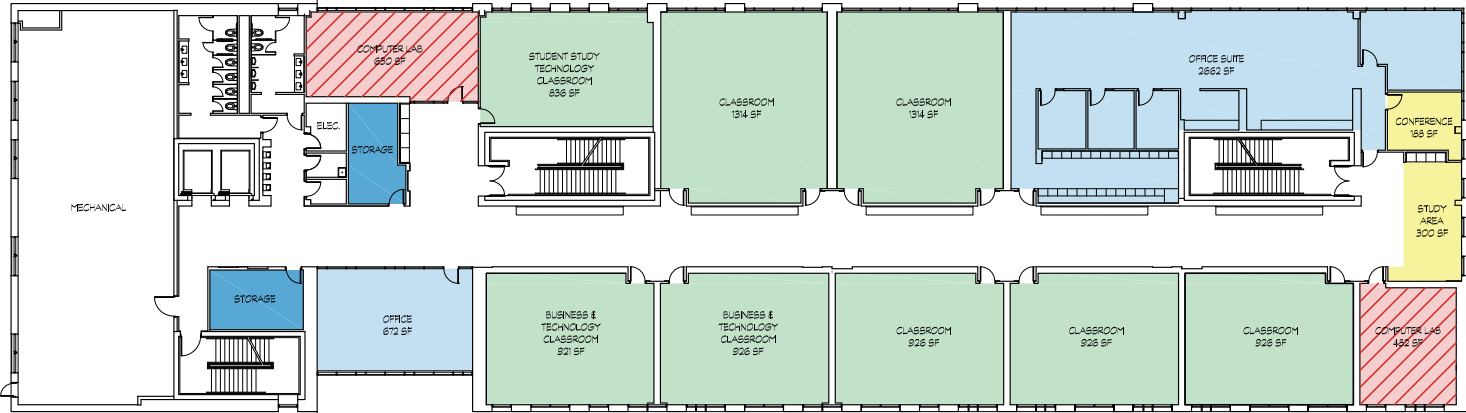
HEALTH SCIENCE CENTER SECOND FLOOR

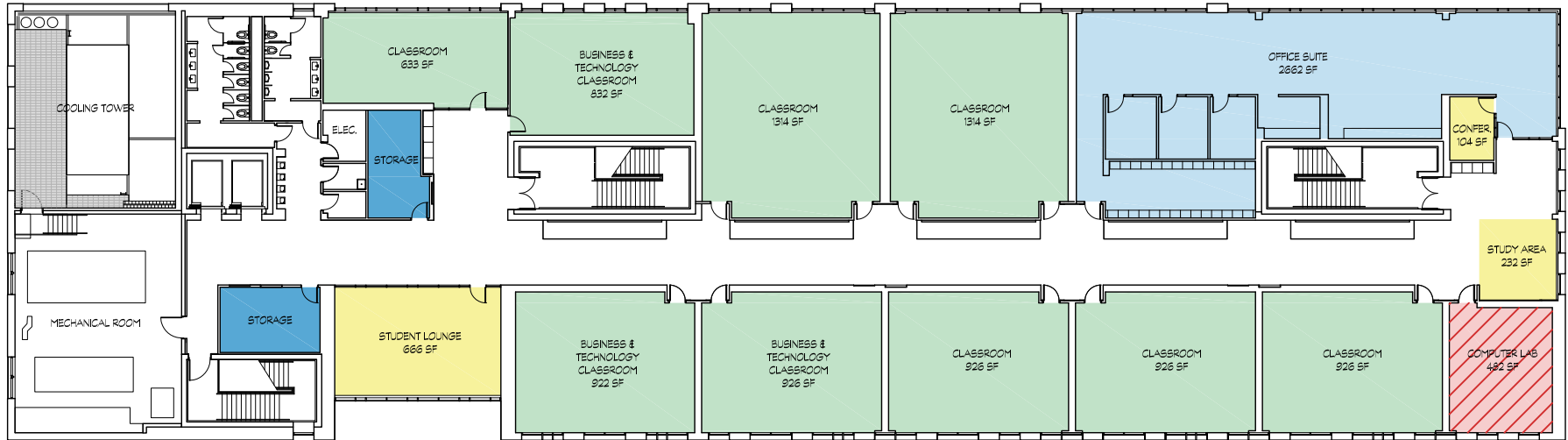
CLASSROOMS	3	LIBRARY
LABS	2	GEN. USE/ASSEMBLY
COMPUTER LABS	0	CHILD CARE
OFFICE		STORAGE/TELECOMM.



LARRY K. LEWIS EDUCATION CENTER FIRST FLOOR PLAN



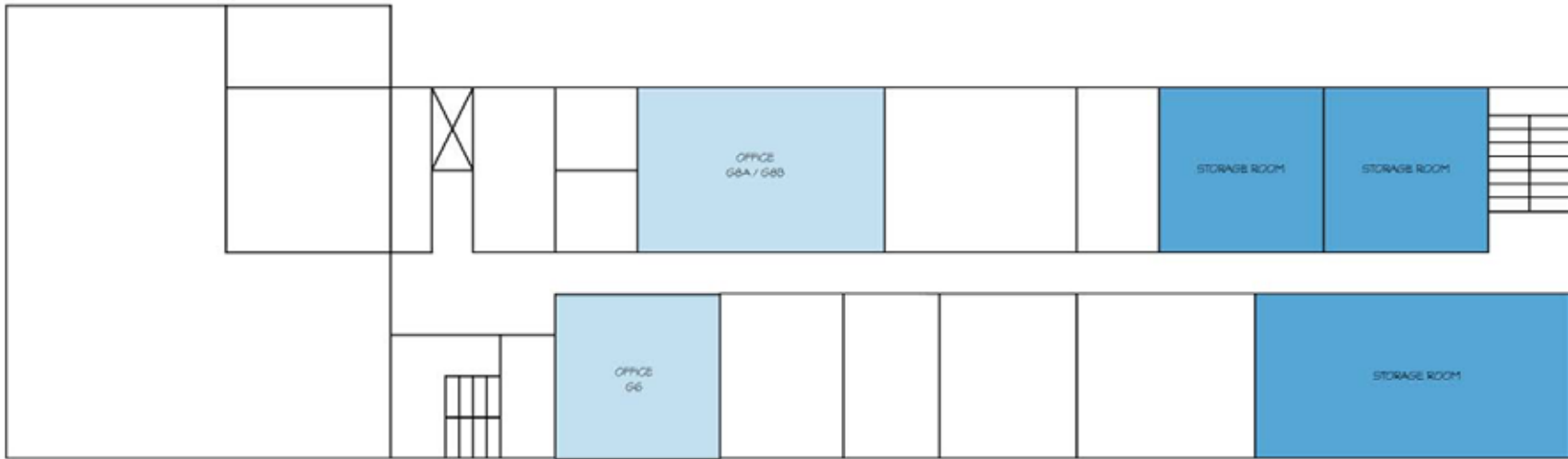




LARRY K. LEWIS EDUCATION CENTER THIRD FLOOR PLAN

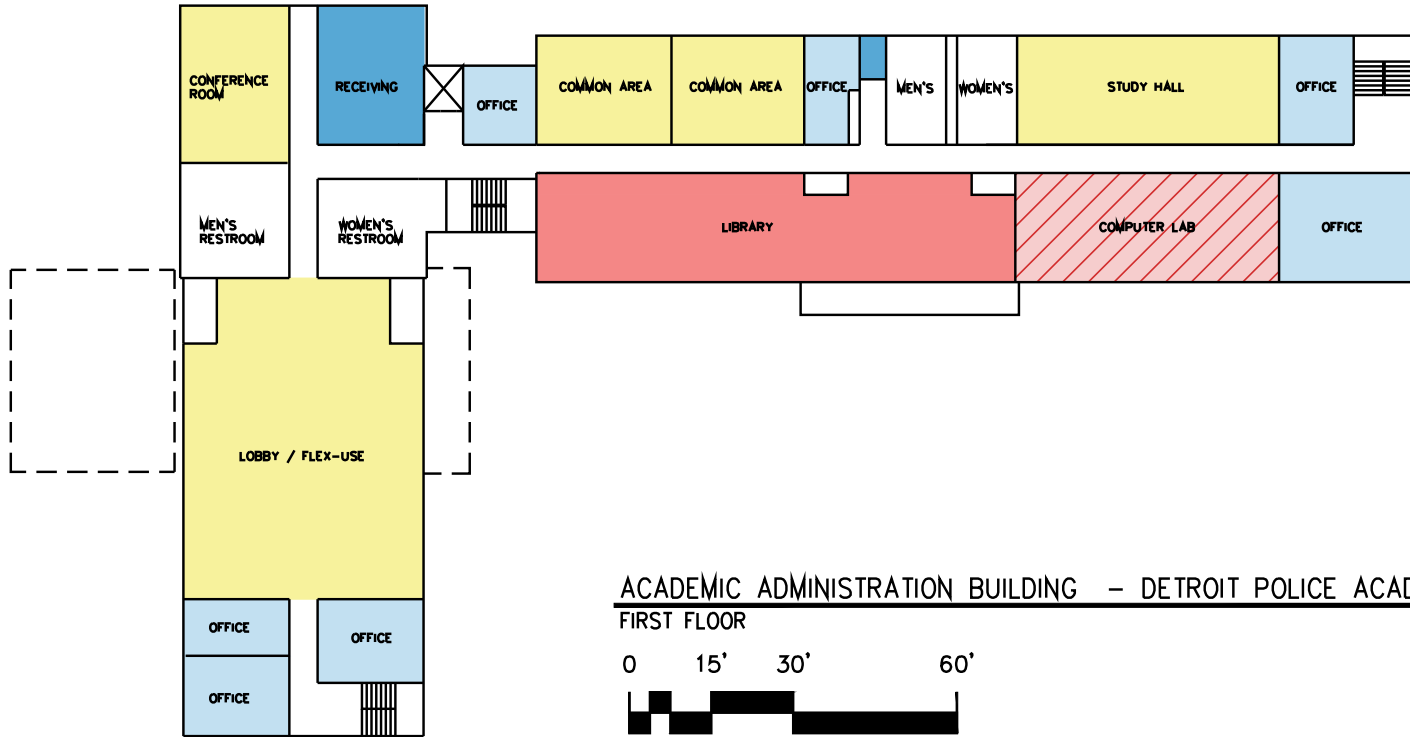
0 8' 16' 32'

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



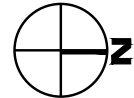
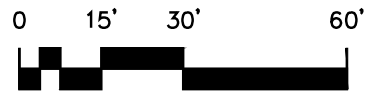
ACADEMIC ADMINISTRATION BUILDING
LOWER LEVEL

