Wayne County Community College District

5 Year Capital Improvement Plan

2028-2032



Curtis L. Ivery
Downtown Campus

Downriver Campus

Eastern Campus

Mary Ellen Stempfle
University Center/
Center For Learning Technology

Northwest Campus

Ted Scott Campus








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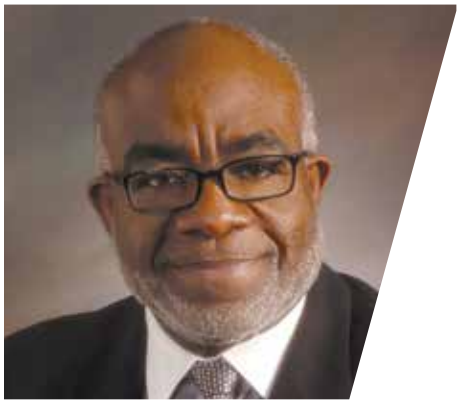
Chancellor's Foreword

It is my pleasure to present WCCCD's 2028-2032 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-four 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, 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

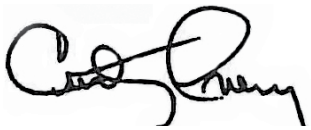
Chancellor's Message



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 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 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.

Sincerely,
Curtis L. Ivery, Chancellor



Executive Summary

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





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 2027 Capital Outlay Request)

C. Major Projects Planned For The Future

1. Eastern Campus Repurposing and Upgrading Project
2. Repurposing and renovation project - Ted Scott Campus
3. Repurposing and renovation project - Northwest Campus
4. Repurposing and renovation project – DR 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 an open-door institution, one of the largest community colleges in Michigan that served more than 60,000 students prior to the pandemic. WCCCD has the capacity to serve nearly 80,000 potential students annually. Currently, the District provides quality educational experiences to nearly 50,000 credit and non-credit students and continues to stabilize enrollment to its pre-COVID capacity. It is the only true urban community college with one of the most diverse student bodies within the region. 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 was established by the Michigan Legislature in 1967 and opened its doors in 1969 (with a surprisingly large enrollment of about 6800 students). WCCCD continues to be a beacon of light providing uninterrupted services to the community withstanding changes in the economy, fast-paced technological advancements, workforce, and the unprecedented effects of the pandemic. 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 and moving forward

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.
- One of 28 community colleges in Michigan serving 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 except for the Henry Ford College and Schoolcraft College districts and the Highland Park Public School District.
- Nine-member Board of Trustees elected from nine regions of the district.
- Maintains highest accreditation commendation by the Higher Learning Commission and several specialized, programmatic accreditations for multiple majors such as Nursing, Surgical Technology, Anesthesia Technology, Criminal Justice, Dental Hygiene, Automotive Technology, Emergency Medical Technology, Fire Protection, Pharmacy Technology, and Physical Therapy.
- 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: Nearly 50,000 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.
- Awards Iindustry-recognized credentials to include Associate of Arts, Associate of Science, Associate of Applied Science, and Associate of General Studies degrees, full and short-term certificates, and training certifications leading to high demand and high impact career pathways.
- Maintains more than 80 career education and university transfer programs to high growth advanced degrees with colleges such as Ferris State University, Eastern Michigan University, Wayne State University, University of Michigan, Norwood, Schoolcraft, and many more.
- Accredited to offer Distance education programs and courses leading to associate's degrees and industry-recognized certificates through interactive television, and live interaction online.
- 2025-2026 General Fund Operating Budget: $152,296,065. 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, 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
- 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

As the 2022-2026 WCCCD Strategic Plan comes to an end, the District continues to review accomplishments and achievements while gathering insight from students, faculty, staff, business and educational partners. WCCCD continues to evolve and evaluate curriculum, workforce development, and business models to meet the needs of today and tomorrow's future leaders. The next 5-year Capital Improvement Plan will include the strategic goals and directions in response to the forthcoming demands of a changing educational and technological ecosystem to promote regional economic growth, institutional excellence, and student success.



GOAL / 01

EXPANSION OF STUDENT SUCCESS INITIATIVES AND OPPORTUNITIES

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



GOAL / 02

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 / 03

PROMOTION OF OPERATIONAL SYSTEMS

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



GOAL / 04

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 / 05

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

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

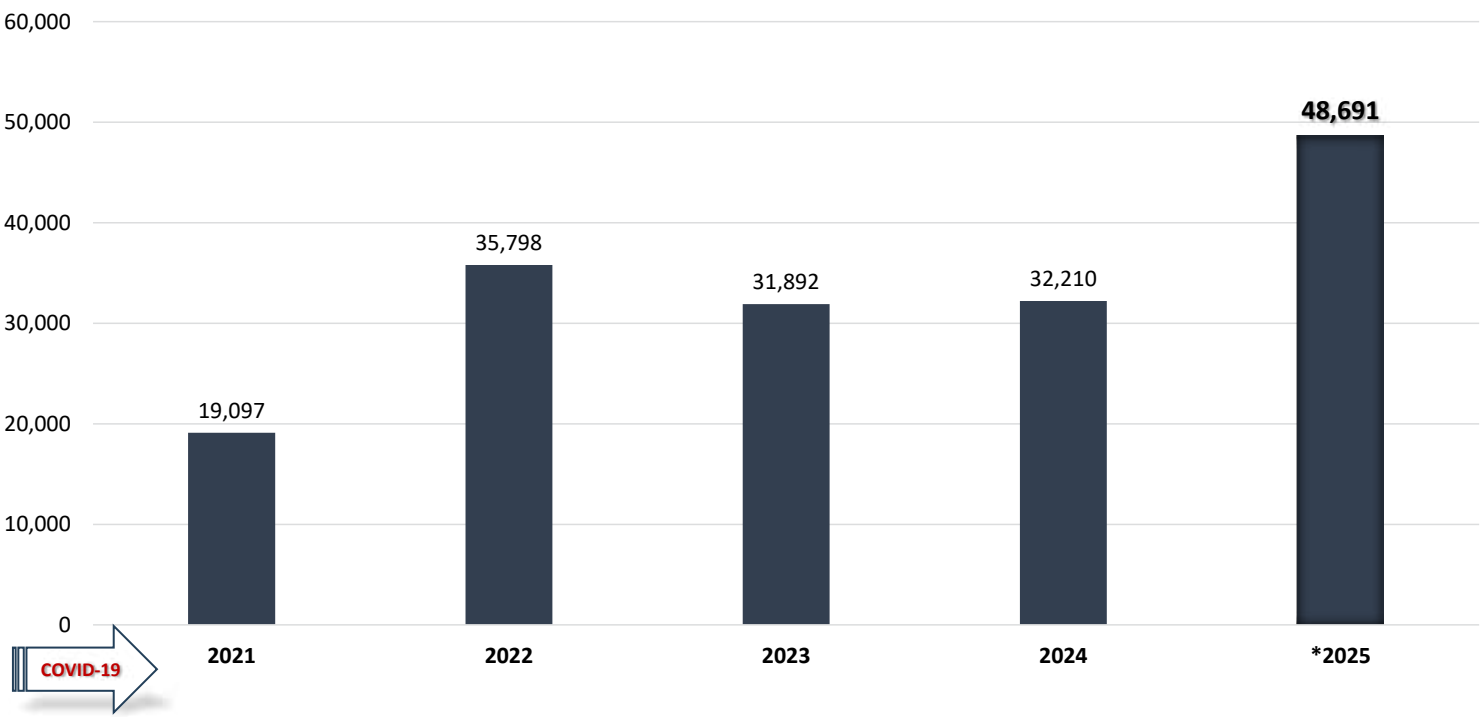
WCCCD continues to adapt with the "new normal".

WCCCD is ranked as one of the top five community colleges with the largest enrollment in Michigan.

*Community College Review

WCCCD Academic Credit and Non-Credit Enrollment

*Unaudited

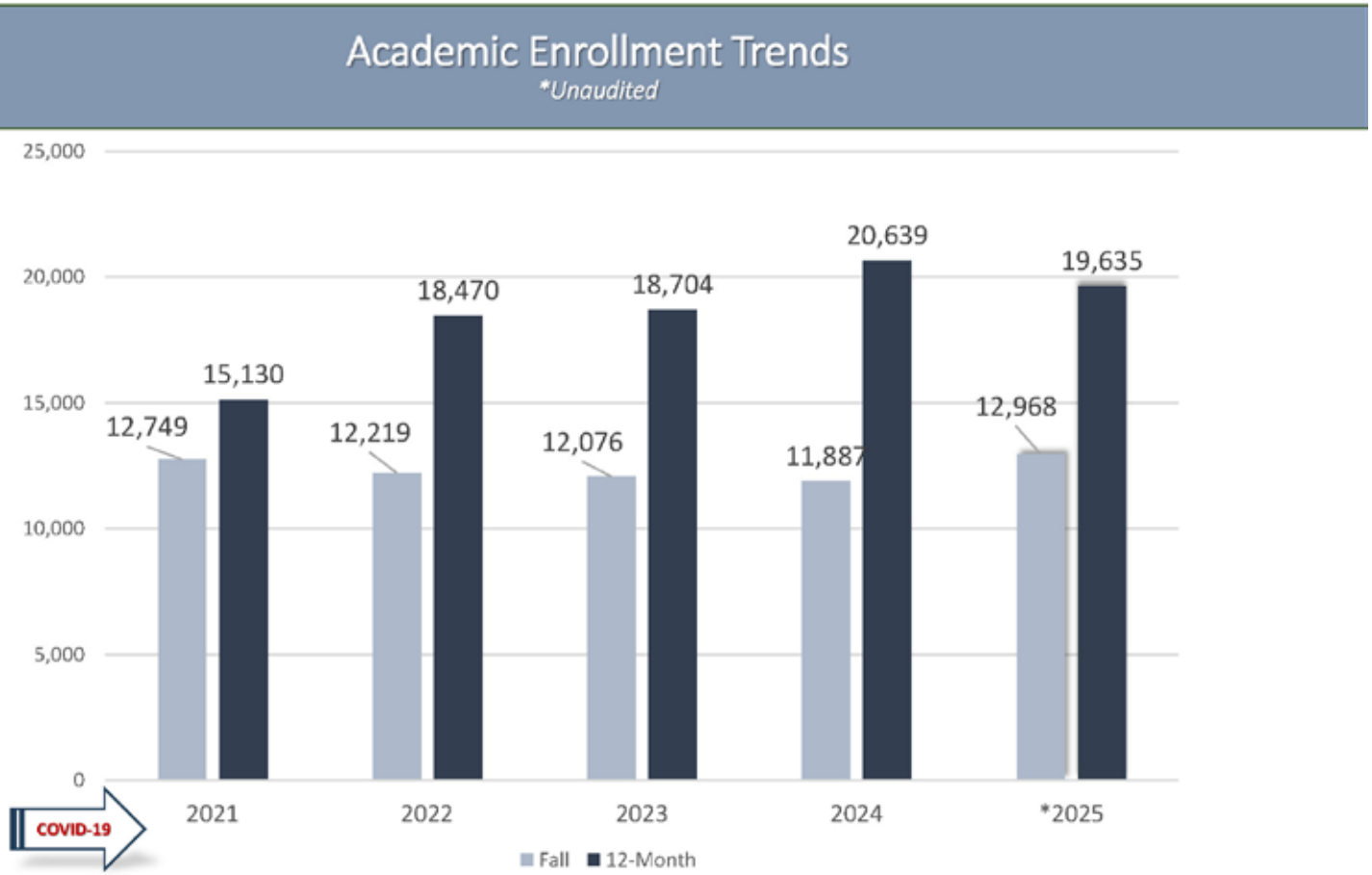


* WCCCD anticipated changes in enrollment and continues to stabilize following post-COVID impact. WCCCD advances continuing education opportunities to promote enrichment and connectivity to quality education opportunities and career pathways. Moreover, WCCCD continues to ensure program alignment with student interests in workforce development, short-term credentials, avocational activities, and training program completion goals. The District continues to examine resources and business models to determine effective projections to emphasize sustainability and productivity. ***The 2025-26 data is unaudited.***

Academic Enrollment Trends

WCCCD Enrollment Factors

- Adult learners are returning to community colleges to pursue short-term credentials.
- Students demonstrate increased interest in certificates in high-demand careers such as trucking, nurse aide, cybersecurity, and computer support fields.
- There is an increase in students who take virtual courses online representing **21%** of Fall enrollment.
- The Detroit city unemployment rate continues to rise.
  - **11.4%** unemployed as of August 2026 in Detroit compared to **5.7%** Michigan collectively.



*Enrollment across the 28 Michigan community college headcount shirts range from -9% to +17%. WCCCD anticipates changes in its enrollment due to the economy, unemployment rates, and changes in many career pathways due to technological advancements. WCCCD continues to maintain its enrollment and noticed growth in distance learning, microcredential and training programs, and dual enrollment. ***The 12-month is unaudited.***

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





WCCCD July, 2026 District Staffing

Staff Position Title	Group Total
Support Staff - Part Time	4
Support Staff - Full Time	69
Senior Management	14
Mid-Management - Full Time	58
Mid-Management - Part Time	7
Adjunct Faculty	516
Faculty - Full Time	81
Security - Full Time	34
Security - Part Time	45
Pathways Temporary Staff*	298
Grand Total	**1,126**

(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 Division of Human Resources and the senior executive team.

Facility Assessment





Facility 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):

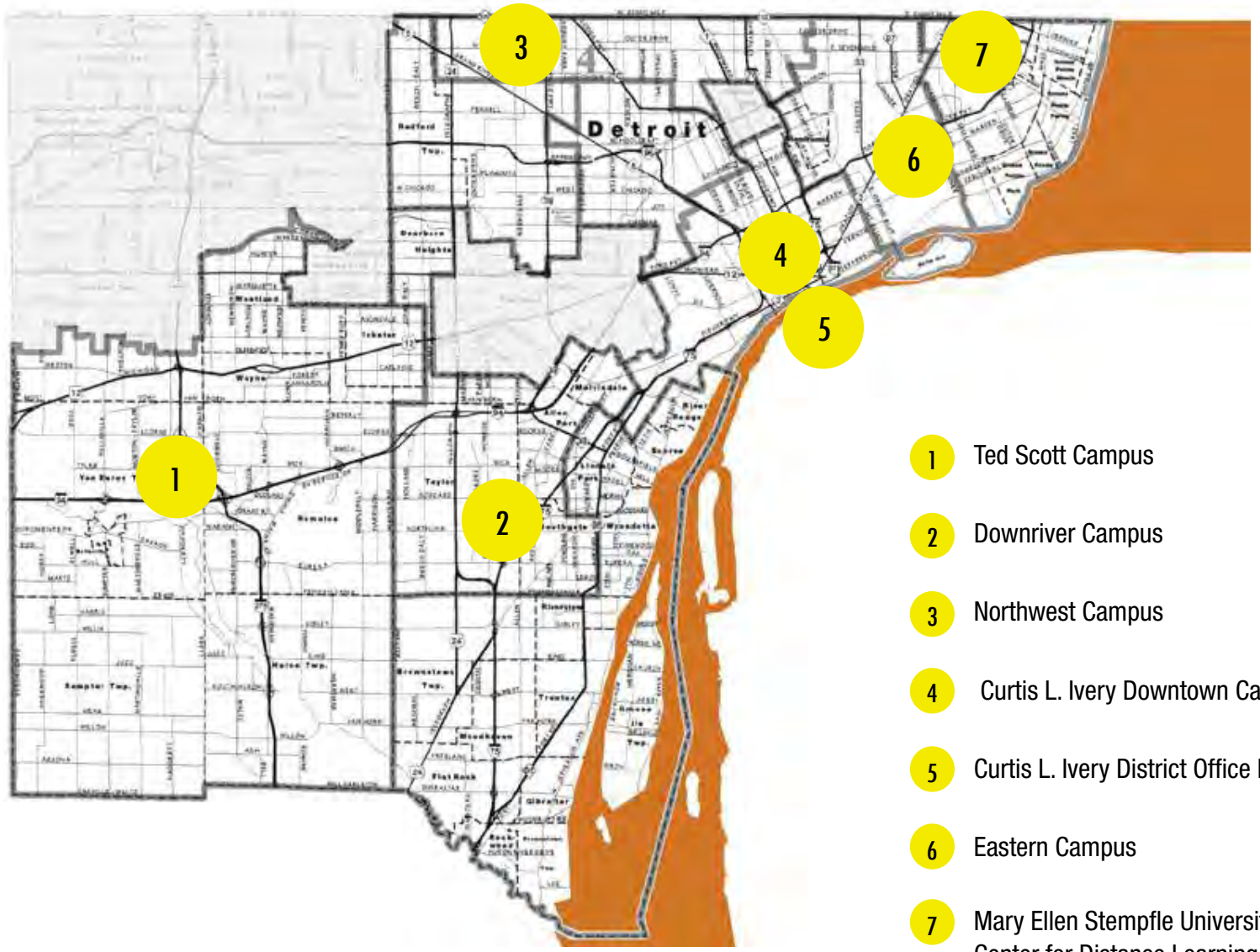
WCCCD's Mary Ellen Stempfle University Center and Center for Learning Technology (MESUC – CLT) serves as a resource that supports the development and use of the latest in digital technology focusing on a wide array of learning modalities in virtual classrooms and teleconferencing. The MESUC - CLT offers 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 accomodating 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.