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

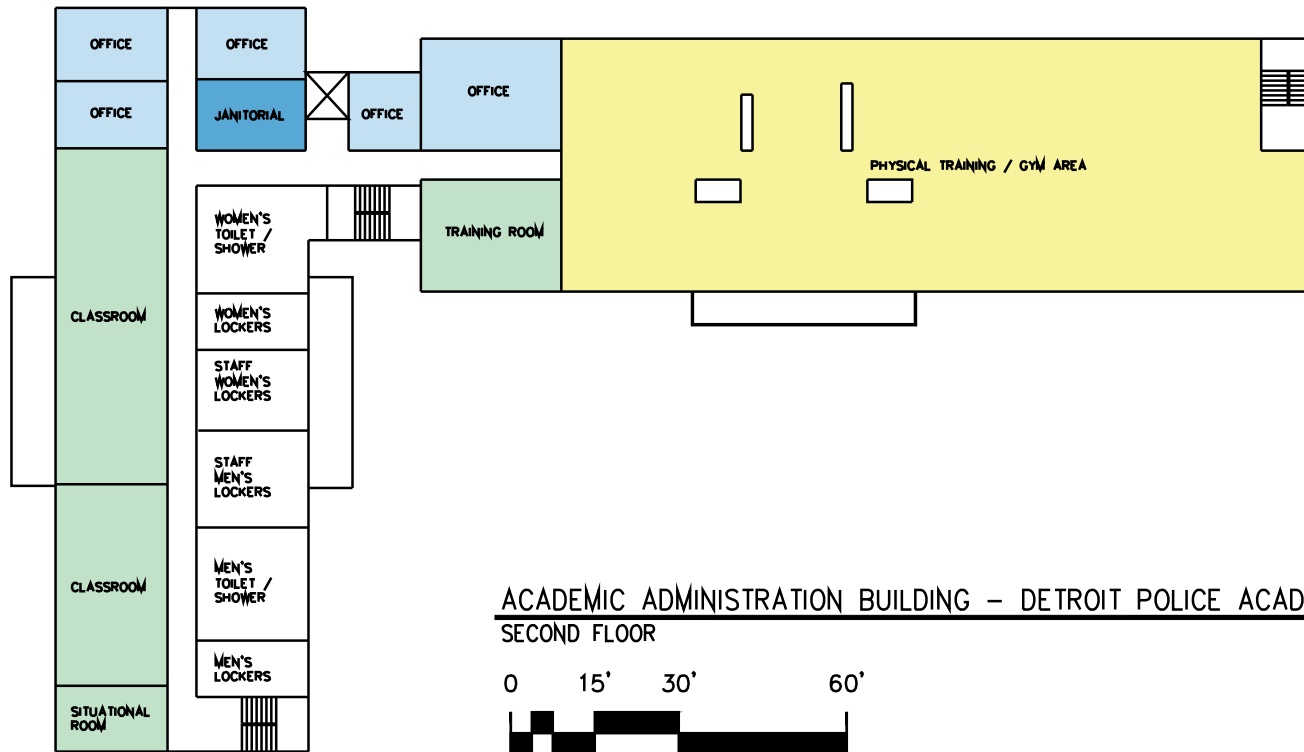


ACADEMIC ADMINISTRATION BUILDING – DETROIT POLICE ACADEMY

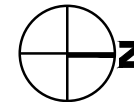
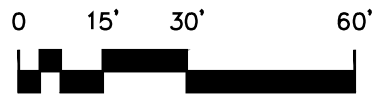
FIRST FLOOR



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



**ACADEMIC ADMINISTRATION BUILDING – DETROIT POLICE ACADEMY
SECOND FLOOR**



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



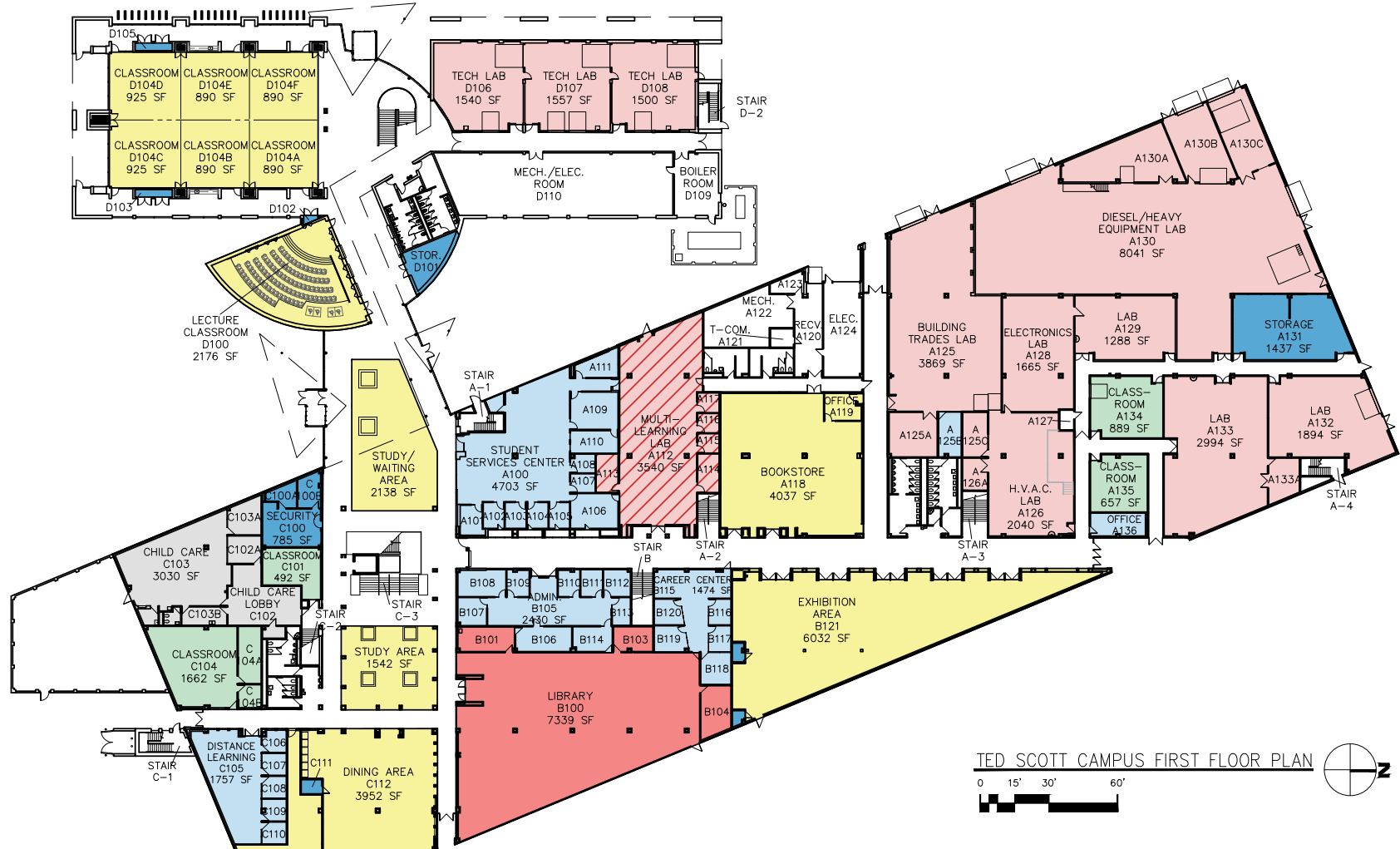
ACADEMIC ADMINISTRATION BUILDING
THIRD FLOOR

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



ACADEMIC ADMINISTRATION BUILDING
FOURTH FLOOR

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



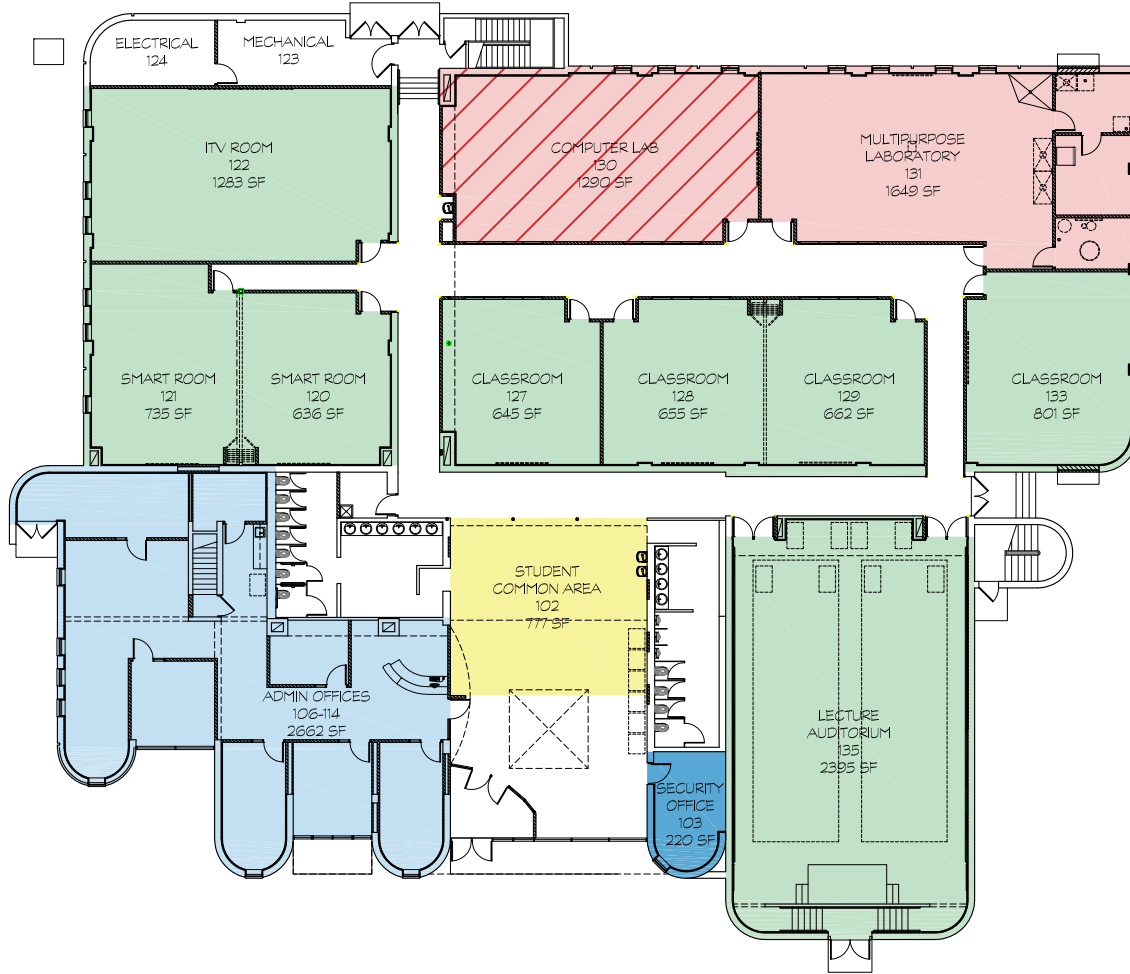
TED SCOTT CAMPUS FIRST FLOOR PLAN

CLASSROOMS	4	LIBRARY	
LABS	10	GEN. USE / ASSEMBLY	
COMPUTER LABS	1	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	

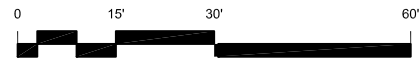


TED SCOTT CAMPUS SECOND FLOOR PLAN

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



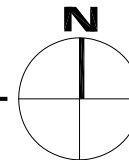
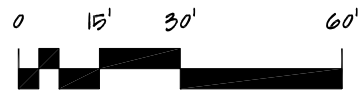
MARY ELLEN STEMPFLE
UNIVERSITY CENTER FLOOR PLAN



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



CENTER FOR LEARNING TECHNOLOGIES



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

Space Utilization Study

SPACE UTILIZATION STUDY

The space utilization data for the 2020-21 period showed, as expected, a substantial decrease in space utilization across the six campuses. With the onset of the COVID-19 pandemic in March 2020, WCCCD moved abruptly from a nearly total in-person teaching and learning modality to a nearly total online and remote modality. This remained the condition until the fall of 2021 when students started to return to in person instruction.

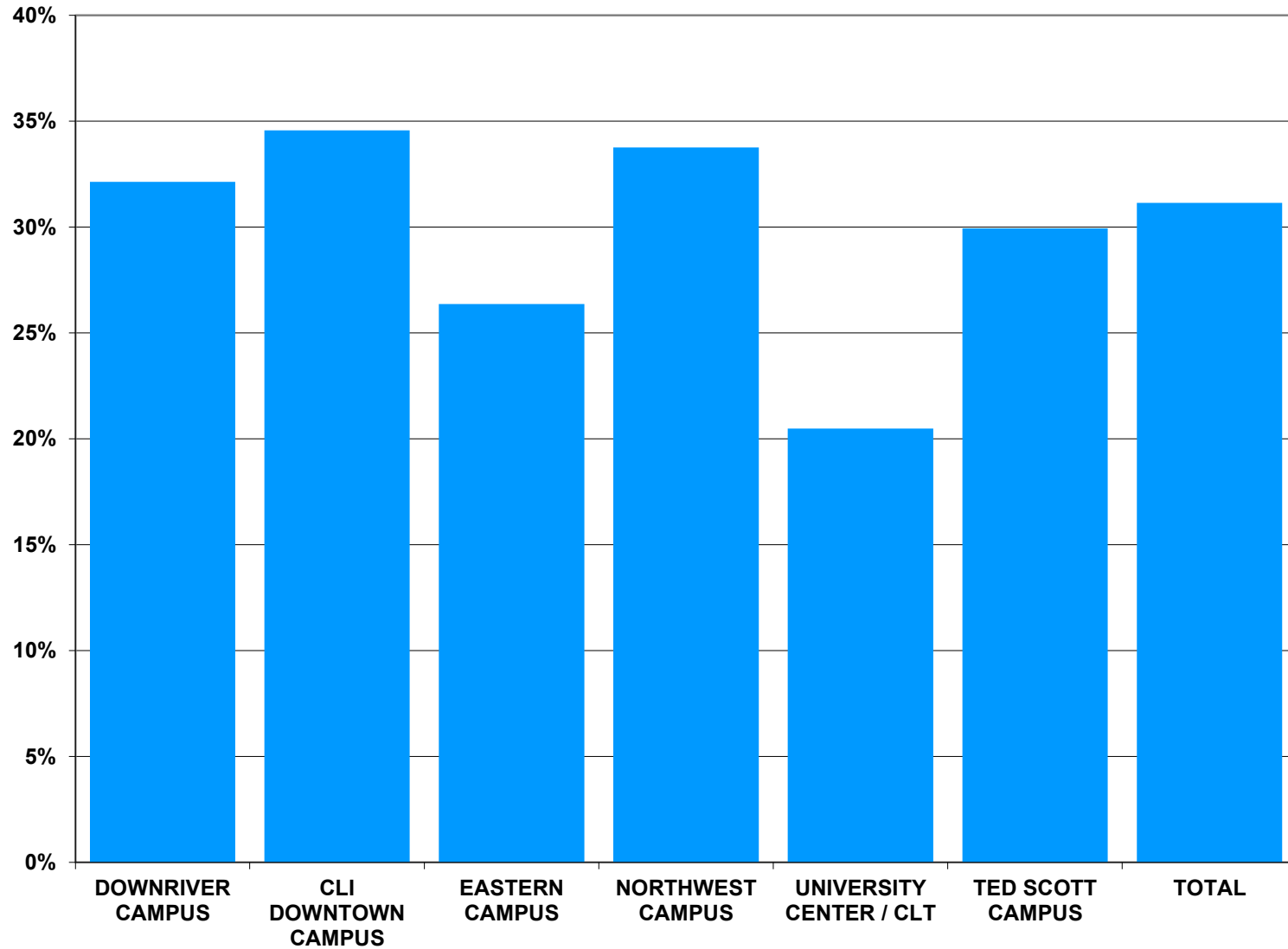
As indicated in the following graphs, increase in 2023-2024 space utilization is continuing. Students are returning to campuses particularly for hands-on learning opportunities and this trend is expected to continue.

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

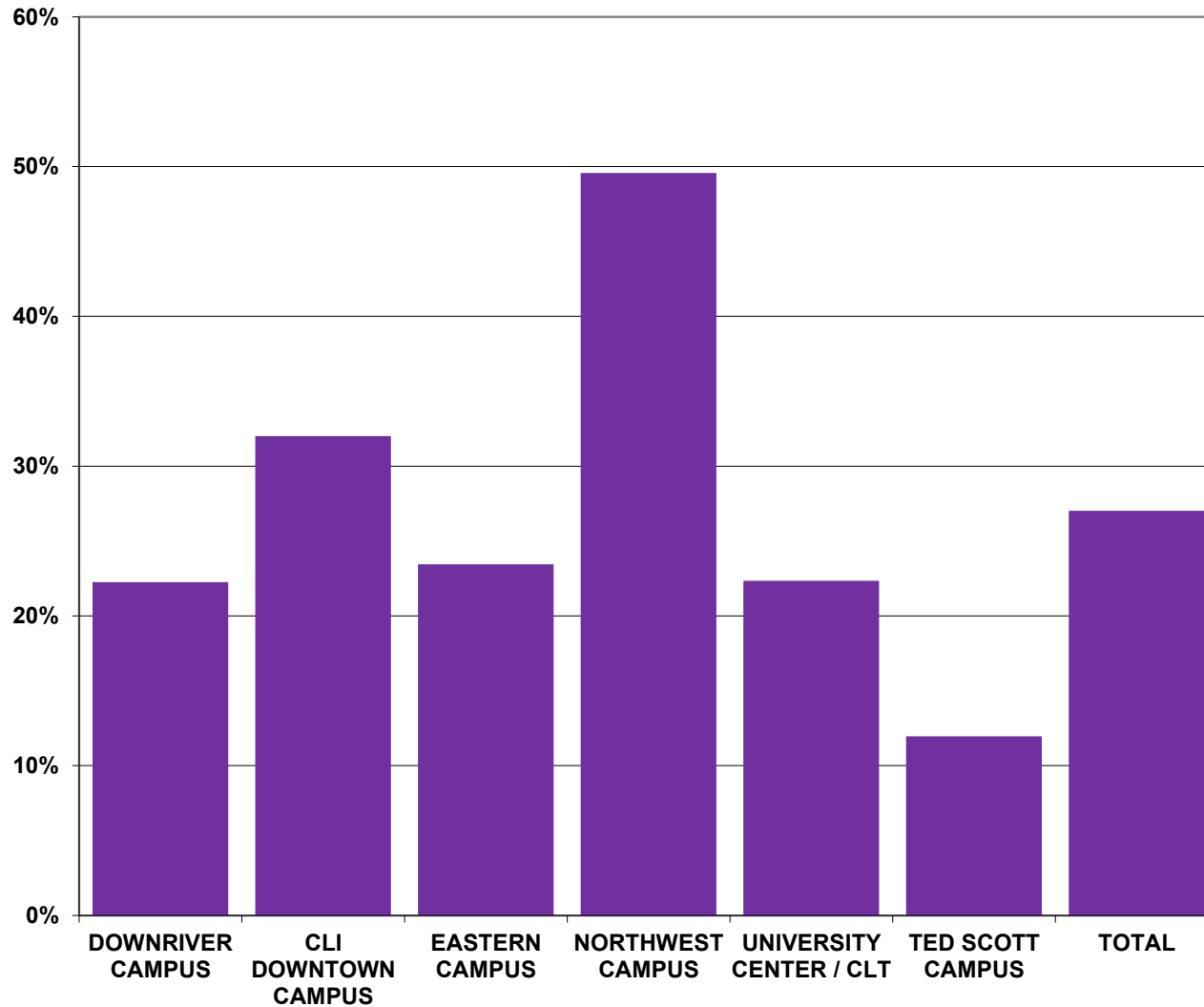
As WCCCD continues to move into the “next normal” and student patterns become normalized once again, the college can again benefit from space utilization data to help guide key facility development decisions.



Wcccd Laboratory Room Utilization Summary Fall 2024



Wcccd Lecture Room Utilization Summary Fall 2024



Facility Condition Analysis



DOWNRIVER CAMPUS – TAYLOR

The Downriver Campus building was originally built in 1978. The major structural system is composed of steel columns on a concrete foundation. The concrete second floor is supported on metal decking and joists. A similar system supports the built-up roof. The exterior of the building is clad in corrugated metal siding and concrete masonry. A 60,000 square foot theatre and classroom addition was opened in 2010. A 12,000 square foot public safety training center was completed in 2005.

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

- Upgrade Computer Laboratories.



CURTIS L. IVERY DOWNTOWN CAMPUS – DETROIT

The Curtis L. Ivery Downtown Campus building was constructed in 1979. Concrete beams and columns with a concrete slab floor system compose the superstructure of the building. The substructure consists of a concrete slab on grade in collaboration with concrete masonry walls and a poured concrete foundation retained by a poured concrete wall along the north facade of the building. The floor/roof construction consists of concrete slabs. A built-up roof system on concrete, with a ribbed metal roof system in some areas, completes the roof enclosure. The exterior wall composition is constructed of precast concrete panels integrated with an exterior glazing system. The adjacent Health and Wellness Center was completed in 2019.

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

- Replace exterior doors and damaged interior doors.
- Convert existing Art Room to new Physical Therapy Laboratory.
- New concession stand in lobby of Health and Wellness Center.
- Upgrade Corridor Ceiling Systems, Lighting, and Mechanical Systems.
- Renovate Campus Vestibules.
- New steam room and relocation of laundry room in Health and Wellness Center.
- Library Resource Center renovation.



EASTERN CAMPUS – DETROIT

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

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

- Fire alarm system replacement.
- Structural concrete improvements.
- Police Authority Office renovations.

NORTHWEST CAMPUS – DETROIT

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

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

- Health Science Center roof replacement.
- Welcome Center improvements including Banquet Halls and Commerical Kitchen.
- Powerhouse Building exterior restoration.
- Renovation and repurposing of the four story 67,000 square foot Academic Administration Building located on the west side of the Northwest Campus. In partnership with the Detroit Police Department, the renovated space will provide educational and training space for a Police Academy. Renovation components include Environmental Remediation/Selective Demolition, New Roof, Life/Safety and ADA Upgrades, Elevator Modernization, Water Damage Repairs, New Mechanical, Electrical, and Plumbing Systems, as well as Interior and Exterior Architectural improvements. New spaces will include a simulation room, scenario rooms, computer labs, a modern technical library, a physical fitness training space complete with hand-to-hand scenario training, locker rooms, offices, and classrooms.



MARY ELLEN STEMPFLE UNIVERSITY CENTER – HARPER WOODS

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

MARY ELLEN STEMPFLE UNIVERSITY CENTER – CENTER FOR LEARNING TECHNOLOGY UNIVERSITY CENTER AND CLT

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

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

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

- A technology-enabled learning environment that supports distance learning students and courses, all career and transfer programs, and continuing education for faculty, staff, students, and community members regardless of location in the District.

- Wireless access for mobile devices is available throughout the facility.
- The CLT consists of 4 smart classrooms, 2 videoconferencing classrooms, a Creative Suite (24 computers), Media Room (audio video production space), Learning Commons, and self-service kiosks.
- New upgrades for Podcast Room and Equipment.

TED SCOTT CAMPUS – BELLEVILLE

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

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

- Renovate all campus restrooms.
- Renovate Nursing Lab.