1 Ted Scott Campus

2 Downriver Campus

3 Northwest Campus

4 Curtis L. Ivery Downtown Campus

5 Curtis L. Ivery District Office Building

6 Eastern Campus

7 Mary Ellen Stempfle University Center/ Center for Distance Learning

WCCCD Square Footage Use Distribution 2026

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	
															178,040
	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

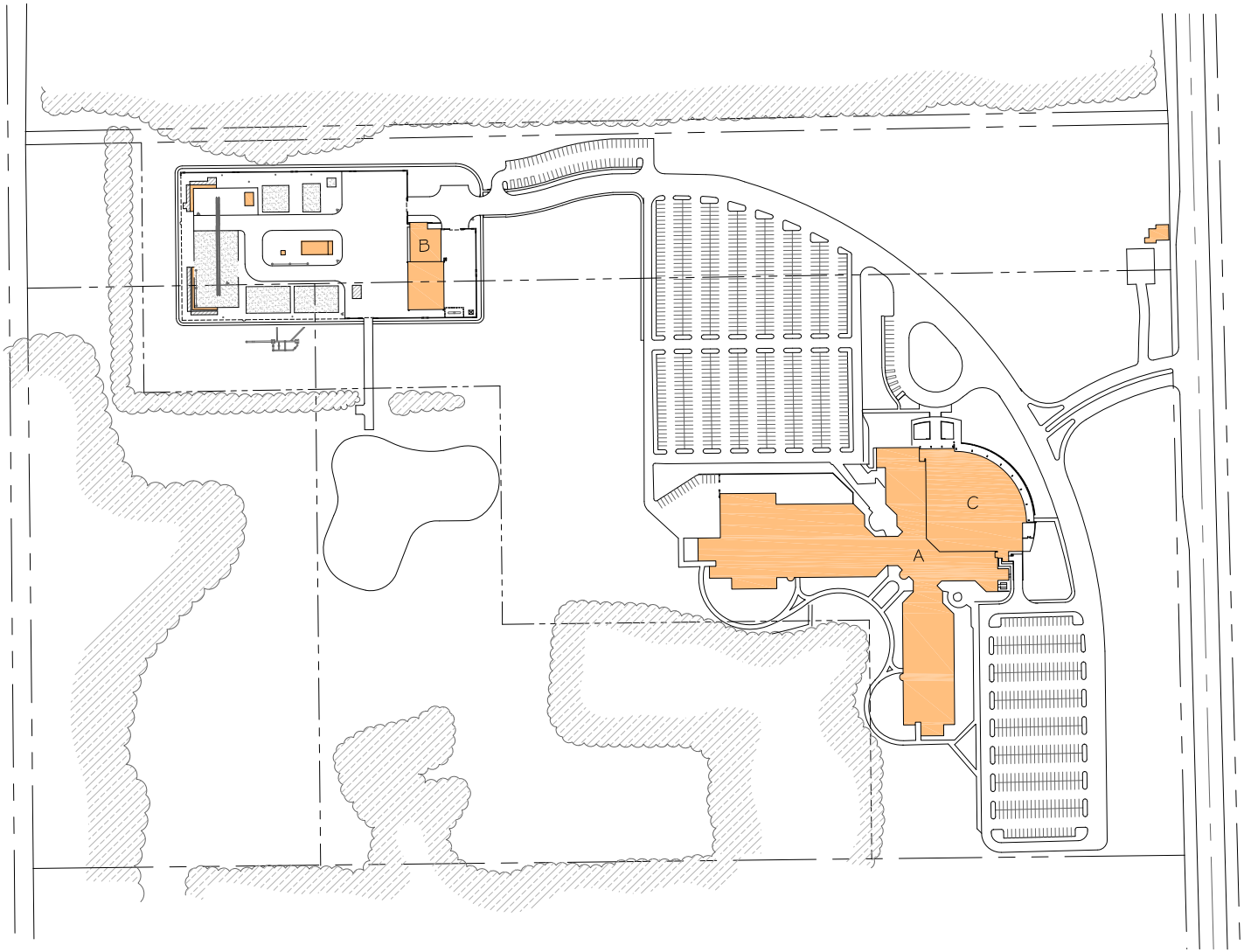
W01 Bridge/Tunnel
W02 Elevator
W03 Escalator
W04 Loading Dock
W05 Lobby
W06 Public Corridor
W07 Stairway

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

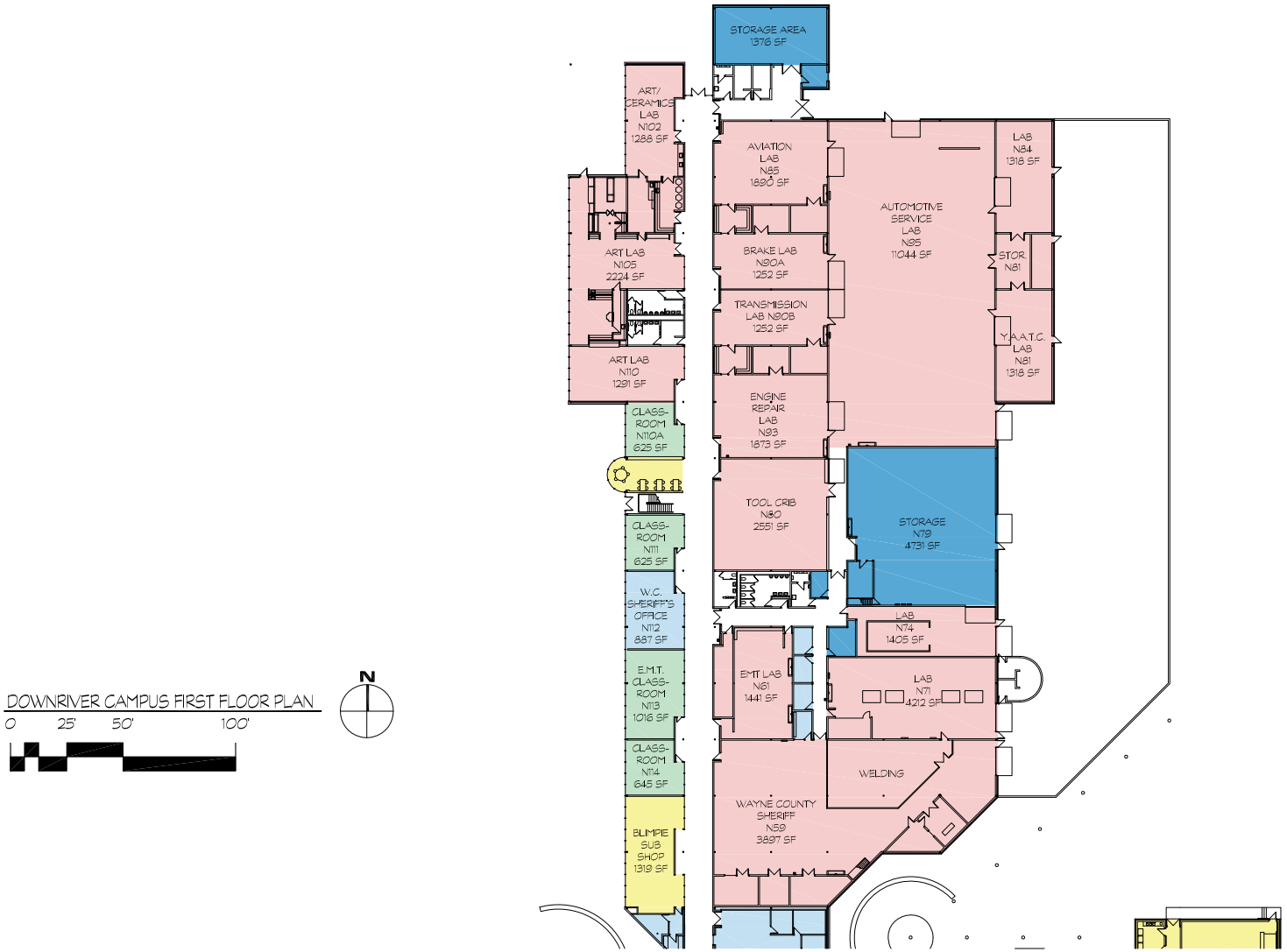
0 150' 300' 600'

N

BUILDING KEY

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

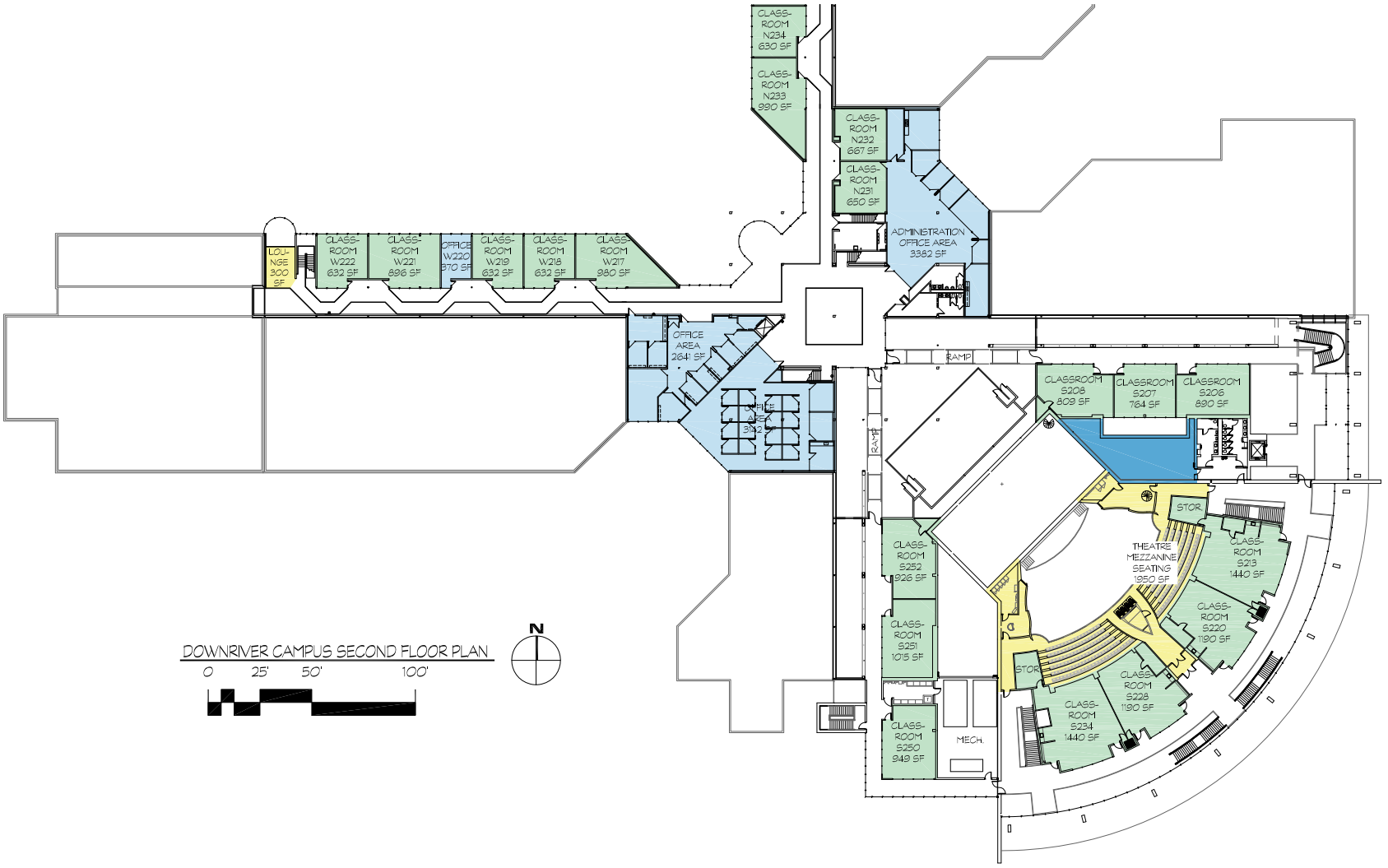

BUMPIE SUB SHOP 1319 SF
WAYNE COUNTY SHERIFF N59 3897 SF
OFFICE AREA 2505 SF
SEATING LOUNGE 1260 SF
CLASS-ROOM W47 645 SF
CLASS-ROOM W48 630 SF
CLASS-ROOM W49 630 SF
CLASS-ROOM W50 628 SF
CLASSROOM W51 976 SF
COMPUTER LAB W52 898 SF
COMPUTER LAB W53 685 SF
OFF W54 362 SF
CLASSROOM W55 974 SF
MICRO-BIOLOGY LAB W44 1322 SF
CHEM. LAB W41 1279 SF
ANATOMY LAB W38 1257 SF
INTRO BIOLOGY LAB W34 1252 SF
TUTO-RING W28 388 SF
LEARNING CENTER W24 1303 SF
COMPUTER LAB W26 805 SF
COMPUTER LAB W27 1368 SF
COMPUTER LAB W22 695 SF
COPY ROOM
AV ROOM
STUDY
LIBRARY/LRC 9117 SF
BOOKSTORE 3189 SF
CLASSROOM S2 1220 SF
WORKSHOP AREA 3968 SF
SEATING AREA 507 SF
MULTI-PURPOSE ROOM S208 2000 SF
STAGE AREA 3545 SF
GREEN ROOM
SEATING AREA 507 SF
VENDING 644 SF
STUDENT DINING 2864 SF
LOBBY WAITING AREA 1040 SF
THEATRE 4280 SF
CLASS-ROOM S118 1285 SF
CLASS-ROOM S123 1180 SF
CLASS-ROOM S128 1180 SF
CLASS-ROOM S133 1285 SF
CONCOURSE
GEOLOGY/ PHYSICS LAB E122 1466 SF
MECH. AREA
MHT MACHINE LAB E124 3983 SF
NUMERIC CONTROLS LAB E125 1067 SF
DANCE/ MULTIPURPOSE LAB E126 3656 SF
DOWNRIVER CAMPUS FIRST FLOOR PLAN
0 25' 50' 100'
N
CLASSROOMS 15
LABS 19
COMPUTER LABS 5
OFFICE
LIBRARY
GEN. USE / ASSEMBLY
CHILD CARE
STORAGE / TELECOMM.