Energy Plan

WAYNE COUNTY COMMUNITY COLLEGE DISTRICT ENERGY PLAN

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

THE OBJECTIVES OF THE WCCCD GREEN INITIATIVE ARE AS FOLLOWS:

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

THE FOLLOWING ARE ELEMENTS OF THE WCCCD GREEN INITIATIVE:

1. New facilities for the Northwest Campus to meet LEED (Leadership in Energy and Environmental Design) Platinum certification standards have been completed.
2. Green career education programs (renewable energy production and distribution, green building construction, water and wastewater management, agriculture, biofuels, electrical and hybrid vehicle manufacturing, transportation, air quality, energy auditing supply chain, etc.) continue to be developed and implemented.
3. An energy audit of all facilities has been completed and continues on a yearly basis.
4. WCCCD has pursued an aggressive strategy of reducing energy used at all campus locations by upgrading systems and equipment, working with the utility suppliers, and improving facility operations. The following chart shows WCCCD Energy Usage and Utility Cost over the past 11 years. The reduction of energy use and utility cost savings have been substantial at all facilities. For all locations, despite an increase of 14.4% of building square footage, WCCCD has reduced energy use per square foot by 55.59%, and utility costs per square foot by 3.05%.

WCCCD Energy Usage and Utility Costs 2024										
Building	Fiscal Year	Gas		Electric		Steam		Totals		
		BTU/\$FYR	\$/FYR	BTU/\$FYR	\$/FYR	BTU/\$FYR	\$/FYR	BTU/\$FYR	\$/FYR	
District Office Building 106,000 SF	2023-2024	18,531	\$ 0.17	40,668	\$ 1.73			59,198	\$ 1.90	\$201,836
	2022-2023	19,415	\$ 0.20	38,306	\$ 1.43			57,721	\$ 1.81	\$171,080
	2021-2022	22,360	0.18	35,740	1.33			58,100	1.52	\$161,249
	2020-2021	17,925	0.13	35,259	1.19			53,184	1.32	\$139,772
	2019-2020	19,249	0.12	36,649	1.13			55,897	1.25	\$132,070
	2018-2019	22,130	0.16	37,213	1.07			59,342	1.22	\$129,995
	2017-2018	26,995	0.18	41,799	1.09			68,774	1.27	\$134,620
	2016-2017	15,728	0.10	41,788	1.09			57,517	1.21	\$128,268
	2015-2016	16,078	0.13	41,788	1.09			57,867	1.21	\$128,268
	2012-2013	33,128	0.12	46,879	1.18			80,007	1.30	\$137,800
2011-2012	0		37,519	0.96	72,507	1.43	110,026	2.39	\$283,340	
2010-2011	0		54,617	1.30	88,355	1.93	142,972	3.23	\$342,380	
Downriver Campus 258,069 SF	2023-2024	84,263	\$ 0.34	47,521	\$ 2.01			131,784	\$ 2.35	\$605,861
	2022-2023	84,721	\$ 0.40	48,098	\$ 1.80			132,819	\$ 2.21	\$569,158
	2021-2022	96,480	0.45	50,895	1.77			147,375	2.22	\$571,765
	2020-2021	90,964	0.35	49,624	1.63			140,588	1.98	\$511,046
	2019-2020	95,090	0.32	51,564	1.58			146,654	1.90	\$491,222
	2018-2019	89,494	0.31	48,388	1.35			137,882	1.66	\$427,978
	2017-2018	45,399	0.29	48,954	1.20			94,353	1.49	\$384,523
	2016-2017	43,205	0.32	48,954	1.20			92,159	1.52	\$392,265
	2015-2016	42,338	0.16	43,170	1.07			85,508	1.22	\$314,844
	2012-2013	70,226	0.31	65,821	1.34			136,047	1.65	\$426,814
2011-2012	136,658	0.44	63,740	1.23			200,398	1.67	\$430,975	
2010-2011	140,428	0.50	66,372	1.21			206,800	1.71	\$441,298	
Curtis L. Ivery Downtown Campus & Curtis L. Ivery Health and Wellness Education Center 250,714 SF (2020) 178,040 SF	2023-2024	56,382	\$ 0.32	50,284	\$ 2.18			106,666	\$ 2.50	\$626,313
	2022-2023	69,787	\$ 0.42	49,708	\$ 1.99			119,495	\$ 2.37	\$594,356
	2021-2022	52,246	0.33	44,298	1.62			96,502	1.95	\$488,876
	2020-2021	57,280	0.27	38,360	1.36			95,641	1.63	\$460,484
	2019-2020	57,031	0.33	29,978	0.94			87,009	1.27	\$317,483
	2018-2019	65,478	0.20	44,235	1.23			109,713	1.43	\$254,287
	2017-2018	32,969	0.19	45,410	1.10			78,379	1.29	\$229,672
	2016-2017	26,239	0.19	45,410	1.10			71,649	1.29	\$229,672
	2015-2016	29,679	0.09	45,410	1.09			75,089	1.18	\$210,087
	2012-2013	27,883	0.15	38,116	1.08	0	0.00	67,011	1.21	\$215,428
2011-2012	1,986	0.00	40,844	1.14	31,842	0.64	74,672	1.80	\$320,472	
2010-2011	0		55,146	1.28	96,641	2.13	153,787	3.39	\$603,556	
Eastern Campus 165,999 SF	2023-2024	91,847	\$ 0.39	45,441	\$ 1.91			137,288	\$ 2.26	\$420,280
	2022-2023	104,260	\$ 0.44	44,321	\$ 1.67			148,581	\$ 2.11	\$392,198
	2021-2022	107,119	0.47	45,056	1.59			152,174	2.07	\$375,426
	2020-2021	101,846	0.33	40,131	1.34			141,977	1.62	\$311,002
	2019-2020	82,664	0.26	40,742	1.25			123,406	1.45	\$289,859
	2018-2019	95,690	0.34	42,489	1.18			138,148	1.52	\$283,435
	2017-2018	57,322	0.30	41,826	0.98			99,248	1.28	\$238,079
	2016-2017	49,371	0.31	41,826	0.98			91,297	1.29	\$239,939
	2015-2016	44,711	0.09	41,826	0.98			86,537	1.07	\$199,019
	2012-2013	80,723	0.35	43,662	1.11			124,385	1.46	\$271,559
2011-2012	133,480	0.46	35,605	0.92			169,085	1.38	\$256,679	
2010-2011	102,300	0.50	41,416	1.41			143,716	1.91	\$355,288	
Northwest Campus 435,610 SF (2012) 335,799 SF	2023-2024	22,779	\$ 0.09	37,569	\$ 1.59			60,348	\$ 1.66	\$723,126
	2022-2023	55,247	\$ 0.26	36,863	\$ 1.38			92,110	\$ 1.63	\$712,156
	2021-2022	61,355	0.30	38,045	1.31			99,400	1.61	\$701,879
	2020-2021	58,184	0.28	35,259	1.19			93,443	1.43	\$622,922
	2019-2020	62,855	0.21	35,468	1.09			98,323	1.29	\$662,501
	2018-2019	51,855	0.20	37,316	1.05			89,172	1.26	\$640,836
	2017-2018	34,223	0.23	36,288	0.91			70,511	1.14	\$466,695
	2016-2017	33,765	0.20	36,288	0.91			70,053	1.11	\$483,527
	2015-2016	26,005	0.08	34,081	0.82			60,086	0.90	\$392,049
	2012-2013	64,172	0.25	39,420	0.83			103,592	1.08	\$470,459
2011-2012	103,466	0.27	44,589	0.81			148,055	1.08	\$470,459	
2010-2011	169,750	0.42	65,832	1.05			235,582	1.47	\$493,568	
University Center 31,228 SF (2014) 19,033 SF	2023-2024	26,732	\$ 0.09	40,947	\$ 1.82			67,279	\$ 1.91	\$59,745
	2022-2023	26,648	\$ 0.09	44,639	\$ 1.74			71,487	\$ 1.83	\$57,144
	2021-2022	30,486	0.11	44,319	1.62			74,805	1.73	\$54,067
	2020-2021	49,903	0.31	40,814	1.52			90,717	1.83	\$57,142
	2019-2020	44,713	0.27	50,138	1.63			94,850	1.90	\$59,277
	2018-2019	54,343	0.34	49,880	1.47			104,223	1.81	\$56,418
	2017-2018	58,936	0.36	52,091	1.44			110,927	1.82	\$56,633
	2016-2017	48,759	0.34	62,089	1.44			98,843	1.78	\$55,588
	2015-2016	48,688	0.34	50,911	1.62			99,599	1.96	\$61,207
	2012-2013	51,384	0.52	49,994	1.86			101,378	2.38	\$45,299
2011-2012	51,179	0.51	48,761	1.73			99,940	2.24	\$42,634	
2010-2011	69,894	0.61	55,128	1.80			125,022	2.41	\$45,870	
Ted Scott Campus 204,198 SF	2023-2024	53,061	\$ 0.44	32,266	\$ 1.35			85,326	\$ 1.79	\$366,666
	2022-2023	54,347	\$ 0.50	30,348	\$ 1.13			84,696	\$ 1.63	\$332,599
	2021-2022	60,183	0.46	43,919	1.51			104,082	1.98	\$403,413
	2020-2021	58,320	0.38	36,671	1.22			94,991	1.60	\$327,149
	2019-2020	57,767	0.33	36,041	1.11			93,808	1.44	\$293,058
	2018-2019	64,186	0.38	37,009	1.03			101,195	1.41	\$287,850
	2017-2018	36,831	0.16	37,514	0.94			74,345	1.10	\$224,618
	2016-2017	61,934	0.40	37,514	0.94			99,448	1.34	\$273,625
	2015-2016	57,881	0.34	41,208	1.21			99,170	1.59	\$324,613
	2012-2013	45,470	0.34	38,313	1.32			83,783	1.66	\$338,969
2011-2012	105,453	0.62	63,948	1.13			169,401	1.75	\$357,347	
2010-2011	125,810	0.87	74,380	1.22			200,190	2.09	\$426,774	
Totals 1,471,818 SF	2023-2024							84,656	\$ 2.04	\$3,002,827
	2022-2023							107,106	\$ 1.92	\$2,828,690
	2021-2022							111,141	\$ 1.87	\$2,756,676
	2020-2021							105,437	1.62	\$2,377,626
	2019-2020							99,976	1.44	\$2,125,470
	2018-2019							104,783	1.42	\$1,979,899
	2017-2018							81,060	1.26	\$1,764,941
	2016-2017							81,141	1.29	\$1,802,873
	2015-2016							76,632	1.17	\$1,630,141
	2012-2013							81,833	1.37	\$1,905,327
2011-2012							150,981	1.66	\$2,131,905	
2010-2011							190,631	2.10	\$2,708,701	



The following specialized academic classes are being offered:

a. Alternative Fuels technology

- i. AUT 114-118-Electrical/Electronic Systems I-IV
- ii. AUT 150-Introduction to Alternative Fuels
- iii. AUT 151-Light Duty Diesel Engines
- iv. AUT 152-Introduction to Electric and Fuel Cells
- v. AUT 153-Introduction to Gaseous Fuels
- vi. AUT 154-Introduction to Hybrid Fuel Technology
- vii. AUT 155-Introduction to Hydrogen Applications and Safety

b. Water and Environmental Technology

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

c. Geotechnical Systems Technology

- i. HVA 100-Introduction to HVAC and Hermetic Systems
- ii. HVA 104-105-Air Conditioning I-II
- iii. GTT 101-Principles of Thermalgeology
- iv. GTT 105-Applications of Geothermal System
- v. GTT 201-Geothermal REHC Technology
- vi. GTT 220-GHEX Accreditation
- vii. RET 101-Renewable Energy/Principles

e. Renewable Energy Technology

- i. RET 101-Renewable Energy/Alternative Energy Principles
- ii. RET 143-Wind Power and Hydropower
- iii. RET 144-Solar Power
- iv. RET 210-Advanced Photovoltaic Concepts and Commercial Applications
- v. SED 100-Principles of Sustainability