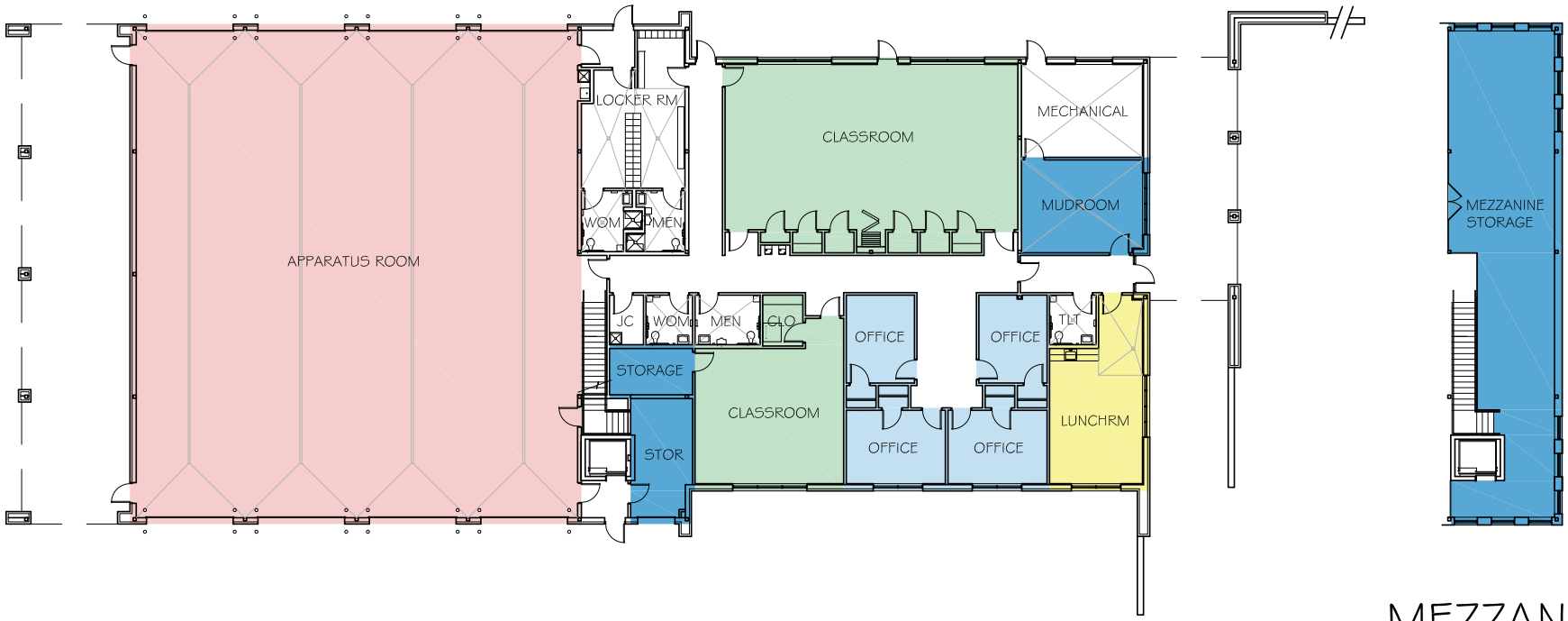
DOWNRIVER CAMPUS FIRST FLOOR PLAN

0 25' 50' 100'

N


CLASS-ROOM N234 630 SF
CLASS-ROOM N233 990 SF
CLASS-ROOM N232 667 SF
CLASS-ROOM N231 650 SF
ADMINISTRATION OFFICE AREA 3382 SF
LOU-NGE 300 SF
CLASS-ROOM W222 632 SF
CLASS-ROOM W221 896 SF
OFFICE W220 370 SF
CLASS-ROOM W219 632 SF
CLASS-ROOM W218 632 SF
CLASS-ROOM W217 980 SF
OFFICE AREA 2641 SF
RAMP
CLASSROOM S208 809 SF
CLASSROOM S207 764 SF
CLASSROOM S206 890 SF
STOR
THEATRE MEZZANINE SEATING 1950 SF
CLASS-ROOM S213 1440 SF
CLASS-ROOM S252 926 SF
CLASS-ROOM S220 1190 SF
CLASS-ROOM S251 1015 SF
STOR
CLASS-ROOM S228 1190 SF
CLASS-ROOM S234 1440 SF
CLASS-ROOM S250 949 SF
MECH.
DOWNRIVER CAMPUS SECOND FLOOR PLAN
0 25' 50' 100'
N
CLASSROOMS 23
LABS 0
COMPUTER LABS 0
OFFICE
LIBRARY
GEN. USE / ASSEMBLY
CHILD CARE
STORAGE / TELECOMM.


DOWNRIVER CAMPUS SECOND FLOOR PLAN
0
25'
50'
100'
N
LOUNGE 300 SF
CLASS-ROOM N238 627 SF
CLASS-ROOM N237 886 SF
CLASS-ROOM N236 1013 SF
CLASS-ROOM N235 630 SF
CLASS-ROOM N234 630 SF
CLASS-ROOM N233 990 SF
CLASS-ROOM N232
CLASSROOMS
LABS
COMPUTER LABS
OFFICE
LIBRARY
GEN. USE / ASSEMBLY
CHILD CARE
STORAGE / TELECOMM.



MIPSE BUILDING - FIRST FLOOR PLAN

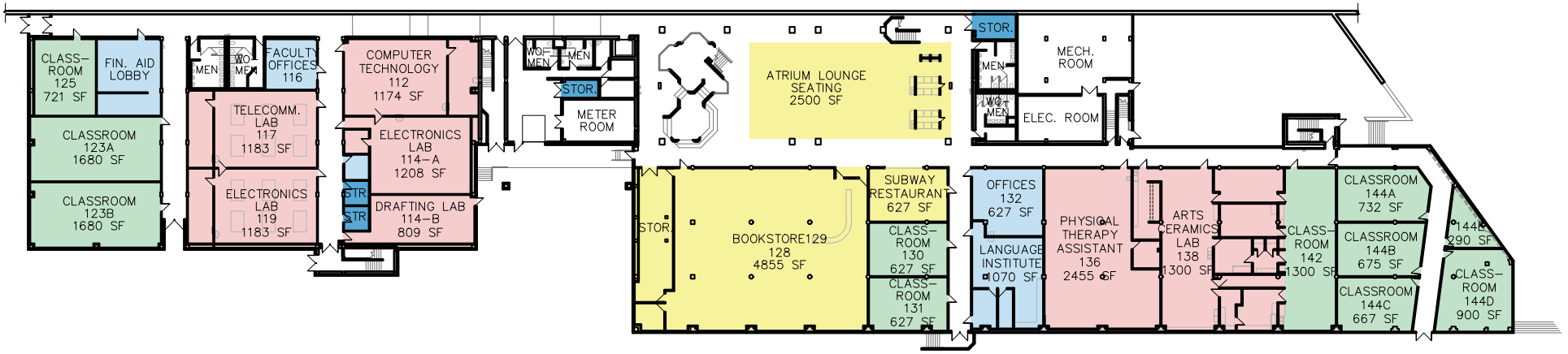
0 16' 32' 64'

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

N

MEZZANINE FLOOR PLAN

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



CURTIS L. IVERY
DOWNTOWN CAMPUS FIRST FLOOR PLAN

N

0 15' 30' 60'

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



CURTIS L. IVERY
DOWNTOWN CAMPUS SECOND FLOOR PLAN

N

0 15' 30' 60'

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

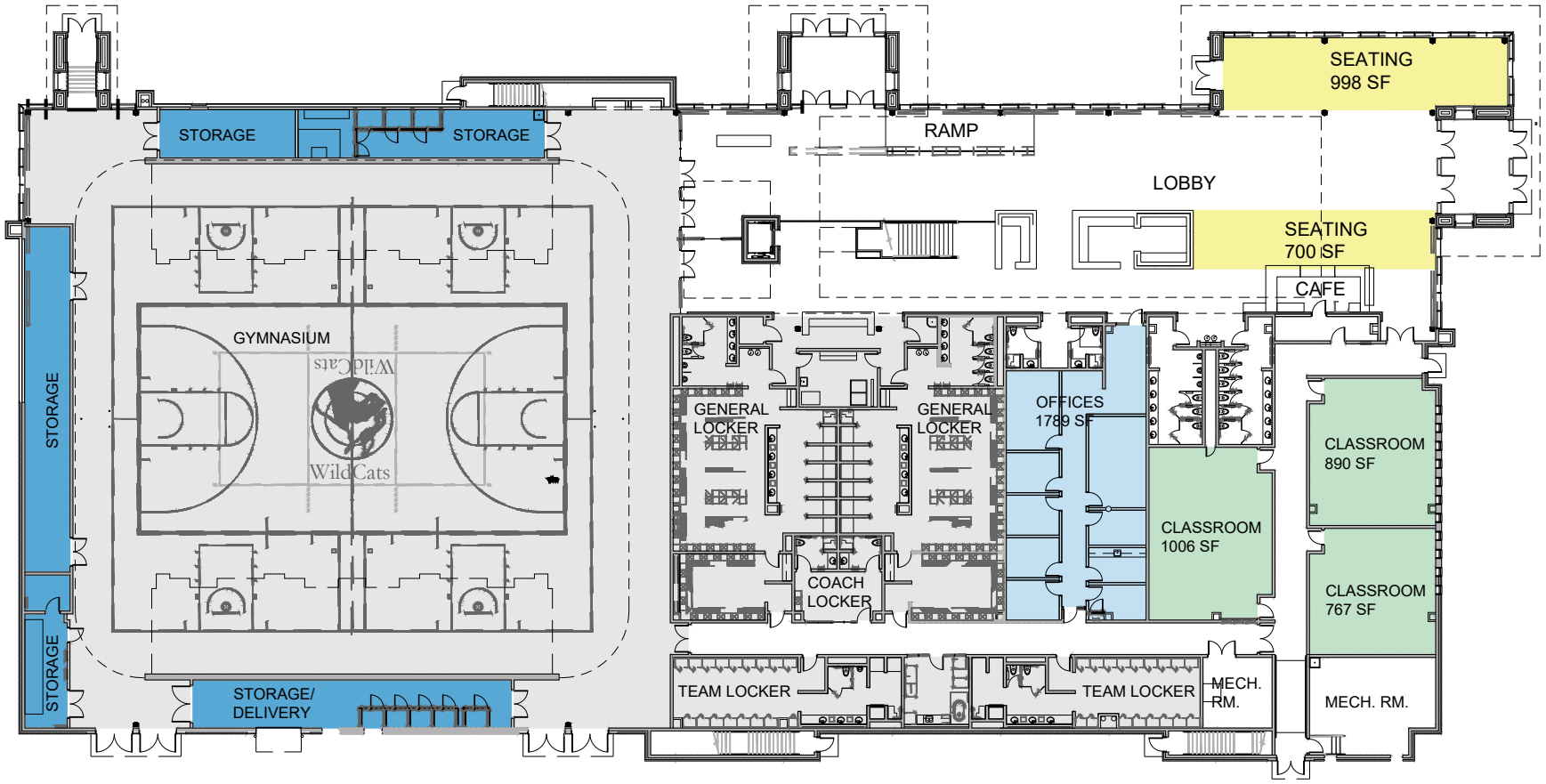


CURTIS L. IVERY
DOWNTOWN CAMPUS THIRD FLOOR PLAN

N

0 15' 30' 60'

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

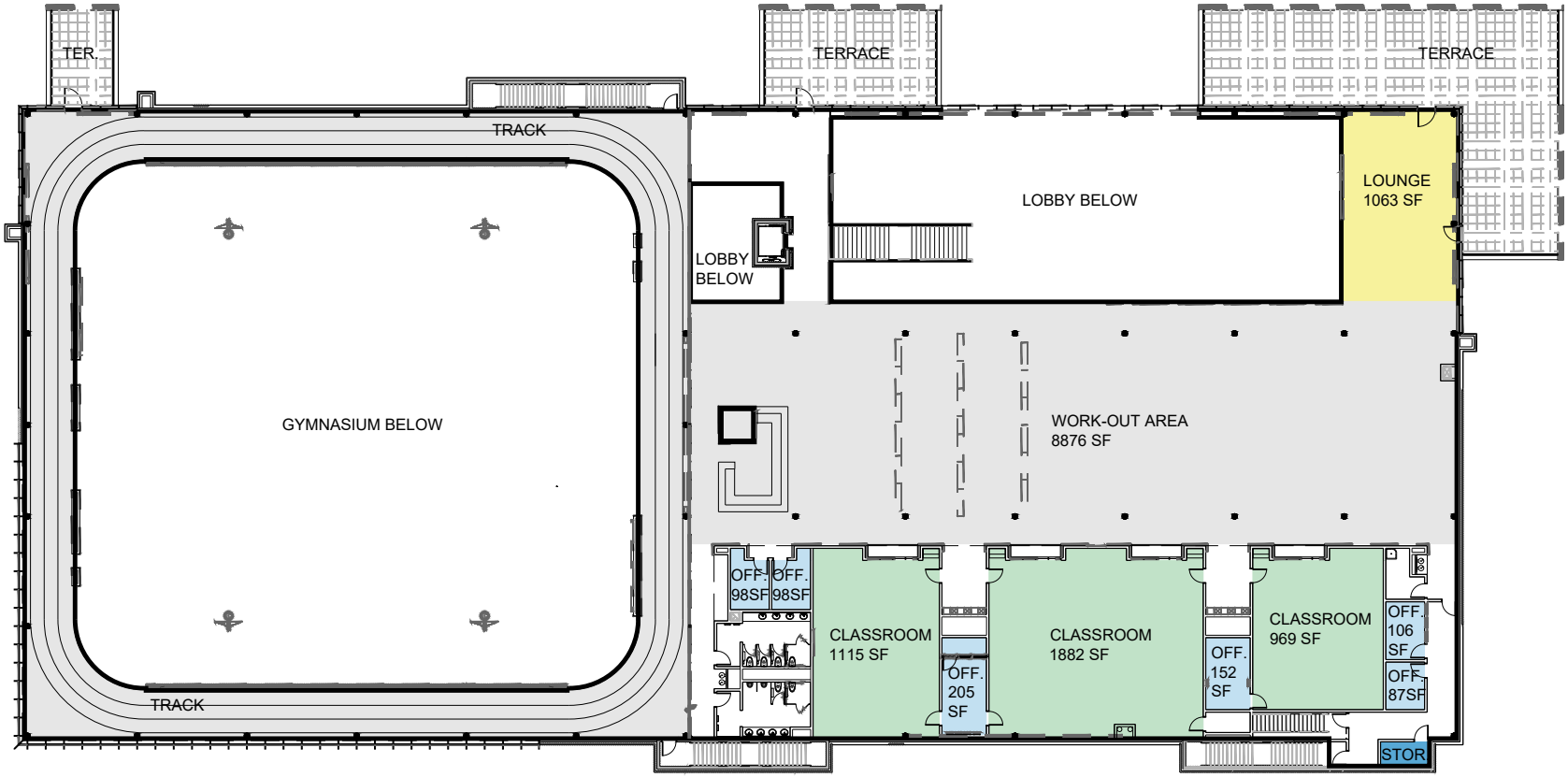


Curtis L. Ivery Health and Wellness Education Center - First Floor Plan

0 20' 40' 80'

N

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

0 20' 40' 80'

N

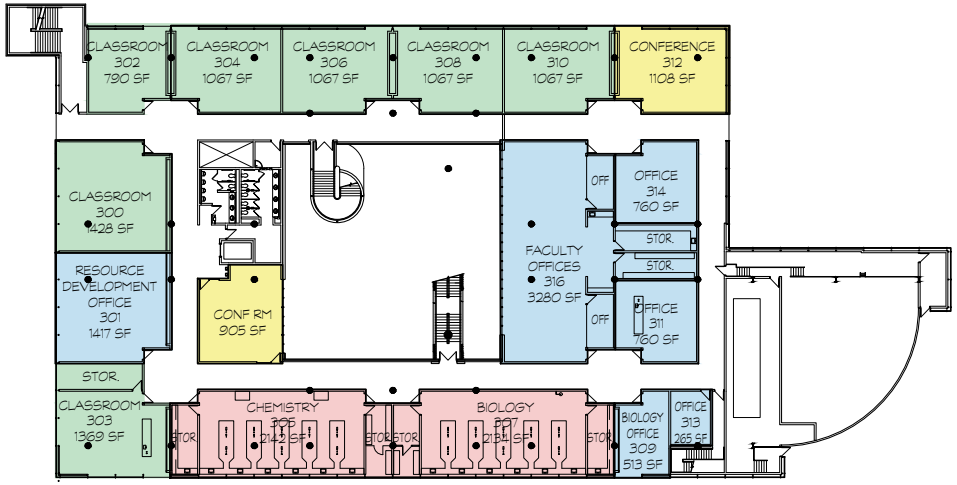
CLASSROOMS	3	LIBRARY	
LABS		GEN. USE / ASSEMBLY	
COMPUTER LABS		CHILD CARE	
OFFICE		STORAGE / TELECOMM.	
		PHYSICAL EDUCATION	



EASTERN CAMPUS FIRST FLOOR PLAN

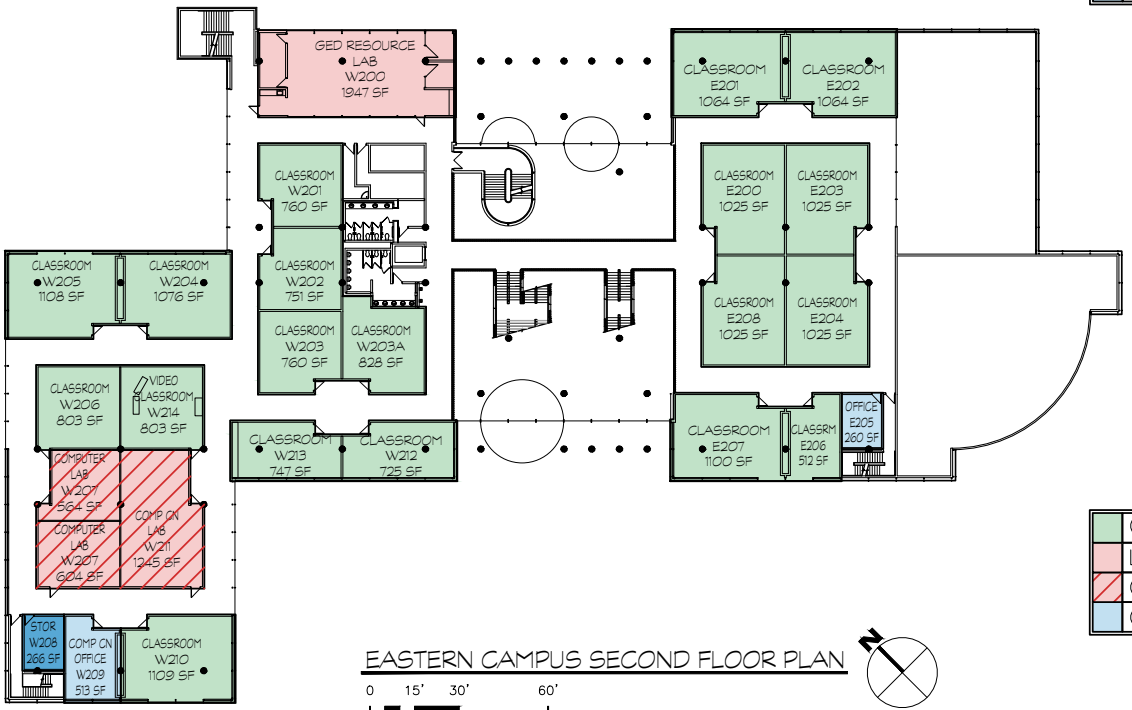
0 15' 30' 60'

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



EASTERN CAMPUS THIRD FLOOR PLAN

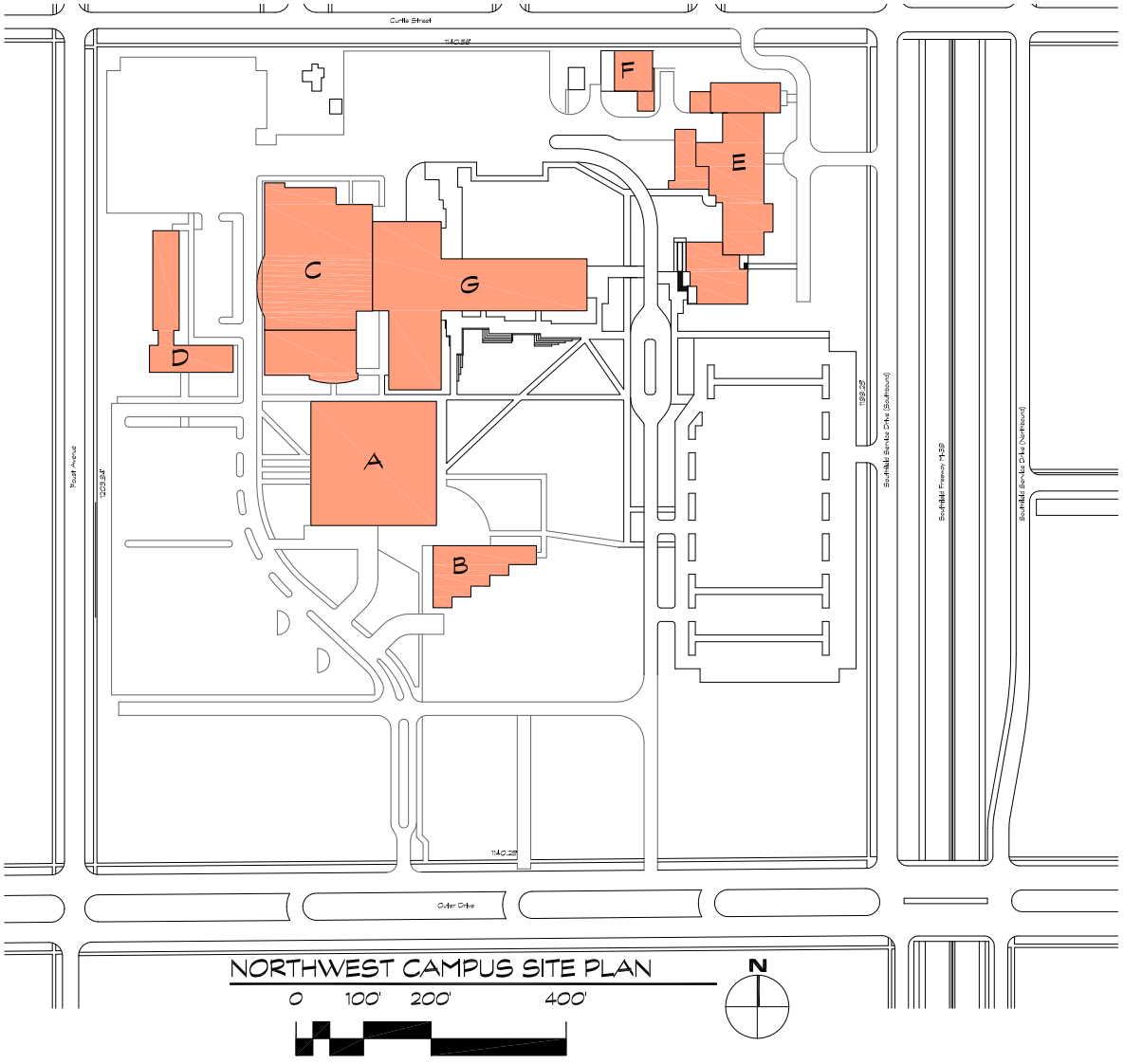
CLASSROOMS	7	LIBRARY	
LABS	2	GEN. USE / ASSEMBLY	
COMPUTER LABS	0	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	

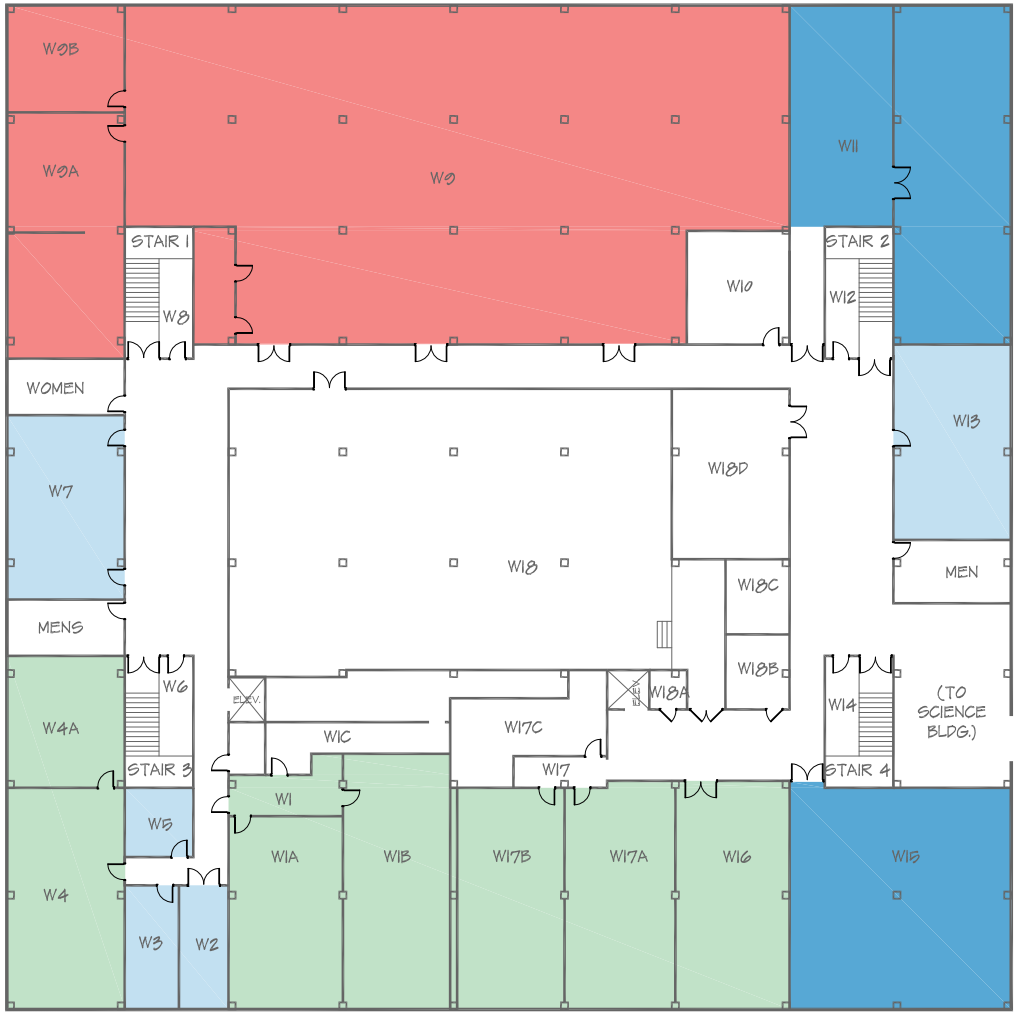


EASTERN CAMPUS SECOND FLOOR PLAN

0 15' 30' 60'

CLASSROOMS	19	LIBRARY	
LABS	0	GEN. USE / ASSEMBLY	
COMPUTER LABS	3	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	


Curtis Street
Outer Drive
Rouge Avenue
Southfield Service Drive (Southbound)
Southfield Service Drive (Northbound)
Southfield Freeway M-39
F
E
C
G
D
A
B
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 SITE PLAN
0 100' 200' 400'
N



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

0 15' 30' 60'

N

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

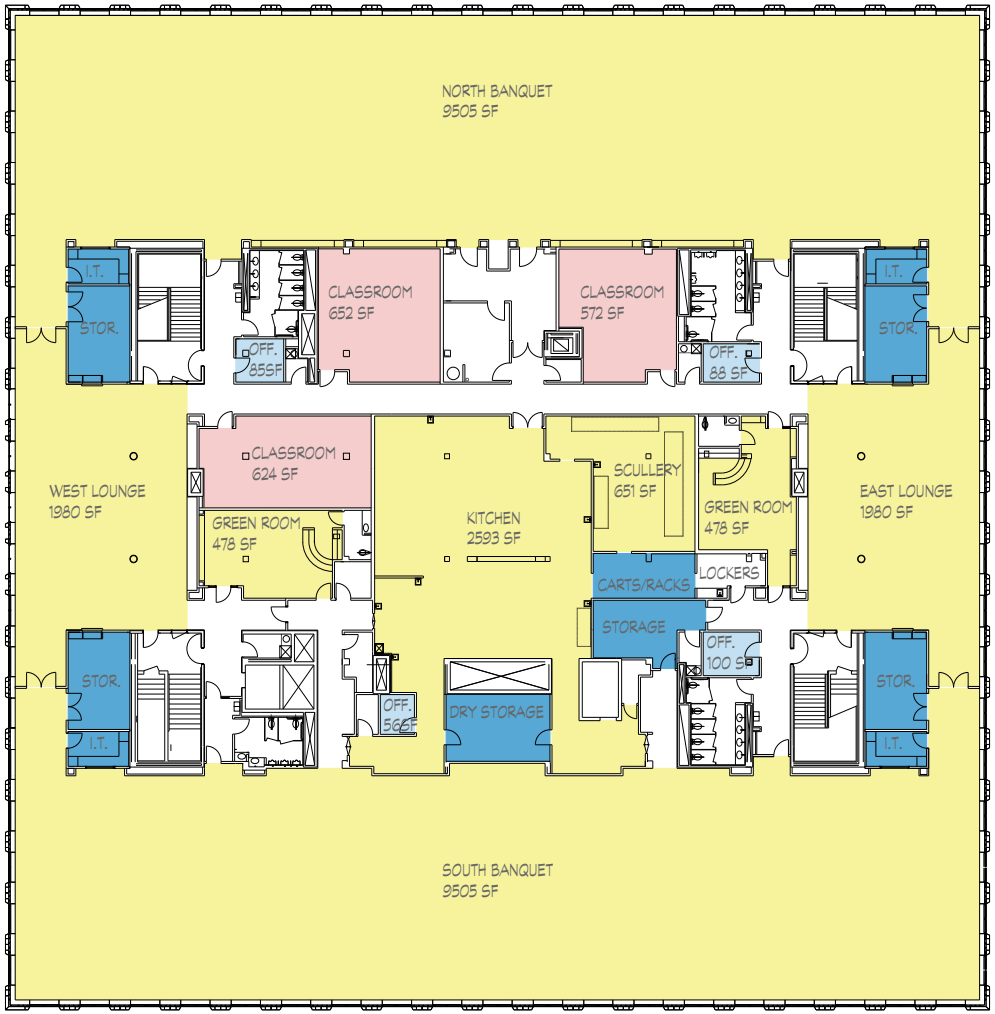


NORTHWEST CAMPUS DENISE WELLONS-GLOVER WELCOME CENTER
FIRST FLOOR PLAN

0 15' 30' 60'