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

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



5-Year Capital Improvement Implementation Plan



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

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

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

COMPLETED MAJOR PROJECTS SINCE 2001

- Emergency repair and urgent renovation projects (all campuses)
- Michigan Institute for Public Safety Education (Downriver Campus)
- Entrepreneurial Institute and Resource Center (Eastern Campus)
- Educational Multipurpose Center (Ted Scott Campus)
- Information Technology Data Center (Curtis L. Ivery District Office Building)
- Renovation and upgrading of science labs and other instructional spaces (all campuses)
- Heinz C. Prechter Education and Performing Arts Center (Downriver Campus)
- Mary Ellen Stempfle University Center (Grosse Pointes/ Harper Woods location)
- Relocation of Northwest Campus

- Northwest Campus Larry K. Lewis Education Center
- Expansion of the Mary Ellen Stempfle University Center with the Center for Learning Technology
- Facility condition analysis and building systems upgrade
- Curtis L. Ivery Health & Wellness Education Center (Curtis L. Ivery Downtown Campus)
- Outdoor Training Center
- Renovation and repurposing of Northwest Campus Academic Administration Building for use by partner Detroit Police Department Police Academy

MAJOR PROJECTS CURRENTLY IN PROCESS

- Renovation and Maintenance projects - See Appendix C
- Center for Virtual Learning and Digital Careers - See Appendix B

MAJOR PROJECTS PLANNED FOR THE FUTURE

- Eastern Campus Repurposing and Upgrading Project - See Appendix A
- Repurposing and renovation project - Ted Scott Campus
- Repurposing and renovation project - Northwest Campus

FACILITY AND SITE DEVELOPMENT AREAS FOR EXPLORATION AND REVIEW OF OPTIONS

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

IMPLEMENTATION PLAN

- A. The District's priority capital project is FY 2026 for which funds are requested from the state is the Eastern Campus Repurposing and Upgrading project.
- B. Over the past few years, the District has made significant progress in addressing outstanding deferred maintenance issues. Some of the areas addressed include roof repairs, mechanical equipment replacements, electrical and lighting system replacements, grounds renovations and structural deficiencies. Although additional issues continue to arise with the aging of the facilities, the District continues to make significant progress as it attempts to cope with years of underfunded deferred maintenance issues. See Facility Assessment Section.
- C. The District is investing in on-line technologies, especially distance learning, as an alternative to traditional instructional delivery.
- D. On an annual basis, Wayne County Community College District has no projected maintenance items in excess of \$1,000,000.
- E. Each fiscal year, the annual District Facilities and Maintenance operating budget is developed based upon historical actual expenditures as well as anticipated scenarios requiring budget adjustments. As a result, routine operational maintenance issues are budgeted for as well as unplanned projects that are non-routine in nature.



Appendix A



Appendix A: EASTERN CAMPUS REPURPOSING AND UPGRADING PROJECT

Fiscal Year 2026 Capital Outlay Major Project Request

INSTITUTION NAME:**Wayne County Community College District****CAPITAL OUTLAY CODE:****REQUEST CODE:****PROJECT TITLE:****Eastern Campus Repurposing and Upgrading Project, a Central Dimension of the Initiative to Repurpose WCCCD's Facilities Serving Eastern Wayne County****PROJECT FOCUS:** Academic Research Administrative/Support**TYPE OF PROJECT:** Renovation Addition New Construction**APPROXIMATE SQUARE FOOTAGE:**

20,000 sf New Addition / 50,000 sf Renovations

TOTAL ESTIMATED COST:

Project Cost \$27,200,000 (Cost Eligible for State Match \$20,600,000)

ESTIMATED DURATION OF PROJECT:

Start 2026 / Completion December 2029

Is the Five-Year Plan posted on the department's public internet site? Yes NoIs the requested project included in Five-Year Capital Outlay Plan? Yes No

PROJECT PURPOSE

INTRODUCTION

The purpose of the Eastern Campus Repurposing and Upgrading Project is to update and revitalize the facilities and site of the Eastern Campus, thus positioning the campus for enduring excellence in the years and decades ahead in service to the citizens, businesses of Eastern Wayne County. At present, the Eastern Campus is trending toward obsolescence. It is the only WCCCD campus that has not been upgraded in the past 20 years. The basic design of the campus facilities has been unchanged since the initial construction 40 years ago, and yet the educational needs of students, businesses, and communities being served have changed dramatically during that time. This is especially true of the changing requirements of the workforce and therefore WCCCD's role in the program areas of career education, workforce development, and economic development. It is also the purpose of this project to upgrade the facilities and site of the Eastern Campus to create a welcoming, safe, and attractive educational environment in contrast to the less than inviting appearance of the current campus site. The environment around the campus is characterized by marginal industrial buildings and declining neighborhoods. It is paramount to increase lighting and security systems and improve parking and entrances from a safety perspective. Concerns about safety, particularly for evening classes, must be addressed.

The Eastern Campus repurposing and upgrading project will provide WCCCD with the physical capacity to improve and grow in two related career and workforce development dimensions:

- Associate degree and certificate programs in some of the fastest growing advanced manufacturing and mobility careers in Michigan including mechatronics technology, computer aided design, welding technology, computer numerical control, product development prototyping, global supply chain management, pre-engineering, and heating, ventilation, and air conditioning (HVAC).
- Workforce and economic development programs in areas such as entrepreneurship training academy, construction trades training, commercial license drivers training, and electric vehicle training.

- In addition, the repurposing of the Eastern Campus will: Revitalize WCCCD's university transfer and general education programming in service to the eastern region.
- Increase the campus' capacity to host charter schools, adult basic education, continuing education, and other forms of community engagement that enhance WCCCD's access, social equity, multiracial democracy, and community/economic development commitments.

The Eastern Campus serves a region with a population of approximately 330,000 persons, a population larger than that served by some other Michigan community colleges. The campus' service area encompasses Detroit's eastside and north end, the five Grosse Pointes, and the cities of Hamtramck and Harper Woods. Our research indicates that the Pointes communities represent WCCCD's fastest growing market in the years ahead, and the repurposing of facilities is also a response to this potential growth. The combination of the Eastern Campus, the Mary Ellen Stempfle University Center (Harper Woods), and the planned Center for Virtual Learning and Digital Careers makes WCCCD the only institution of higher education serving the Eastern Wayne County region. This combination of higher education facilities may be referred to as the Eastern Wayne County Higher Education Complex.

BACKGROUND ON WCCCD'S SERVICES TO THE EASTERN WAYNE COUNTY REGION

Wayne County Community College District (WCCCD) serves 32 cities and townships in Wayne County, Michigan, with a total population of nearly two million persons. The District consists of six locations including the Downtown, Eastern, and Northwest Campuses in Detroit, the Downriver Campus in Taylor, the Ted Scott Campus in Belleville, and the Stempfle University Center and Center for Learning Technologies in Harper Woods.

The mission of Wayne County Community College District is to empower individuals, businesses, and communities to achieve their goals through excellent and accessible services, culturally diverse experiences, and globally competitive higher education and career advancement programs. To carry out this mission, WCCCD seeks to provide those served with up-to-date classrooms, laboratories, learning technologies and spaces for student support services. Because of financial limitations throughout the District's early history,

resources were not available to update facilities or maintain them properly. Since the approval of the millage increase by the voters of the District in 2001 and subsequent renewals, this situation has been reversed and the District leadership has been able to launch a new era of facility and site development.

As a first step in launching this new era, a facility and site development master plan (New Century Facility and Campus Master Plan) was developed to outline building projects on all the District's campuses. The first step in implementing this master plan was the completion of selected emergency repairs and urgent renovations (roof replacements, parking lot resurfacing, repair of structural damage, upgrading of security lighting, upgrade of science and technology education laboratories, etc.). Since that time, WCCCD has made significant progress in constructing major facilities on the Ted Scott Campus, the Downriver Campus, and the Northwest Campus. Recently completed is the Curtis L. Ivery Health and Wellness Education Center and the naming of the Curtis L. Ivery Central Education Complex encompassing the new center, the Curtis L. Ivery Downtown Campus, and the Central Administration Building. The stage is now set for moving forward with the next major facility and site development project: the project to repurpose and upgrade WCCCD's facilities serving eastern Wayne County. Specifically, the WCCCD Fiscal Year 2026 Capital Outlay Major Project Request centers on the repurposing and upgrading of the Eastern Campus facility and site.

SCOPE OF THE PROJECT/PROGRAM FOCUS OF OCCUPANTS

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

The campus is currently zoned M4, Intensive Industrial. This zoning does not allow educational facilities as a permitted use or special use subject to Planning Commission approval. Presumably, a zoning change was not required when the campus was developed because, at that time, local controls did not apply to public educational facilities. As a part of this project, a zoning designation will be sought like Wayne State University and University of Detroit Mercy obtained for specific building projects.

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

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

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

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

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

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

- a. Upgraded spaces to house career education programs (welding technology, automotive services technology, industrial computer graphics technology, computer information technology, electricity/electronics, aviation mechanics, HVAC, heavy equipment maintenance, etc.)
- b. Upgraded spaces to house health and public service programs (health care programs, social work, corrections, urban teacher education, child care, hotel management, pharmacy technology, etc.)
- c. Upgraded spaces to house the Regional Training Center (merging credit and non-credit career education and workforce development programming in cooperation with community partners such as Michigan Works and the public schools).
- d. Upgraded spaces to house community-based programming such as hosting charter schools, adult basic education, continuing education, and other forms of community and economic development initiatives.
- e. New and upgraded classrooms and laboratories focused on university transfer and general education programs (humanities, English, math, biology, chemistry, art, African American studies, languages, philosophy, speech, psychology, political science, etc.)
- f. Upgraded welcome spaces similar to the ones implemented successfully at other campuses in the district. The upgraded welcome spaces will consist of a one-stop location for entrance lobby, corporate training reception, student support services, food service, bookstore, gallery and exhibit space, student clubs and activities, and faculty/staff offices.
- g. A new campus service library to replace the current limited library spaces and major upgrades of campus learning technologies (expansion and upgrading of library spaces for campus-wide Internet and wireless connectivity, computer commons, reference desk, circulation, search stations, quiet study areas, technical services, AV and video stations, student security lockers, faculty media production services, Internet café features, small group study areas, seminar spaces, and decentralized library kiosks).
- h. New small high-technology auditorium/lecture hall to provide needed space for corporate training, community programs, and events that complement the credit and non-credit programs of the campus (similar to small auditorium/lecture spaces of WCCCD's other campuses).

PROJECT ELEMENTS AND ESTIMATED COST

a. Re-design, retrofitting, and renovation of existing facilities (50,000 gross square feet of current 192,635 square feet).	Estimated cost: \$10,000,000.
b. Building addition (20,000 gross square feet for new welcome center, library, classrooms and laboratories, and small auditorium/lecture hall).	Estimated cost: \$8,000,000.
c. Landscaping.	Estimated cost: \$200,000.
d. Design and reconfigure walkways, drop-off area, and building entrance.	Estimated cost: \$500,000.
e. Contingency: \$1,900,000	

Total project cost eligible for State matching funds: \$20,600,000.

f. Land acquisition.	Estimated cost: \$2,600,000.
g. Relocation of St. Jean Street.	Estimated Cost: \$1,800,000.
h. Redesign and reconfiguration of parking lots.	Estimated cost: \$2,200,000.

Additional project cost covered by WCCCD not eligible for State match: \$6,600,000.

Grand total project cost: \$27,200,000.