N

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



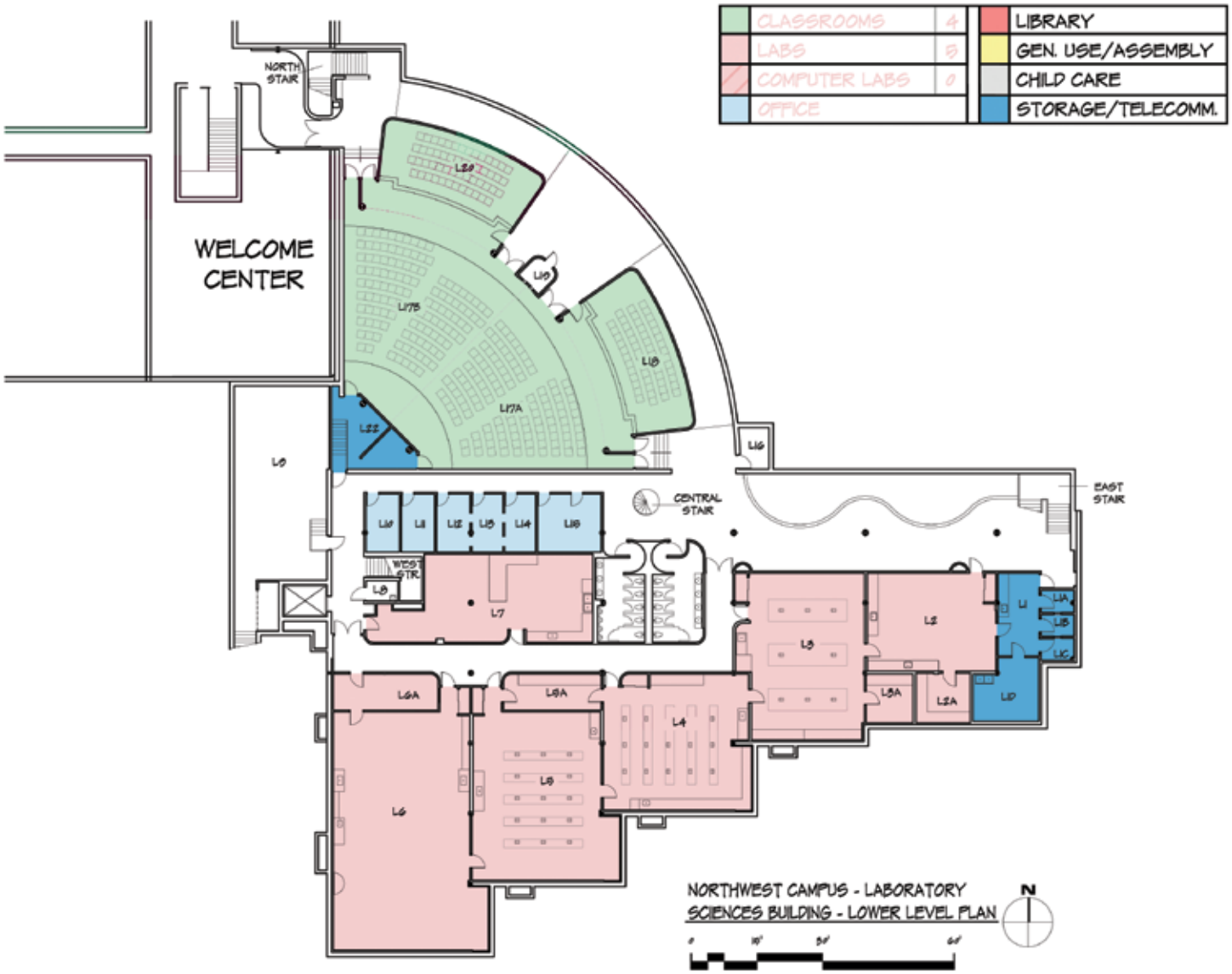
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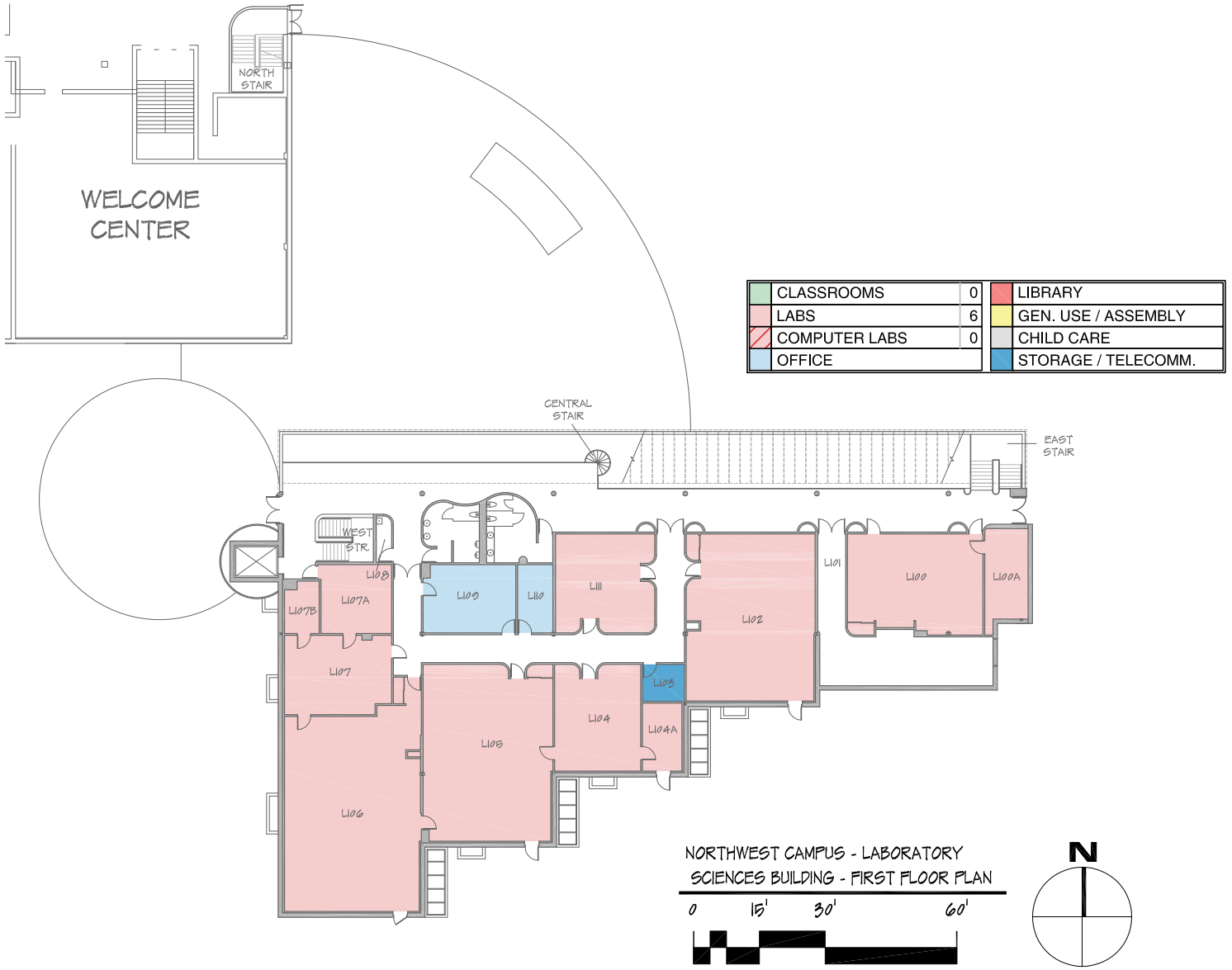
NORTHWEST CAMPUS - DENISE WELLONS-GLOVER WELCOME CENTER
SECOND FLOOR PLAN

0 10' 20' 40'

N

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


CLASSROOMS 4
LABS 5
COMPUTER LABS 0
OFFICE
LIBRARY
GEN. USE/ASSEMBLY
CHILD CARE
STORAGE/TELECOMM.
NORTH STAIR
WELCOME CENTER
L20
L19
L17B
L18
L17A
L22
L16
L9
CENTRAL STAIR
EAST STAIR
L10
L1
L12
L13
L14
L15
WEST STR.
L8
L7
L5
L2
L1
L3
L5A
L2A
L4
L5A
L6
L5
NORTHWEST CAMPUS - LABORATORY SCIENCES BUILDING - LOWER LEVEL PLAN
N


NORTH STAIR
WELCOME CENTER
CENTRAL STAIR
EAST STAIR
WEST STR.
L108
L107B
L107A
L107
L106
L105
L103
L110
L111
L104
L104A
L103
L102
L101
L100
L100A
CLASSROOMS 0
LABS 6
COMPUTER LABS 0
OFFICE
LIBRARY
GEN. USE / ASSEMBLY
CHILD CARE
STORAGE / TELECOMM.
NORTHWEST CAMPUS - LABORATORY SCIENCES BUILDING - FIRST FLOOR PLAN
0
15'
30'
60'
N



GROUND FLOOR PLAN

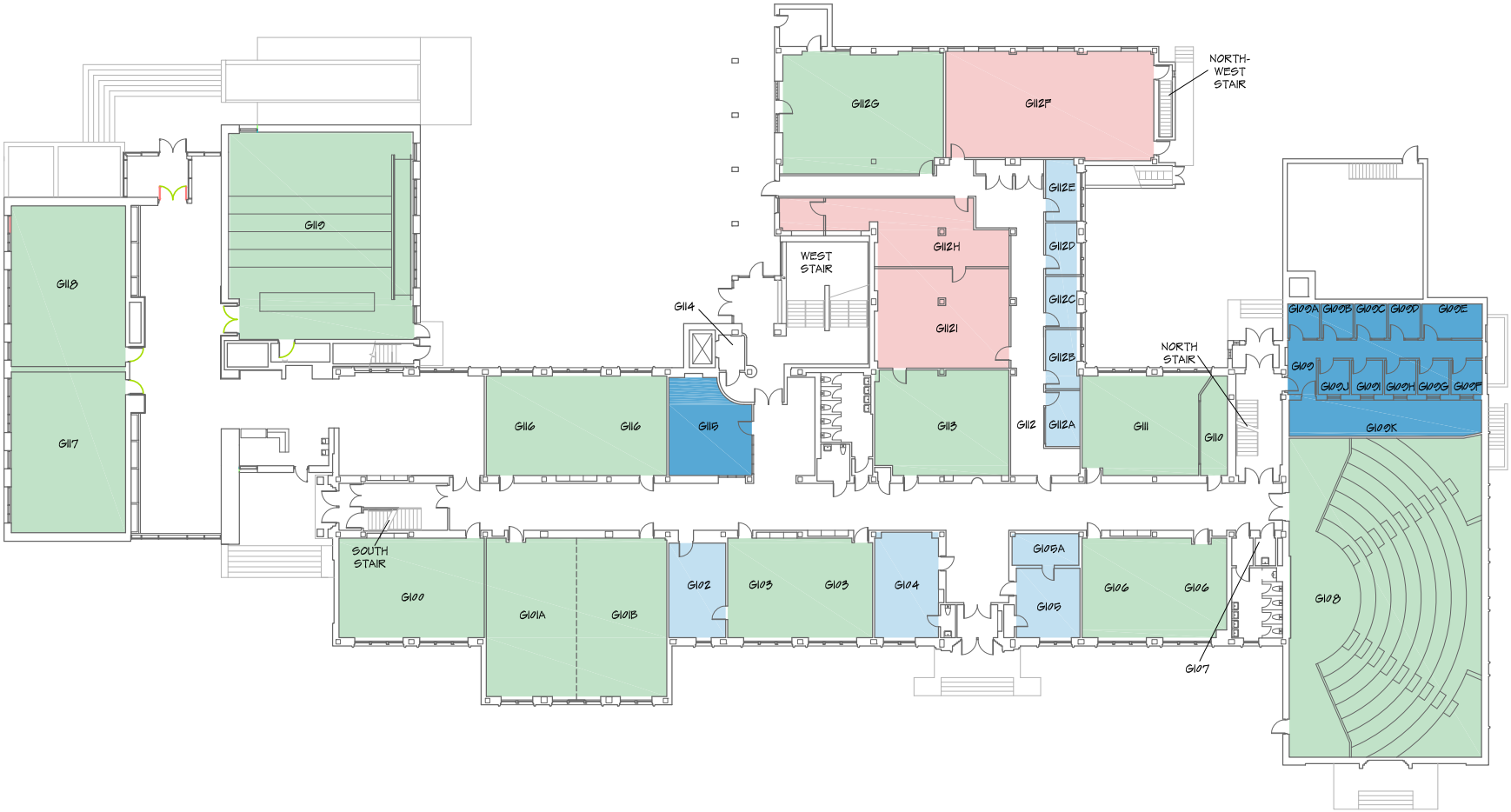
GENERAL ARTS BUILDING

0 16' 32' 64'

SCALE: 1" = 32.00'

N

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



FIRST FLOOR PLAN

GENERAL ARTS BUILDING

0 16' 32' 64'

SCALE: 1" = 32.00'

N

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'

N

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



HEALTH SCIENCE CENTER FIRST FLOOR

0 16' 32' 64'

N

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


SOUTH STAIR
H203
H204
H201
H205
H206
H207
LABORATORY H208A
LABORATORY H208B
H210C
H210B
H210A
H209
H210G
H210D
H210E
H210F
H210
BRIDGE TO ACADEMIC ADMINISTRATION BUILDING
HEALTH SCIENCE CENTER SECOND FLOOR
0
15
30
60
CLASSROOMS 3
LABS 2
COMPUTER LABS 0
OFFICE
LIBRARY
GEN. USE/ASSEMBLY
CHILD CARE
STORAGE/TELECOMM.


LOADING DOCK
CENTRAL PLANT
STORAGE
LECTURE CLASSROOM
2165 SF
STUDY AREA
477 SF
ELECTRICAL
OFFICE SUITE
637 SF
STUDY AREA
392 SF
ELECTRICAL
FIRE PROTECTION
MACH. ROOM
OPERATIONS
132 SF
OFFICE
123 SF
STORAGE
MULTIPURPOSE LAB
897 SF
MULTIPURPOSE LAB
1135 SF
MEDIA LAB
2843 SF
ART GALLERY
886 SF
CENTRAL PLANT
RECEPTION / REGISTRATION
410 SF
COMPUTER LAB
547 SF
STORAGE
OFFICE
109 SF
COMPUTER LAB
479 SF
COMPUTER LAB
863 SF
RECEPT.
122 SF
COMPUTER LAB
778 SF
COMPUTER LAB
465 SF
COMPUTER LAB
902 SF
COMPUTER LAB
441 SF
CONFERENCE
176 SF
CLASSROOM
510 SF
LARRY K. LEWIS EDUCATION CENTER FIRST FLOOR PLAN
0
15'
30'
60'
N
CLASSROOMS 2
LABS 3
COMPUTER LABS 7
OFFICE
LIBRARY
GEN. USE / ASSEMBLY
CHILD CARE
STORAGE / TELECOMM.

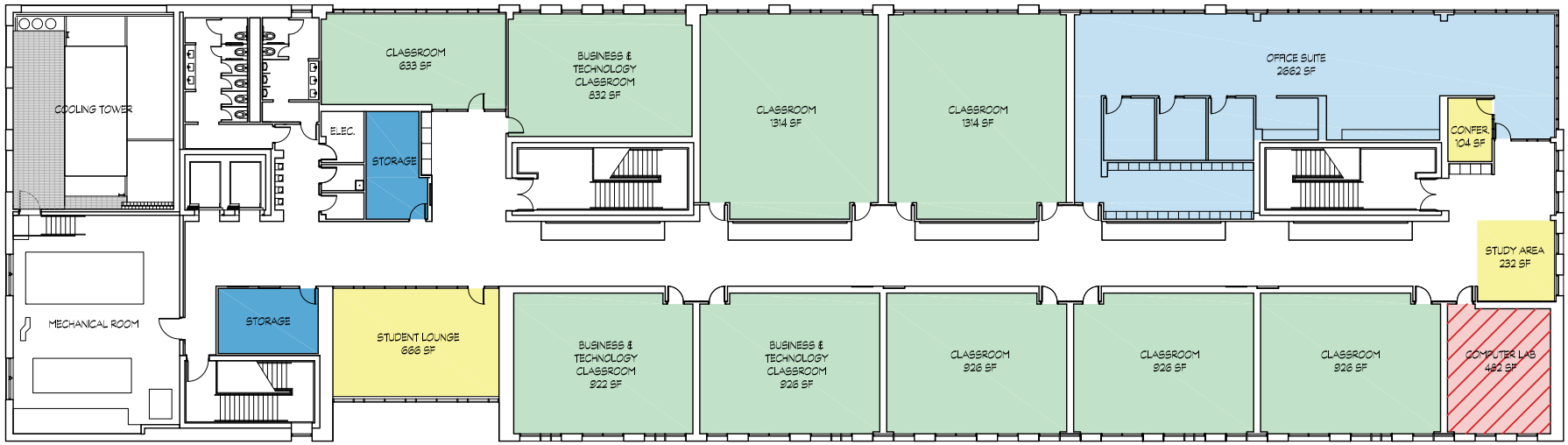


LARRY K. LEWIS EDUCATION CENTER SECOND FLOOR PLAN

0 8' 16' 32'

N

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

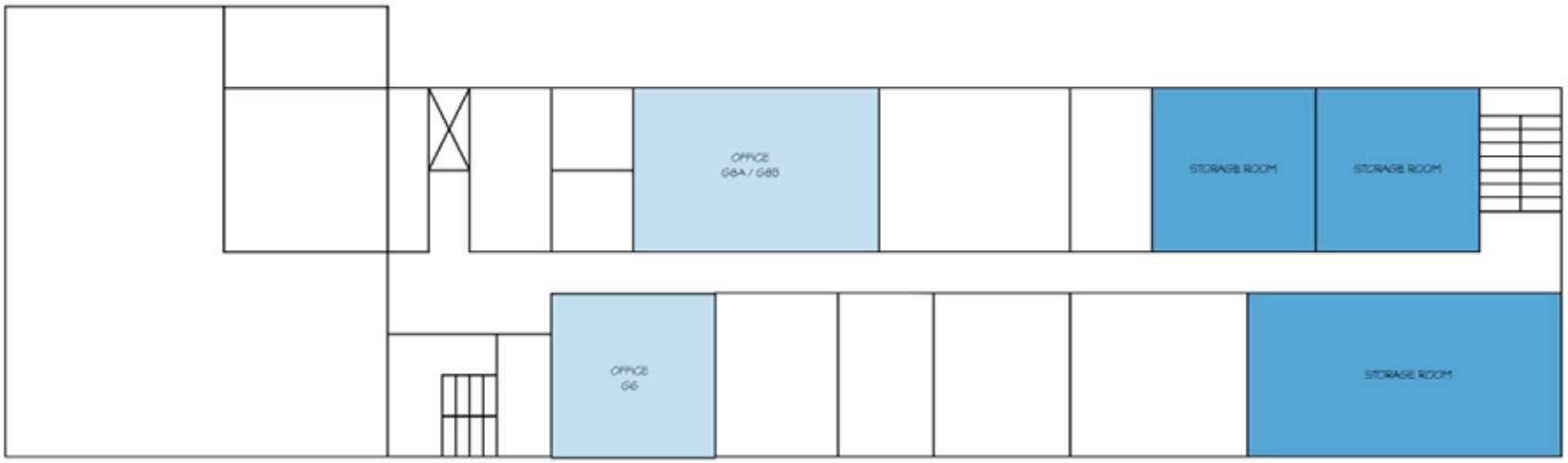


LARRY K. LEWIS EDUCATION CENTER THIRD FLOOR PLAN

N

0 8' 16' 32'

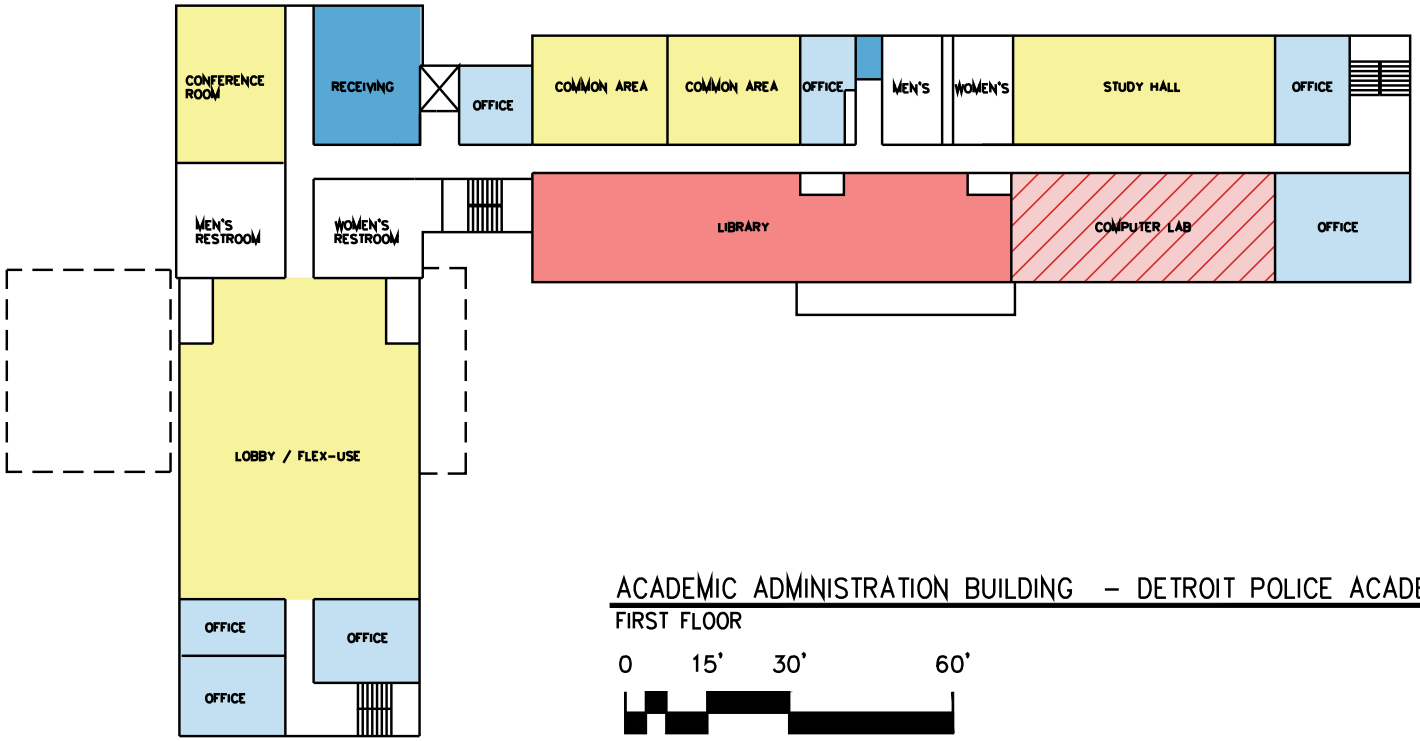
	CLASSROOMS	9		LIBRARY	
	LABS	0		GEN. USE / ASSEMBLY	
	COMPUTER LABS	1		CHILD CARE	
	OFFICE			STORAGE / TELECOMM.	



ACADEMIC ADMINISTRATION BUILDING
LOWER LEVEL

N

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



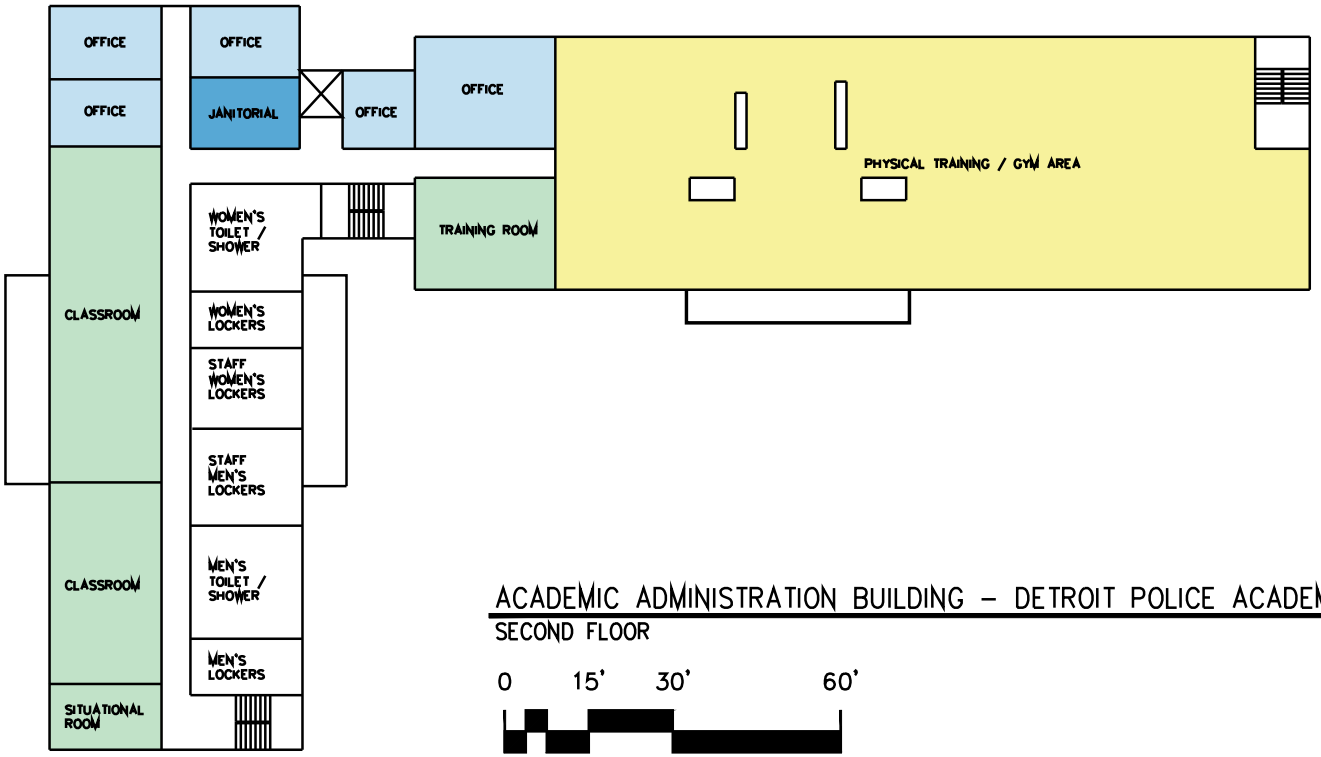
ACADEMIC ADMINISTRATION BUILDING – DETROIT POLICE ACADEMY

FIRST FLOOR

0 15' 30' 60'

N

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



ACADEMIC ADMINISTRATION BUILDING – DETROIT POLICE ACADEMY

SECOND FLOOR

0 15' 30' 60'

N

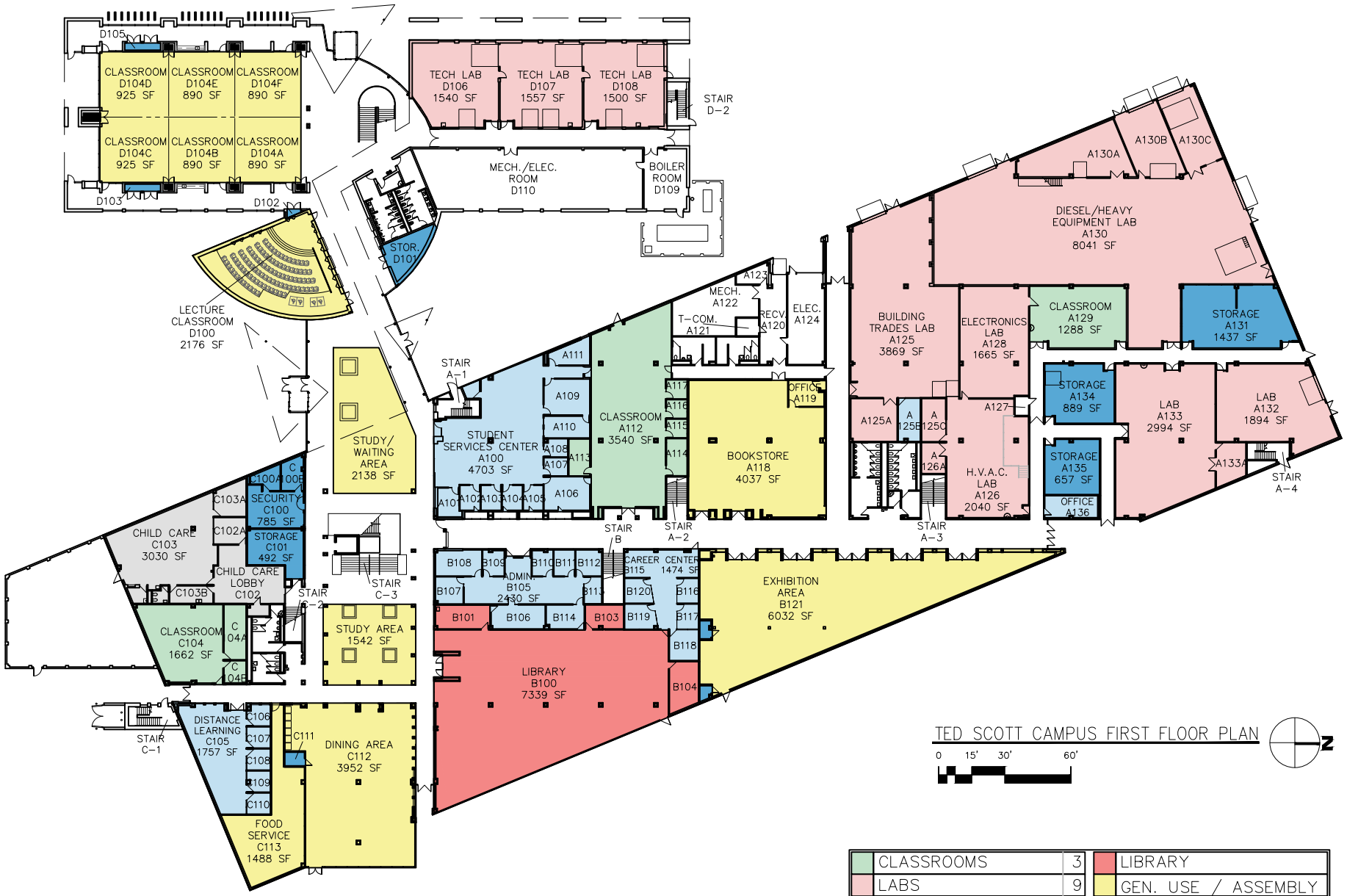
	CLASSROOMS	3		LIBRARY
	LABS	0		GEN. USE / ASSEMBLY
	COMPUTER LABS	0		CHILD CARE
	OFFICE			STORAGE / TELECOMM.