PRELIMINARY PROJECT SCHEDULE

- | | |
|---|--|
| a. State Planning Authorization: 2025 | e. State review and approval: April 2028 |
| b. Initial Plans and Program Statement: 2026 | f. Start of construction: June 2028 |
| c. State review and approval: 2027 | g. Completion of project: December 2029 |
| d. Preliminary Design and Final Design: May 2027-March 2028 | |

ADDITIONAL INFORMATION:

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

General Benefits

The Eastern Campus Repurposing and Upgrading Project has as central foci job creation, talent enhancement, and regional economic development. The three major programmatic elements of the project are (1) expanded regional talent and workforce development in cooperation with community partners such as businesses, Michigan Works and the public schools, (2) increased collegiate services to increase student career and academic success and degree completion, and (3) expanded partnership with community agencies to address social equity and economic opportunity issues for the high percentage of residents of eastern Wayne County for whom the Eastern Campus is the primary, and in most cases the only, opportunity to develop the skills to get a good job and advance in their careers.

The project will improve facilities for the Regional Training Center, WCCCD's response to the expanded demand for job training and workforce development from regional employers. The eastern Wayne County region is experiencing a resurgence of economic growth. Major construction projects in the City of Detroit are creating an increased demand for welders, sheet metal workers, electricians, plumbers, carpenters, and ironworkers. A goal for the revitalization of Detroit and Wayne County is the education of local citizens for these career opportunities.

Eastern Campus serves the eastside of the City of Detroit, cities of Hamtramck and Harper Woods along with five Grosse Pointe cities, with a population of approximately 330,000 persons in the eastern region of Wayne County. The campus is a primary educational resource for the population of the region. The Eastern Campus is a primary deliverer of career and workforce education in the Eastern region of the county, empowering individuals to achieve their career, academic, and other life goals; assisting businesses to meet their workforce development needs; and supporting the economic development of the communities in the service area of the campus. Graduates of the

career programs of the campus represent a significant source of skilled employees of the businesses in the region.

Benefits to Wayne County Students, Businesses, and the Community

When the Eastern Campus dimension of the project to repurpose WCCCD's facilities serving eastern Wayne County has been achieved, students will benefit from an improved learning environment; better space utilization, upgraded student support services, technology enhancements, and program expansion and quality improvements. The expansion and upgrade of campus facilities will benefit businesses, government agencies, and communities as well. This project will permit the campus to substantially increase its outreach to businesses and the community via workshops, seminars, short courses, special events, and on-line services beyond the scope of traditional educational courses. An improved facility will support the District's efforts to serve communities and businesses in the Eastern region through its workforce development and economic development programs.

As indicated in the introduction to this capital outlay request, if the Eastern Campus were a free-standing community college, it would have a larger student enrollment than at least six other community colleges in Michigan. The Eastern Campus serves a larger population (330,000) than a number of Michigan community colleges. The Eastern Campus is a "neighborhood college" in the sense that most of its students come from the immediate region of the campus. A large percentage of the students served are from low-income and minority populations, and for the majority of these students the Eastern Campus is the only viable higher education option. The lack of an adequate public transportation system adds to the sense of geographic and racial isolation and makes the Eastern Campus an even more vital educational resource for those persons it serves. As the Eastern Campus is repurposed and upgraded and new programs are added, student enrollment will surge, the utilization of the campus will grow, and the benefit to the students, businesses, and communities served will increase.

Benefits to State Taxpayers

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

Return on Investment

The repurposing and revitalization of Eastern Campus will provide a return on investment in a number of appreciable ways, including the following:

- a. An improved and expanded layout design would enable the campus to serve more students and businesses.
- b. Improved and expanded facilities would permit the campus to be more responsive to the changing needs of individuals, businesses, governments, and communities in the region.
- c. An upgraded facility designed with state of the art laboratories and learning technologies will better prepare students for employment and further higher education pursuits.
- d. An updated facility will permit the campus to play a more pivotal role in the economic and workforce development of the eastern region of Wayne County.
- e. Low-income students who develop employable skills and enter the economic mainstream will no longer require government assistance. Currently, 19.8% of the families in the communities served by the campus have annual family incomes of less than \$31,165 and 26.5% of the families are headed by single women.

2. How does the project enhance the core academic, development of critical skill degrees, and/or research mission of the institution?

This project will revitalize all career education, academic, and student support missions of the Eastern Campus by repurposing all functions and spaces in response to the ways student, business, and community educational needs have changed in the 40 years since the Eastern Campus facility was

built. During that time period, the ways educational services are delivered in an effective way have changed dramatically due to the impact of learning technologies, improved teaching methods, and the educational needs of a more diverse and in some ways more needy student population. The Eastern Campus is trending toward obsolescence. It is the only WCCCD campus that has not been upgraded during the last decade. What is needed is the transformation of facilities for career and workforce development programming, university transfer and general education programming, learning technologies, library services, student support services, and community and corporate education services. This will include advancements in critical skill areas such as advanced manufacturing, mechatronics technology and other mobility careers, computer-aided design, and welding technology.

3. Describe how the project will address, incorporate, or enhance any equity efforts, policies, or goals for the academic programs within the scope of the project or as a component of your institution and campus at large?

The Eastern Campus repurposing and upgrading project will advance WCCCD's diversity, equity, and inclusion commitments by providing students with up-to-date programs and services, as well as high-quality classrooms and laboratories, which empower them to overcome financial and other life barriers and achieve career and personal success. A commitment to equity is a hallmark of WCCCD and all its campuses. The Eastern Campus serves a racially, ethnically, and economically diverse region of Wayne County. The majority of students at the Eastern Campus come from working class and low-income backgrounds, and the programs and services of the campus are often the best, and sometimes the only, pathway to achieving their career and personal goals. WCCCD defines equity-driven student success as a state in which all students, regardless of their socioeconomic, racial, ethnic, and gender grouping, experience success, and in which the achievement (or opportunity) gap between students from racial and other marginalized groups and the general student population is narrowed and ultimately closed.

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

Yes

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

The Eastern Campus Repurposing and Upgrading Project is essentially a reinvestment in the existing infrastructure, building, and site. The building structure is sound and the interior design is adaptable to this major 21st century learning environment upgrading. Infrastructure improvements to meet ADA standards and increase technology capabilities will be made as systems are upgraded. 72% of the proposed project building area is renovation of existing space while 62% of the building construction cost is allocated to renovation of existing space. In addition, the entire project site will be reused with efficient and safe reconfiguration.

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

Assuring the safety of students, faculty, and staff is a primary objective at the Eastern Campus Repurposing and Upgrading Project. As indicated earlier in this document, the environment around the campus is characterized by marginal industrial buildings and declining neighborhoods. It is paramount to increase lighting and security systems and improve parking and entrances from a safety perspective.

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

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

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

WCCCD conducts space utilization studies for all classrooms and laboratories on an annual basis. The proposed repurposing and upgrading of the Eastern Campus will significantly increase space and infrastructure utilization since new and expanded functions will be housed in the building.

Accepted benchmarks for community college laboratories are 18-22 hours per week depending on discipline. Laboratory usage at the Eastern Campus in the Fall 2023 averages 16 hours per week which allows for more offerings and better utilization. In addition, the upgrades will allow better utilization when the spaces are reconfigured with new technology.

Accepted benchmarks for community college classrooms are 30 hours per week. Classroom usage at the Eastern Campus in the Fall 2023 averages 10 hours per week which allows for more offerings and better utilization. However, these classrooms have not been substantially upgraded since 1982 and pedagogy and technology are far different today. Part of this upgrade project is to reconfigure and consolidate classrooms to create 21st century learning environments which will greatly increase classroom utilization.

As well, a new talent development center (workforce education) will be housed in the facility and the project will enable WCCCD to host corporate education, charter schools, and other community-based initiatives.

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

It is WCCCD's intention to develop the Eastern Campus as a model "green" campus including LEED Platinum certification. Also, this campus repurposing and upgrading project creates the opportunity to use the campus as a learning laboratory for green career programs such as green building construction

and maintenance, energy source and distribution technology, water and wastewater management, air quality, and energy auditing.

The primary heating and cooling systems and facility lighting systems will be upgraded with energy-efficient technologies coupled with digital building and lighting control systems. Energy savings payback is expected to be less than 7 years.

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

The source of match resources for the Eastern Campus project will be revenue from WCCCD's voter-approved millage levy. In November 2018, voters of WCCCD's legal service district approved a permanent or "into perpetuity" millage authorization of 3.25 mills designed to fund both operating and capital expenditures. The approval placed WCCCD in a strong position to make long-term program, service, capital, and technology plans. Out of these resources, the District will commit \$14,000,000 of the \$23,000,000 total.

Wayne County Community College District is requesting \$9,000,000 in matching funds from the State of Michigan for the Eastern Campus Repurposing and Upgrading Project.

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

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

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

WCCCD anticipates no increase in operating costs. In fact, operating costs are expected to decrease. Utility costs for the Eastern Campus over the last fiscal year totaled \$375,426. With upgraded and new HVAC systems, better lighting, envelope improvements, and other energy efficient features utility savings are anticipated to be at least \$75,000 per year or \$375,000 over 5 years.

Personnel costs, for security and administration, should remain the same or decrease with the safer building and site layouts. Maintenance costs, especially for emergencies, will decrease with the upgraded and new building systems.

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

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

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

The Eastern Campus is trending toward obsolescence and must be repurposed and upgraded in order to meet the changing educational needs of students, businesses, and communities. Each of the repurposing initiatives (new talent development center, revitalization of career education and university transfer/general education functions, upgrade of learning technologies and library services, welcome center, and revitalization of community and corporate education) address a compelling educational need if WCCCD is to effectively serve the present and future needs of the eastern Wayne County region. If these initiatives do not move forward, community college services to this region will not be adequate to address the changing educational and career needs of the citizens.

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

The more intense use of the existing infrastructure of the Eastern Campus offers only very limited opportunities for future development in terms of facilities and related parking spaces, and therefore represents a marginal solution to the current facility and site challenges.

Selling the current facility and finding a new facility and/or property is not a viable or rational option for this campus. The amount of money in this Capital Outlay Project Request would only fund a small portion of the cost of a re-located new facility.

A central feature of the campus site re-development portion of this project is the removal and relocation of St. Jean Street. An alternative approach in the form of a pedestrian bridge to connect the parking parcel with the building parcel was considered but dismissed. This would be a very expensive alternative and would address only a small percentage of the site development challenges faced by the campus.

Therefore, the most feasible, safe, cohesive, and cost-efficient alternative to providing the facilities and site features needed for the further development of the Eastern Campus is the upgrading and expansion of the existing facility and the expansion and re-development of the campus site.

Appendix B



Appendix B: CENTER FOR VIRTUAL LEARNING AND DIGITAL CAREERS

BASIC DESCRIPTION OF PROJECT

Michigan Public Act 321 of 2023 was approved by the Governor on December 18, 2023 and became effective on February 13, 2024. This Public Act approved the program and planning for the Wayne County Community College District Center for Virtual Learning and Digital Careers.

WCCCD is in the process of selecting an Architectural/Engineering Services Team for this new project. This design team will be selected by November, 2024 and the design process will begin.

Basic description of project: The existing Center for Learning Technology will be repurposed, expanded and renovated, allowing for the enhancement of existing programs and addition of new initiatives, while being renamed the Center for Virtual Learning and Digital Careers.

PROJECT PURPOSES

1. To provide *housing for high-demand career education, workforce development, and continuing education programs* in the growing fields of digitally based careers such as digital/media communications, digital technology, multimedia production, media design, digital equipment technology, web design, graphic design, and visual arts.
2. To serve as the *epicenter of district-wide virtual learning functions* such as digitally based pedagogies and teaching/learning modalities, instructional design, faculty professional development, and learning technologies. The center will bring together in one location virtual learning functions that are currently housed in various WCCCD buildings, thus expediting the needed redesign, expansion, and coordination of these functions.

3. Based on lessons learned during the COVID-19 pandemic, to proactively *develop WCCCD as a digital enterprise* in parallel to its well-established on-campus and in-person teaching and learning modalities.
4. Based on lessons learned during the COVID-19 pandemic as African Americans and other students of color were disproportionately impacted by the lack of computers and Internet access, to *develop WCCCD's future program and facility initiatives through an equity-driven lens*. For low-income students from underrepresented and underserved populations, WCCCD's digitally based career programs will likely be the only option available to these populations to enter related career fields.

SCOPE OF THE PROJECT

Career and workforce education: The Center for Virtual Learning and Digital Careers is to be the district-wide hub for providing state-of-the-art career education, workforce development, and continuing education programs that enable students to develop technical and professional skills critical to success in the growing digital/media production, digital communications, web design, digital photo technology, digital/media production, graphic design, media design, media project management, and visual arts fields. Graduates will be able to become entry-level professionals in these fields or to transfer to a baccalaureate institution for advanced study.

Virtual learning components: The facility will serve as the district-wide epicenter for advancing virtual learning in all career education, university transfer and general education, workforce development, and continuing education programming in areas such as distance learning, learning technologies, digitally based pedagogies, instructional design, and faculty professional development. This will bring the virtual learning components that are currently dispersed across various buildings to one central location. Faculty members will be provided with opportunities

for professional development, proctoring of exams, digital repository of instructional materials, faculty lecture capture, and a new distance learning platform. The center will offer full production opportunities including video/audio production and a complete editing suite for digital video taping. Faculty, staff, and community members will have the ability to produce broadcast-quality lectures, interviews, meetings, webinars, and continuing education courses, at one location. It will facilitate the needs of WCCCD students and faculty in the proctoring of examinations that can accompany various distance learning modalities. Faculty, staff, and community members can utilize technology-enhanced meeting space within the center. Through the center's video production suite and other digital media sources, a digital repository will house the various instructional materials.

Community leadership and engagement: The center will also serve as a hub to link digital and visual communications services to area high schools, Wayne County communities, and all WCCCD campuses. It will serve as a resource for high school dual enrollment students and for students enrolled in secondary courses in digital and media communications, design, and visual arts fields. As well, it will be a resource for public school faculty and administrators in the areas of professional development, videoconferencing, video interviewing, technology-aided meetings, and distance learning. The center will serve as a resource for businesses and communities in Wayne County by providing technology-aided meeting spaces, videoconferencing, video links to global instructional resources, and video interviewing.

The specific programmed spaces for the Center for Virtual Learning and Digital Careers are indicated in detail on the following chart:

Space Description - Character/Room Use Categories	Number of Room/Spaces	Workstations Per Room	Square Feet Each	Net Square Feet
LEARNING SPACES				
Production breakout	2	6	250	500
Classrooms	3	24	800	2,400
Divisible classroom	1	48	1,500	1,500
Art classroom	1	24	750	750
Lab	1	32	1,000	1,000
Production studio	1	32	1,200	1,200
Podcast studio	1	12	300	300
Production editing	1	6	500	500
Editing breakout	3	1	40	120
Isolation studio	1	1	100	100
Recording studio	1	2	300	300
TOTAL LEARNING SPACES		188		8,670
INTRADEPARTMENTAL CIRCULATION	15%			1,301
FACULTY SUPPORT				
Faculty work station	2	1	40	80
Faculty collaborative planning/conference room	1	8	240	240
TOTAL FACULTY SUPPORT		9		320
INTRADEPARTMENTAL CIRCULATION	15%			48
INSTRUCTIONAL SUPPORT				
Lobby/student commons/ exhibition gallery 1/100	1	15	1,500	1,500
Server room/IT	1		100	100
Vending	1		100	100
Print room	1		200	200
Equipment lending	1		100	100
Production storage	1		250	250
Observation and control room	2	6	500	1,000
Storage	1		100	100
TOTAL INSTRUCTIONAL SUPPORT		21		3,350
INTRADEPARTMENTAL CIRCULATION	4%			134
ADMINISTRATION				
Office	2	1	100	200
Clerical support	1	1	80	80
Conference room	1	8	240	240
Waiting	1	4	100	100
Work room/storage	1		150	150
TOTAL ADMINISTRATION				14
INTRADEPARTMENTAL CIRCULATION	15%			116
Net area				13,110
Total stations				232
Net area				13,100
Custodial area (1%)				131
Intrdepartmental circulation				1,598
Interdepartmental (15%) circulation				1,967
Mechanical area (8%)				1,049
Construction area (8%)				1,049
Gross square feet				18,903
Efficiency				69.35%

Program Focus Of Occupants

The Center for Virtual Learning and Digital Careers will house new digitally based career education programs such as digital/media communications, digital technology, multimedia production, digital equipment technology, web design, graphic design, and visual arts. In addition, the center will lead in the development of new digitally based career education programs as determined by projected demand and employment growth. This will include new programs to keep pace with emerging trends in the dynamic field of information technology such as UI/UX (user interface/experience), digital marketing (social media, blogging podcasts, search-engine optimization), and blockchain technology (digital ledgers for tracking and securing transactions across business networks such as cryptocurrency).

As well, the center will provide enhanced facilities for some of WCCCD's existing technology-based associate-degree and certificate programs, and will coordinate those programs that will continue to be provided at the five campuses, such as:

Associate in Applied Sciences

- Computer Aided Design
- Digital Media Production
- Product Development Prototyping (3D)
- Office Information System – E-Business

Certificate programs

- Graphic Design Technology
- Computer Aided Design Industrial Computer Graphics
- Computer Information System: Cybersecurity
- Computer Information System: Video Game Design and Animation
- Computer Information System: Website Developer
- Computer Information System: Metaverse Programming
- Digital Media Production
- Digital Photography Technology
- Digital Photography Technology: Forensic Photography

Short-term certificates

- Computer Information System: Ethical Hacker
- Computer Information System: Database Administrator
- Computer Information System: Network+
- C Office Information System – E-Business
- Product Development Prototyping (3D) Introduction to Rapid Prototyping
- Product Development Prototyping (3D) Advance Rapid Prototyping

As the district-wide hub for the development and coordination of digitally based programming, the center will also support WCCCD's Division of Workforce and Economic Development and School of Continuing Education in offering non-credit short courses, workshops, and tailored workforce education programs through on-line, videoconferencing, hybrid, or on-site modalities.



Key Facility Features

Professional Development

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

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

Videoconferencing

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

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

Video/Audio Production

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

Onsite Technical Support

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

Instructional Design

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

Proctoring

The center will coordinate and facilitate the needs of WCCCD students, as well as those from other educational institutions, in the proctoring of examinations that can accompany various distance learning modalities.

Meeting space

Faculty, staff, and community members can utilize technology- enhanced meeting space within the center.

Digital Repository

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

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

Project elements and estimated cost

Project scope		18,903 square feet new 8,535 square feet renovation	
Building (new)	\$345/sf		\$6,521,535
Building (renovations)	\$125/sf		\$1,066,875
Site work			\$500,000
Subtotal			\$8,088,410
Contingency—7.0 %			\$566,189
Subtotal			\$8,654,599
General conditions—7.5%			\$649,095
Contractor fees, overhead, profit—10.0%			\$865,460

Total estimated construction cost

\$10,169,153

Furniture, furnishings, and equipment—\$20/sf		\$378,060
DTMB Office of Facilities fees—2.0%		\$203,383
Testing/reviews/reimbursables—0.5%		\$50,846
Architectural/engineering fees—7.5%		\$762,687

Total estimated project cost

\$11,564,129

PRELIMINARY PROJECT SCHEDULE

- | | | |
|----|--------------------------------------|-------------------------|
| a. | State planning authorization: | February 2024 |
| b. | Initial plans and program statement: | December 2024-May 2025 |
| c. | State review and approval: | June 2025 |
| d. | Preliminary and final design: | July 2025-December 2025 |
| e. | State review and approval: | January 2026 |
| f. | Start of construction: | April 2026 |
| g. | Completion of project: | May 2027 |



Appendix C

Renovation and Maintenance Projects

INTRODUCTION

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





Spring 2024 Edition

Prioritization of Projects








Completed Projects

Spring 2024 Edition






	Description	Comp. Date
	Fully Renovate 8,000 SF of the Informational Technology Department Offices in the District Office Building.	Summer 2019
IT Department Renovation: CLI Central Educational Complex		
	Complete Assessment & Develop Construction Drawings for all the Structural Concerns on the Eastern Campus.	Spring 2019
Structural Engineering Phase II & III: Eastern Campus		
	Repair and Replace all damages from the Water Breach on the 2 nd and 3 rd floor of the District Office.	Spring 2019
2nd & 3rd Floor Water Damage Remediation: CLI Central Educational Complex		




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




	Description	Comp. Date
	<p>Gather a Environmental Survey for the Northwest Campus Welcome center.</p>	<p>Spring 2019</p>
<p>Welcome Center Environmental Survey: Northwest Campus</p>		
	<p>Gather a Environmental Survey for the Northwest Campus Welcome center.</p>	<p>Summer 2019</p>
<p>Sidewalk Sinkhole Emergency Repairs: Ted Scott Campus</p>		
	<p>Disconnect Electrical & Plumbing for the removal of all Scrap Metal items on the Second level of the Welcome Center</p>	<p>Spring 2019</p>
<p>Kitchen Equipment Salvaging: Northwest Campus</p>		




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




	Description	Comp. Date
	<p>Create a Training Center to provide hands-on training in caring for a patient battling Dementia.</p>	<p>Fall 2019</p>
<p>GAB Dementia Patient Training Room: Northwest Campus</p>		
	<p>Address Site Drainage Issues while enhancing the Landscape of the Ted Scott Campus from the entry approach to the front door of the campus.</p>	<p>Spring 2019</p>
<p>Site Improvement Project: Ted Scott Campus</p>		
	<p>Renovate all the Downtown Campus Vestibules, with New Curtain Wall system.</p>	<p>Summer 2019</p>
<p>Vestibule Renovation: CLI Central Educational Complex</p>		




	Description	Comp. Date
 <p data-bbox="136 544 1249 592">Exterior Restoration: CLI Central Educational Complex</p>	<p data-bbox="619 267 1648 349">The restoration of the Exterior Curtis L Ivery Educational Complex District Office.</p>	<p data-bbox="1753 316 1921 430">Winter 2019</p>
 <p data-bbox="136 950 997 998">Comprehensive Painting: Eastern Campus</p>	<p data-bbox="619 657 1522 738">The Painting of all common areas on the Eastern Campus, including all unpainted concrete blocks in the lobby.</p>	<p data-bbox="1753 722 1921 836">Winter 2019</p>
 <p data-bbox="136 1347 1564 1396">Welcome Center Exterior Window Replacement: Northwest Campus</p>	<p data-bbox="619 1031 1564 1112">The replacement of all second-floor exterior windows of the Denise Wellons-Glover Welcome Center.</p>	<p data-bbox="1753 1136 1921 1250">Summer 2019</p>