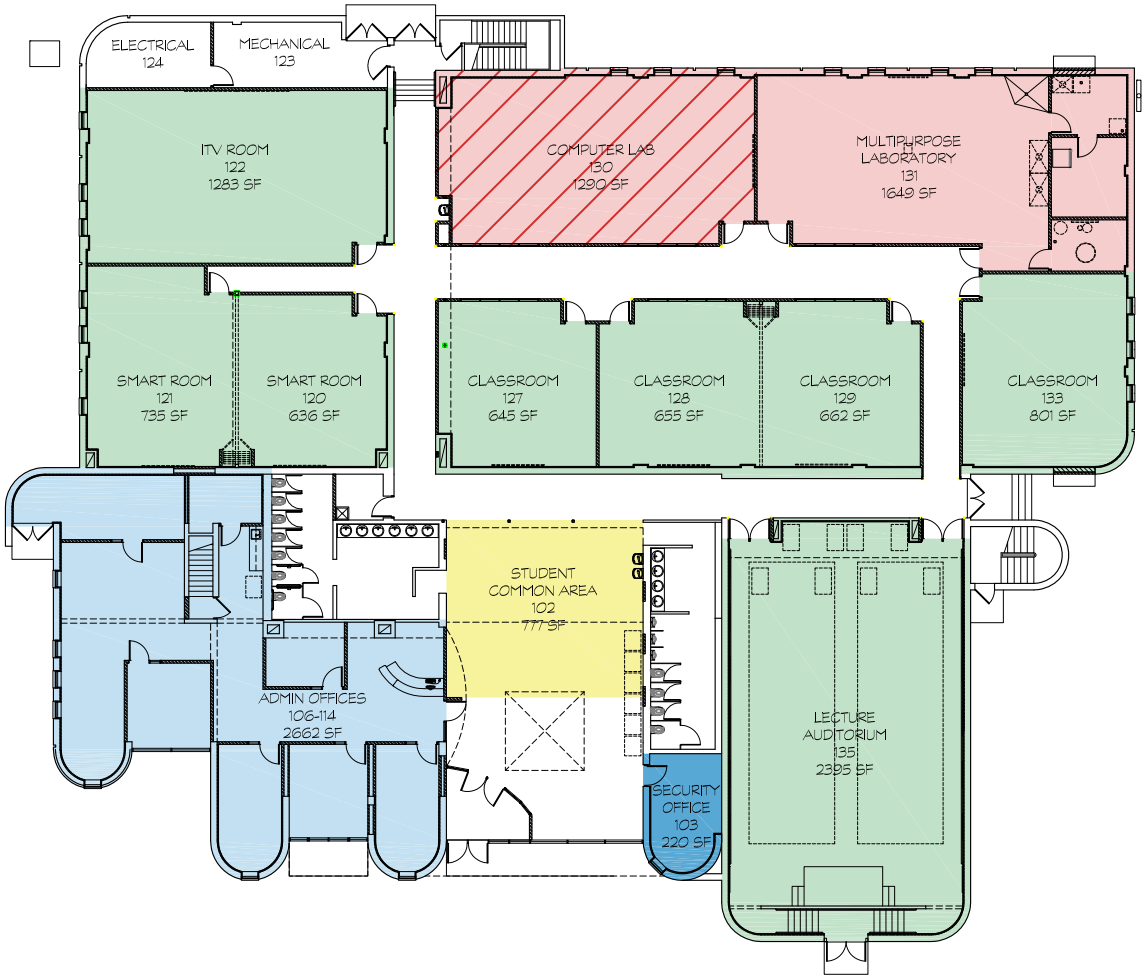
ACADEMIC ADMINISTRATION BUILDING
THIRD FLOOR

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


OFFICE 451
OFFICE 452
OFFICE 450
OFFICE 449
OFFICE 448
OFFICE 447
OFFICE 446
OFFICE 445
OFFICE 444
OFFICE 443
OFFICE 442
OFFICE 441
OFFICE 430
OFFICE 401
OFFICE 404
OFFICE 405
OFFICE 406
OFFICE 412
OFFICE 413
OFFICE 414
OFFICE 415
OFFICE 416
OFFICE 417
OFFICE 435
OFFICE 436
OFFICE 437
OFFICE 438
OFFICE 439
OFFICE 440
OFFICE 429
OFFICE 428
OFFICE 427
OFFICE 426
CONFERENCE ROOM 424/425
OFFICE 423
OFFICE 422
OFFICE 421
OFFICE 420
OFFICE 419
OFFICE 418
ACADEMIC ADMINISTRATION BUILDING
FOURTH FLOOR
N
CLASSROOMS
LABS
COMPUTER LABS
OFFICE
LIBRARY
GEN. USE/ASSEMBLY
CHILD CARE
STORAGE/TELECOMM.


D105
CLASSROOM D104D 925 SF
CLASSROOM D104E 890 SF
CLASSROOM D104F 890 SF
CLASSROOM D104C 925 SF
CLASSROOM D104B 890 SF
CLASSROOM D104A 890 SF
D103
D102
TECH LAB D106 1540 SF
TECH LAB D107 1557 SF
TECH LAB D108 1500 SF
STAIR D-2
MECH./ELEC. ROOM D110
BOILER ROOM D109
STOR. D101
LECTURE CLASSROOM D100 2176 SF
STUDY/ WAITING AREA 2138 SF
STAIR A-1
STUDENT SERVICES CENTER A100 4703 SF
A111
A109
A110
A108
A107
A113
A106
A102
A103
A104
A105
CLASSROOM A112 3540 SF
MECH. A122
T-COM. A121
RECV. A120
ELEC. A124
A123
A117
A116
A115
A114
OFFICE A119
BOOKSTORE A118 4037 SF
BUILDING TRADES LAB A125 3869 SF
DIESEL/HEAVY EQUIPMENT LAB A130 8041 SF
A130A
A130B
A130C
ELECTRONICS LAB A128 1665 SF
CLASSROOM A129 1288 SF
STORAGE A131 1437 SF
A125A
A 125B
A 125C
A127
A 126A
H.V.A.C. LAB A126 2040 SF
STORAGE A134 889 SF
STORAGE A135 657 SF
OFFICE A136
LAB A133 2994 SF
LAB A132 1894 SF
A133A
STAIR A-4
STAIR A-3
STAIR A-2
STAIR B
C100A
C100B
SECURITY C100 785 SF
C103A
CHILD CARE C103 3030 SF
C102A
STORAGE C101 492 SF
CHILD CARE LOBBY C102
C103B
STAIR C-2
STAIR C-3
CLASSROOM C104 1662 SF
C 04A
C 04B
STUDY AREA 1542 SF
B108
B109
B110
B111
B112
CAREER CENTER B115 1474 SF
ADMIN. B105 2430 SF
B107
B113
B120
B116
B101
B106
B114
B103
B119
B117
B118
B104
LIBRARY B100 7339 SF
EXHIBITION AREA B121 6032 SF
STAIR C-1
DISTANCE LEARNING C105 1757 SF
C106
C107
C108
C109
C110
C111
DINING AREA C112 3952 SF
FOOD SERVICE C113 1488 SF
TED SCOTT CAMPUS FIRST FLOOR PLAN
0 15' 30' 60'
N
CLASSROOMS 3
LABS 9
COMPUTER LABS 0
OFFICE
LIBRARY
GEN. USE / ASSEMBLY
CHILD CARE
STORAGE / TELECOMM.


COMPUTER LAB D202 1170 SF
COMPUTER LAB D203 1150 SF
COMPUTER LAB D204 1163 SF
OFF. D201
OPEN COMPUTER LAB D200 3340 SF
STAIR D-2
COMPUTER LAB D207 1192 SF
COMPUTER LAB D206 1169 SF
COMPUTER LAB D205 1180 SF
D208
MECHANICAL/BOILER ROOM A130D
A224A
A223A 656 SF
A225C
A225B
A225A
CLASSROOM A220 1327 SF
CLASSROOM A219 1621 SF
A215B
A213B
A216A
A214A
A216B
A215A
A213A
STAIR A-1
MEDITATION A227 686 SF
CLASS-ROOM A226 891 SF
CLASSROOM A225 1734 SF
COMPUTER LAB A224 1357 SF
COMPUTER LAB A223 1165 SF
CLOSET A222 836 SF
STOR. A221
CLASS-ROOM A218 713 SF
BIO CHEM PREP A217 679 SF
LAB A216 1129 SF
LAB A215 1222 SF
LAB A214 1224 SF
LAB A213 1218 SF
STOR. A212
ELEC. B223
STAIR A-2
STAIR A-3
STUDENT LOUNGE 965 SF
CLASS-ROOM A200 966 SF
CLASSROOM A201 1869 SF
CLASS-ROOM A202 1100 SF
CLASS-ROOM A203 1026 SF
CLASS-ROOM A204 965 SF
CLASS-ROOM A206 1126 SF
CLASS-ROOM A207 913 SF
CLASS-ROOM A208 908 SF
CLASS-ROOM A209 895 SF
STOR. A211
STAIR A-4
A210A
PHYSICS PREP A210 687 SF
PHOTO LAB C200 689 SF
C201A
SURGICAL LAB C202 2289 SF
CERAMICS LAB C201 869 SF
CLASS-ROOM B210 659 SF
CLASS-ROOM B209 663 SF
CLASS-ROOM B208 640 SF
CLASS-ROOM B207 634 SF
STAIR C-3
STAIR B
ELEC. B206
OFFICE C202A
OFFICE C204 857 SF
STAIR C-2
CLASS-ROOM B201 942 SF
CLASS-ROOM B202 965 SF
CLASS-ROOM B203 783 SF
CLASS-ROOM B204 813 SF
CLASS-ROOM B205 805 SF
STAIR C-1
NURSING LAB C205 2375 SF
C205A
C216
ADMIN. OFFICES C206 3623 SF
C207
C208
C209
C215
C214
C210
C211
C213
C212
OFFICE B200 923 SF
B200A
TED SCOTT CAMPUS SECOND FLOOR PLAN
0 15' 30' 60'
N
CLASSROOMS 23
LABS 8
COMPUTER LABS 8
OFFICE
LIBRARY
GEN. USE / ASSEMBLY
CHILD CARE
STORAGE / TELECOMM.

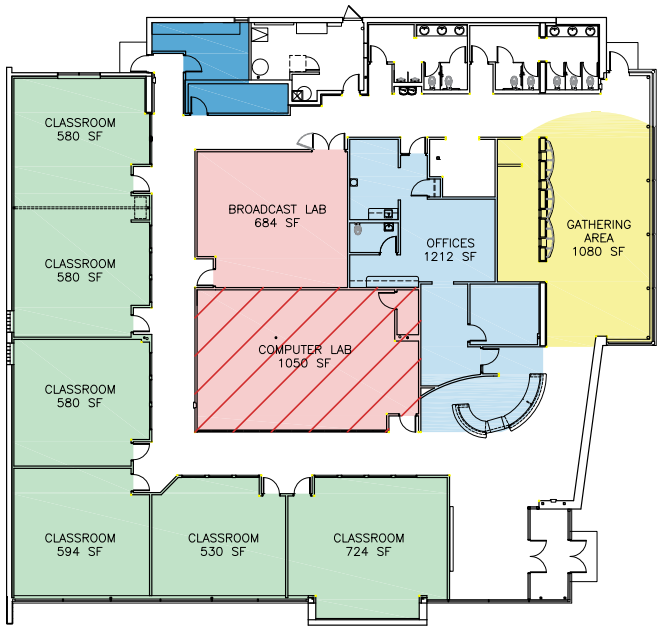


MARY ELLEN STEMPFLE
UNIVERSITY CENTER FLOOR PLAN

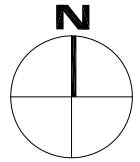
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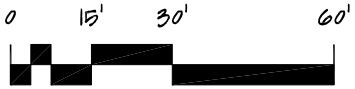
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CLASSROOMS	8	LIBRARY	
LABS	1	GEN. USE / ASSEMBLY	
COMPUTER LABS	1	CHILD CARE	
OFFICE		STORAGE / TELECOMM.	



CENTER FOR LEARNING TECHNOLOGIES





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

Space Utilization Study

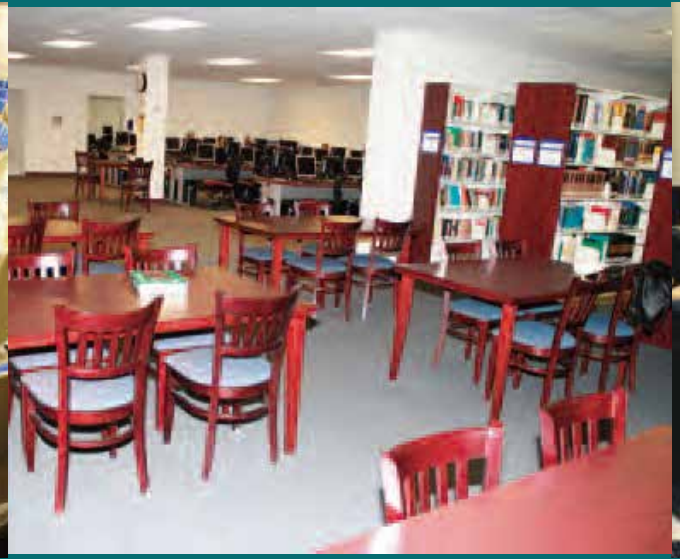
The space utilization data for the 2020-21 period showed, as expected, a substantial decrease in space utilization across the six campuses. With the onset of the COVID-19 pandemic in March 2020, WCCCD moved abruptly from a nearly total in-person teaching and learning modality to a nearly total online 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 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.

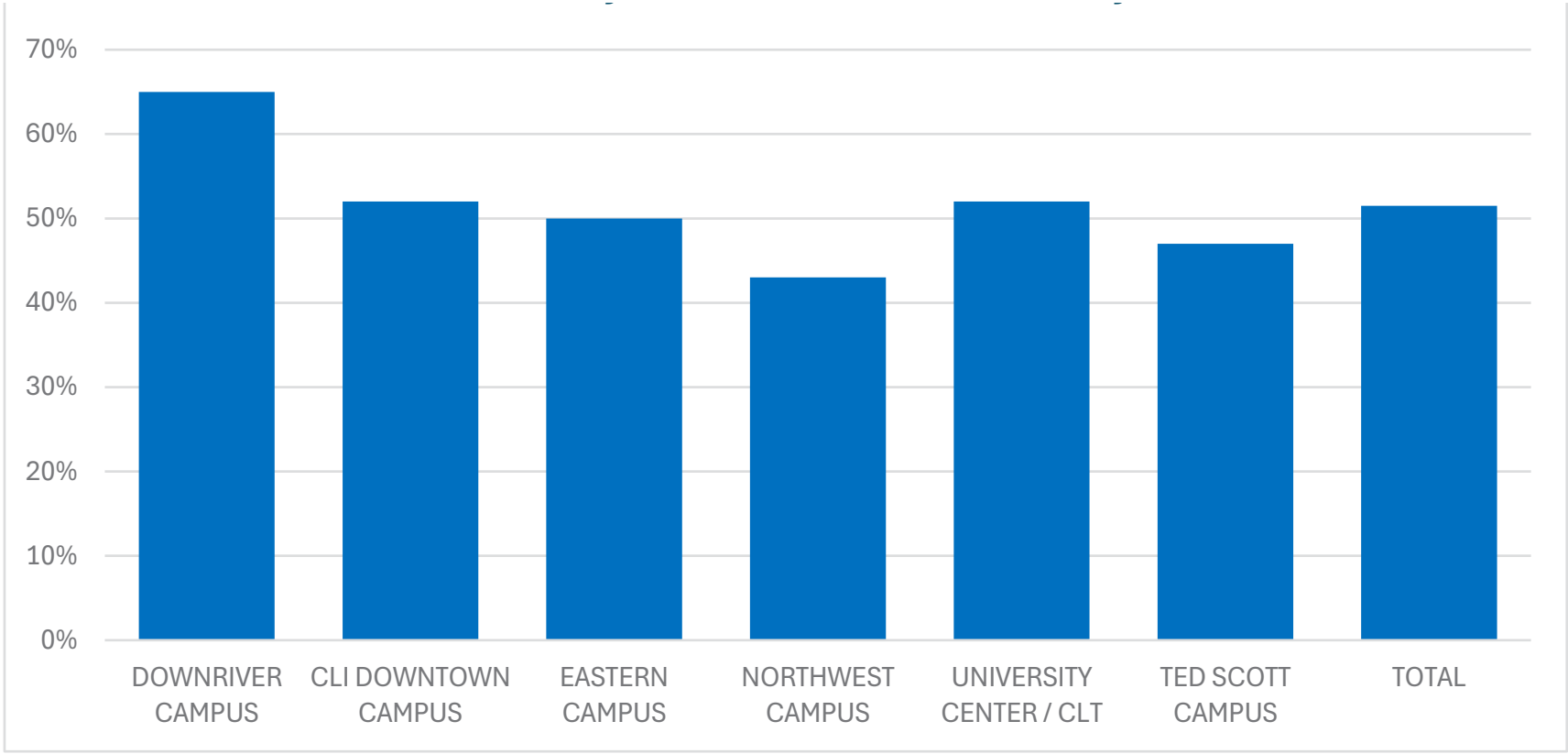
As WCCCD continues to move into the “next normal” and student patterns become normalized once again, the college can again benefit from space utilization data to help guide key facility development decisions.