	<p>Description</p>	<p>Comp. Date</p>
	<p>Replace defected concrete flatwork, curbs & Stairs throughout the entire Curtis L Ivery Central Educational Complex.</p>	<p>Spring 2020</p>
<p>Site Concrete Replacement: CLI Central Educational Complex</p>		
	<p>Replace defected concrete flatwork, curbs & Stairs throughout the Northwest Campus.</p>	<p>Summer 2020</p>
<p>Concrete Replacement: Northwest Campus</p>		
	<p>Replace defected exterior sealant around the entire parameter of the Denise Wellons-Glover Welcome Center.</p>	<p>Summer 2020</p>
<p>Welcome Center Lower Level Coping Sealant: Northwest Campus</p>		

	Description	Comp. Date
	<p>Replace defected concrete flatwork, curbs & Stairs throughout the entire Curtis L Ivery Central Educational Complex.</p>	<p>Fall 2020</p>
AAB Fire Panel Replacement: Northwest Campus		
	<p>Remove all Heating and Cooling Blockage for the Financial Aid Office in the Welcome Center to allow full airflow.</p>	<p>Fall 2020</p>
Financial Aid Office HVAC Improvements: Northwest Campus		
	<p>Complete replacement Area H of the Health Science Center's Roof.</p>	<p>Fall 2020</p>
Health Science Center Roof Replacement Part I: Northwest Campus		




	Description	Comp. Date
	<p>Install Tempered glass in each dental lab cell to better suit lab for PPE.</p>	<p>Spring 2020</p>
<p>Dental Lab Partitioning: Northwest Campus</p>		
	<p>Complete replacement Area F of the Health Science Center's Roof.</p>	<p>Spring 2021</p>
<p>Health Science Center Roof Replacement Part II: Northwest Campus</p>		
	<p>Fill the existing Hydraulic pit in the Eastern Campus Auto bay with engineered soil and concrete.</p>	<p>Spring 2021</p>
<p>Hydraulic & Foundation Demolition: Eastern Campus</p>		

	Description	Comp. Date
	<p>Completely clean the Powerhouse Building from all hazardous pigeon guano, debris, and waste.</p>	<p>Summer 2021</p>
<p>Powerhouse Building Cleanout: Northwest Campus</p>		
	<p>Replace all damaged glass and remove the boarded windows on the north side of the Powerhouse Building.</p>	<p>Summer 2021</p>
<p>Powerhouse Building Glass Replacement: Northwest Campus</p>		
	<p>Seal the entire south facing skylight glazing system of the Laboratory Science Building to prevent further glazing related water leaks.</p>	<p>Summer 2021</p>
<p>LSB Skylight Sealing: Northwest Campus</p>		




	Description	Comp. Date
	<p>Removal eight planters from the landscaping of the Welcome Center, to enhance the openness of the building's entryway.</p>	<p>Summer 2021</p>
<p>Welcome Center Planter Removal: Northwest Campus</p>		
	<p>40,000 sf renovation of the Second Floor of the Denise Wellons-Glover Welcome Center. Complete with Three Banquet Halls, Commercial Kitchen, Green Rooms, Lounges, Classrooms etc.</p>	<p>Summer 2021</p>
<p>Welcome Center Renovation Phase I: Northwest Campus</p>		
	<p>Complete the City of Detroit's study and application for stormwater runoff in effort to receive City Stormwater credits.</p>	<p>Summer 2021</p>
<p>City Stormwater Credits: Northwest Campus</p>		




	Description	Comp. Date
<p>Welcome Center Fire Panel Replacement: Northwest Campus</p>	<p>Integrate the New Fire Panel for the 2nd floor to the Lower level & Main Level of the Denise Wellons-Glover Welcome Center.</p>	<p>Fall 2021</p>
	<p>Selectively remove environmentally hazardous materials from the basement of the AAB building.</p>	<p>Fall 2021</p>
<p>AAB Selective Demolition: Northwest Campus</p>		
	<p>Replace two damaged window panels from vandalism on the Eastern Campus.</p>	<p>Fall 2021</p>
<p>Emergency Glass Replacement: Eastern Campus</p>		




	Description	Comp. Date
Sump Pump Rerouting: University Center	<p>Reroute the existing sump pump drain underground to the nearest sewer drain.</p>	<p>Summer 2021</p>
	<p>Removal all visible overhead concrete hazards due to the structural conditions on the Eastern Campus.</p>	<p>Summer 2021</p>
Structural Debris Removal: Eastern Campus	<p>Remove and relocate six wall mounted air-cooling units to the perimeter walls.</p>	<p>Fall 2021</p>
	GAB Classroom Alternations - HVAC: Northwest Campus	

	Description	Comp. Date
AAB Demolition: Northwest Campus	Selectively abate and demo the Academic Administration Building to prepare for the construction of the new City of Detroit's Police Academy.	Summer 2022
	Address the exterior standing water outside of the Laboratory Science Building, to prevent further water damage to the LSB.	Summer 2021
LSB Site Drainage: Northwest Campus		
	Develop 3 designs to maximize the Eastern Campus impact on the environment and stormwater credits with the City of Detroit.	Spring 2022
Campus Stormwater Design: Eastern Campus		

	Description	Comp. Date
AAB Roof Replacement: Northwest Campus	Replace the entire roofing system in the Academic Administration Building.	Summer 2022
	Coat the Denise Wellons-Glover Roof with a Silicone Roof Coating to give further protection from water leakage.	Summer 2022
Welcome Center Roof Coating: Northwest Campus		
	Replace the damaged granite skirting on the countertops.	Spring 2022
Restroom Granite Replacement: CLI Downtown Campus		




	Description	Comp. Date
GAB Lower Level Alterations: Northwest Campus	<p>Prepare the GAB Lower Level to receive the Detroit Police Department Academy activity.</p>	<p>Spring 2022</p>
	<p>Convert the existing Men's and Women's restrooms to Showering rooms in the AAB for the use of the Detroit Police Department Academy.</p>	<p>Spring 2022</p>
GAB Restroom to Shower Conversion: Northwest Campus	<p>Close opening in the exterior soffit of the Powerhouse Building.</p>	<p>Summer 2022</p>
	Powerhouse Soffit Repair: Northwest Campus	



	Description	Comp. Date
Physical Therapy Lab: CLI Downtown Campus	Convert the existing Art room on the Curtis L Ivery Downtown Campus to a new cutting-edge Physical Therapy Lab.	Summer 2022
	Upgrade the existing computer lab with a new ceiling system, carpet, painting and accessories.	Summer 2022
Classroom Improvements: Downriver Campus	Replace the exterior doors to the CLI Downtown campus and the interior doors in poor condition.	Summer 2022
	Interior/Exterior Door Replacement: CLI Downtown Campus	

	Description	Comp. Date
	<p>Remove and replace the piping leading from 3 roof drains in the Welcome Center to correct water leaks.</p>	<p>Spring 2023</p>
<p>Roof Drain Piping: Northwest Campus</p>		
	<p>Sealcoat and restripe all asphalt surfaces district wide. Complete tear out and repaving of the Welcome Center, Downriver and Downtown Campus lots</p>	<p>Spring 2023</p>
<p>Asphalt Pavement Maintenance 2022: District Wide</p>		
	<p>Build a new concessions stands in the lobby of the new Wellness Center</p>	<p>Winter 2023</p>
<p>Concession Stand: Wellness Center</p>		

	Description	Comp. Date
	<p>Complete replacement of the existing Fire alarm system for the Eastern Campus. Including new Fire Panel, Wiring, Horns & Strobes.</p>	<p>Spring 2023</p>
<p>Fire Panel Replacement: Eastern Campus</p>		
	<p>Renovate the academic administration building for the use of the Detroit Police Department as their sole Police Academy.</p>	<p>Fall 2023</p>
<p>AAB/DPD Academy Renovation: Northwest Campus</p>		
	<p>Reassemble the suspended ceiling system in the Larry Lewis Educational Center to improve the security of the ceiling system.</p>	<p>Fall 2023</p>
<p>Larry Lewis Ceiling Improvements: Northwest Campus</p>		

	Description	Comp. Date
	Demolish the CLI Administration Building Lobby Ceiling complete and replace the ceiling with a modern acoustical system.	Fall 2023
Ceiling Replacement: CLI Administration Building		
	Renovate the East wing of the Downtown Campus Library Resource Center to receive the Hateful Things – Jim Crow Exhibit.	Winter 2024
Hateful Things Exhibition Renovation: CLI Downtown Campus		
	Repair the boilers to the Curtis L Ivery Administration Building.	Winter 2024
Boiler Repairs: CLI Administration Building		




	Description	Comp. Date
Downriver Campus Water Breach Repairs: Downriver Campus	<p>Immediate action to stop and mitigate various water leaks on the Downriver Campus due to inclement weather. Perform repairs to all finishes that we damaged from the water leaks.</p>	<p>Winter 2024</p>
	<p>Immediate action to stop and mitigate water leaks in the Academic Administration Building.</p>	<p>Winter 2024</p>
Academic Administration Building Water Breach: Northwest Campus		
	<p>Immediate action to stop and mitigate water leaks in the Academic Larry Lewis Educational Center.</p>	<p>Winter 2024</p>
Larry Lewis Educational Center Water Breach: Northwest Campus		


	Description	Comp. Date
 <p data-bbox="136 535 1543 592">Downriver Campus Art Room Plumbing Repairs: Downriver Campus</p>	<p data-bbox="619 267 1648 349">Repair the existing plumbing system in the Downriver Campus Art and remove all blockage in drains.</p>	<p data-bbox="1785 324 1900 430">Winter 2024</p>
 <p data-bbox="136 958 1291 1006">Secondary Distribution Equipment : Northwest Campus</p>	<p data-bbox="619 633 1638 755">Remove and replace the Secondary Power Equipment to the Academic Administration Building as the previous equipment had passed its lifespan.</p>	<p data-bbox="1785 747 1900 828">Winter 2024</p>

Active Projects

Spring 2024 Edition



	Description	Comp. Date
	<p>Convert existing laundry room into a steam room and relocate laundry room.</p>	<p>Spring 2024</p>
<p>Steam & Laundry Room: Health & Wellness Center</p>		
	<p>Replace the Boiler system in the Curtis L Ivery Administration Building</p>	<p>Spring 2024</p>
<p>AAB/DPD Academy Renovation: Northwest Campus</p>		
	<p>Upgrade the Northwest Campus Guard House with new doors, cabinetry, flooring and painting.</p>	<p>Spring 2024</p>
<p>Guard House Improvements: Northwest Campus</p>		

	<p>Description</p> <p>Properly remove and clean all damages in result of the Welcome Center plumbing breach and replace all damaged finishes.</p>	<p>Comp. Date</p> <p>Spring 2024</p>
<p>Welcome Center Plumbing Breach: Northwest Campus</p>		

Spring 2024 Edition

Upcoming Projects

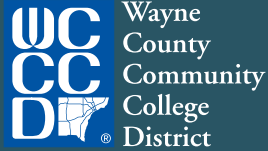
2024



Upcoming Projects 2024

- **Ted Scott Campus Restrooms Renovation**
- **District-Wide Pavement Maintenance**
- **Center for Virtual Learning and Digital Careers Program**
- **Downriver Campus Ceiling Replacement Project**
- **Ted Scott Campus Nursing Lab Renovation**

2024



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Detroit, MI 48226

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CAMPUS LOCATIONS

CURTIS L. IVERY DOWNTOWN CAMPUS

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

DOWNRIVER CAMPUS

21000 Northline
Taylor, MI 48180
734-946-3500

EASTERN CAMPUS

5901 Conner
Detroit, MI 48213
313-922-3311

MARY ELLEN STEMPFLE UNIVERSITY CENTER/ CENTER FOR LEARNING TECHNOLOGY

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

NORTHWEST CAMPUS

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

TED SCOTT CAMPUS

9555 Haggerty
Belleville, MI 48111
734-699-7008