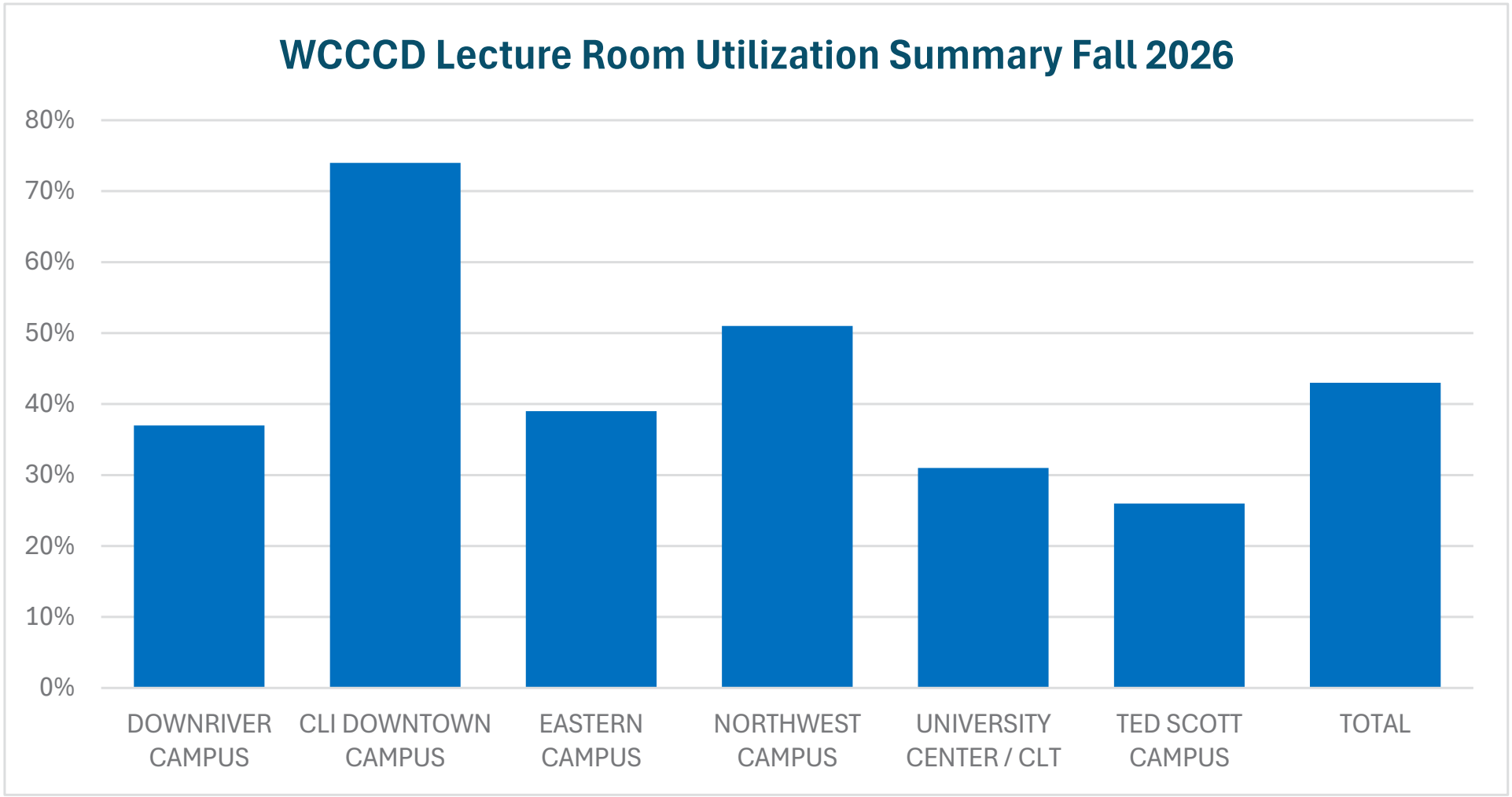




WCCCD Laboratory Room Utilization Summary Fall 2026



WCCCD Lecture Room Utilization Summary Fall 2026





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 saftey 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.
- Roof Repairs.
- Pavement Repairs.
- Renovate Restrooms.



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 Café 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.
- Pavement Repairs.
- Replace Parking Lot Lighting.
- Renovate student Services Counter.
- Restroom Renovations.
- Business Development & Training 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 inmprovements.
- Police Authority Office renovations.

* Renovate Restrooms.
* Reginal Training Center 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.
- Pavement Repairs.
- Grounds Restoration Project for proper drainage.

* Renovate Restrooms.

Mary Ellen Stempfle University Center – Harper Woods

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

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

- Renovate Restrooms
- As part of the 2026 Capital Outlay authorization, an 18,000 square foot construction project will include the repurposing of the spaces in the existing Center for Learning Technology as well as the addition of new spaces. This combination of renovated and new spaces will create a revitalized hub or epicenter for the development of district-wide virtual learning technologies (such as distance learning, online learning, and instructional design) and the upgrading and expanding of career education, workforce development, and continuing education programs in high-demand digitally-based occupations.

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 missiona 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.
- Pavement Repairs.

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.
- Pavement Repairs.

* Add Center for Early/Middle College & Dual Enrollment

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 envronmental 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 14 years. The reduction of energy use and utility cost savings have been substantial at all facilities. Despite an increase of 14% of building square footage.

WCCCD Energy Usage and Utility Costs 2026

Building	Fiscal Year	Gas		Electric		Steam		Totals		
		BTU/SF/YR	$/SF/YR	BTU/SF/YR	$/SF/YR	BTU/SF/YR	$/SF/YR	BTU/SF/YR	$/SF/YR	$/YR
	2024-2025	21,035	$ 0.20	43,223	$ 1.95			64,258	$ 2.16	$ 228,559
	2024-2025	20,753	0.20	43,395	1.84			64,149	2.05	$ 216,896
	2023-2024	18,531	0.17	40,668	1.73			59,198	1.90	$ 201,836
	2022-2023	19,415	0.20	38,306	1.42			57,721	1.61	$ 171,080
	2021-2022	22,360	0.19	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	0.15	37,213	1.07			59,342	1.22	$ 129,095
	2017-2018	26,985	0.18	41,789	1.09			68,774	1.27	$ 134,620
	2016-2017	15,728	0.12	41,789	1.09			57,517	1.21	$ 128,260
	2015-2016	16,078	0.12	41,789	1.09			57,867	1.21	$ 128,260
	2012-2013	33,128	0.12	46,879	1.18	0	0.00	80,007	1.30	$ 137,800
District Office Building	2011-2012	0		37,519	0.96	72,507	1.43	110,026	2.39	$ 253,340
106,000 SF	2010-2011	0		54,617	1.30	88,355	1.93	142,972	3.23	$ 342,380
	2024-2025	148,594	$ 0.46	44,301	$ 2.00			192,895	$ 2.45	$ 633,155
	2024-2025	82,473	0.38	45,073	1.91			127,546	2.29	$ 591,598
	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	42,339	0.15	43,170	1.07			85,509	1.22	$ 314,844
	2012-2013	70,226	0.31	65,821	1.34			136,047	1.65	$ 425,814
Downriver Campus	2011-2012	136,658	0.44	63,740	1.23			200,398	1.67	$ 430,975
258,069 SF	2010-2011	140,428	0.50	66,372	1.21			206,800	1.71	$ 441,298
	2024-2025	43,876	$ 0.41	54,230	$ 2.53			98,107	$ 2.94	$ 735,911
	2024-2025	57,423	0.38	55,036	2.44			112,459	2.82	$ 706,362
	2023-2024	56,382	0.32	50,284	2.18			106,666	2.50	$ 626,313
	2022-2023	69,787	0.42	49,708	1.95			119,495	2.37	$ 594,356
	2021-2022	52,246	0.33	44,256	1.62			96,502	1.95	$ 488,876
	2020-2021	57,280	0.27	38,362	1.36			95,641	1.63	$ 408,494
	2019-2020	57,031	0.33	29,978	0.94			87,009	1.27	$ 317,483
Curtis L. Ivery	2018-2019	65,478	0.20	44,235	1.23			109,713	1.43	$ 254,287
Downtown Campus &	2017-2018	32,969	0.19	45,410	1.10			78,379	1.29	$ 229,672
Curtis L. Ivery	2016-2017	26,239	0.19	45,410	1.10			71,649	1.29	$ 229,672
Health and Wellness	2015-2016	29,679	0.08	45,410	1.10			75,089	1.18	$ 210,087
Education Center	2012-2013	27,893	0.13	39,118	1.08	0	0.00	67,011	1.21	$ 215,428
250,714 SF (2020)	2011-2012	1,986	0.02	40,844	1.14	31,842	0.64	74,672	1.80	$ 320,472
178,040 SF	2010-2011	0		55,146	1.26	98,641	2.13	153,787	3.39	$ 603,556
	2024-2025	153,991	$ 0.55	40,653	$ 1.85			194,644	$ 2.40	$ 446,955
	2024-2025	99,246	0.38	46,265	1.96			145,512	2.34	$ 435,903
	2023-2024	91,847	0.35	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	107,118	0.47	45,056	1.55			152,174	2.02	$ 375,426
	2020-2021	101,546	0.33	40,131	1.34			141,677	1.67	$ 311,002
	2019-2020	82,564	0.20	40,742	1.25			123,306	1.45	$ 269,859
	2018-2019	95,690	0.34	42,459	1.18			138,148	1.52	$ 283,435
	2017-2018	57,322	0.30	41,926	0.98			99,248	1.28	$ 238,079
	2016-2017	49,371	0.31	41,926	0.98			91,297	1.29	$ 239,939
	2015-2016	44,711	0.09	41,926	0.98			86,637	1.07	$ 199,019
	2012-2013	80,723	0.35	43,662	1.11			124,385	1.46	$ 271,559
Eastern Campus	2011-2012	133,480	0.46	35,605	0.92			169,085	1.38	$ 256,679
185,999 SF	2010-2011	102,300	0.50	41,416	1.41			143,716	1.91	$ 355,258

WCCCD Energy Usage and Utility Costs 2026

Building	Fiscal Year	Gas		Electric		Steam		Totals		
		BTU/SF/YR	$/SF/YR	BTU/SF/YR	$/SF/YR	BTU/SF/YR	$/SF/YR	BTU/SF/YR	$/SF/YR	$/YR
	2024-2025	123,207	$ 0.23	37,201	$ 1.66			160,408	$ 1.89	$ 824,792
	2024-2025	64,747	0.26	36,348	1.53			101,095	1.79	$ 779,016
	2023-2024	22,779	0.08	37,569	1.58			60,349	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	1.15			93,443	1.43	$ 622,922
	2019-2020	62,855	0.21	35,468	1.09			98,323	1.29	$ 562,501
	2018-2019	61,855	0.20	37,316	1.05			99,172	1.24	$ 540,836
	2017-2018	34,223	0.23	36,288	0.91			70,511	1.14	$ 496,595
	2016-2017	33,765	0.20	36,288	0.91			70,053	1.11	$ 483,527
	2015-2016	26,005	0.08	34,081	0.82			60,086	0.90	$ 392,049
Northwest Campus	2012-2013	64,172	0.25	39,420	0.83			103,592	1.08	$ 470,459
435,610 SF (2012)	2011-2012	103,466	0.27	44,589	0.81			148,055	1.08	$ 470,459
335,759 SF	2010-2011	169,750	0.42	66,932	1.05			236,682	1.47	$ 493,566
	2024-2025	65,474	$ 0.28	36,401	$ 1.79			101,875	$ 2.07	$ 64,645
	2024-2025	25,019	0.08	40,302	1.85			65,321	1.93	$ 60,312
	2023-2024	26,732	0.09	40,547	1.82			67,279	1.91	$ 59,745
	2022-2023	26,848	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	58,836	0.38	52,091	1.44			110,927	1.82	$ 56,835
	2016-2017	46,752	0.34	52,091	1.44			98,843	1.78	$ 55,586
	2015-2016	48,688	0.34	50,911	1.62			99,599	1.96	$ 61,207
University Center	2012-2013	51,384	0.52	49,994	1.86			101,378	2.38	$ 45,299
31,228 SF (2014)	2011-2012	51,179	0.51	48,761	1.73			99,940	2.24	$ 42,634
19,033 SF	2010-2011	69,894	0.61	55,128	1.80			125,022	2.41	$ 45,870
	2024-2025	18,846	$ 0.32	31,415	$ 1.41			50,261	$ 1.73	$ 353,378
	2024-2025	52,749	0.50	32,445	1.42			85,194	1.92	$ 391,565
	2023-2024	53,061	0.44	32,266	1.35			85,326	1.79	$ 365,666
	2022-2023	54,347	0.50	30,349	1.13			84,696	1.63	$ 332,599
	2021-2022	60,163	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	57,861	0.38	41,309	1.21			99,170	1.59	$ 324,675
	2012-2013	45,470	0.34	38,313	1.32			83,783	1.66	$ 338,969
Ted Scott Campus	2011-2012	105,453	0.62	63,948	1.13			169,401	1.75	$ 357,347
204,198 SF	2010-2011	125,810	0.87	74,380	1.22			200,190	2.09	$ 426,774
	2024-2025							136,370	$ 2.23	$ 3,287,395
	2024-2025							107,656	2.16	$ 3,181,651
	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	$ 2,377,526
	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
Totals	2011-2012							150,981	1.66	$ 2,131,905
1,471,818 SF	2010-2011							190,631	2.10	$ 2,708,701

The following specialized academic classes are being offered:

a. 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 in Water/Wastewater Treatment

b. Geotechnical Systems Technology

i. HVA 100-Introduction to HVAC and Hermetric 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

c. 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 Photovoltarc Concepts and Commercial Applications
v. SED 100-Principles of Sustainability
vi. EE 101 - Survey of Electrical and Electronic Technology
vii. EE 111 - Solid State Fundamentals









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

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





5 Year Capital Improvement Implementation Plan



Major Building Projects Introduction

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

As stated in the Wayne County Community College District's 2000 New Century Facility and Campus Master Plan, the over arching 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-five 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 B
- Center for Virtual Learning and Digital Careers

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
- Repurposing and Renovation project – DR 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 2028 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 with 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.

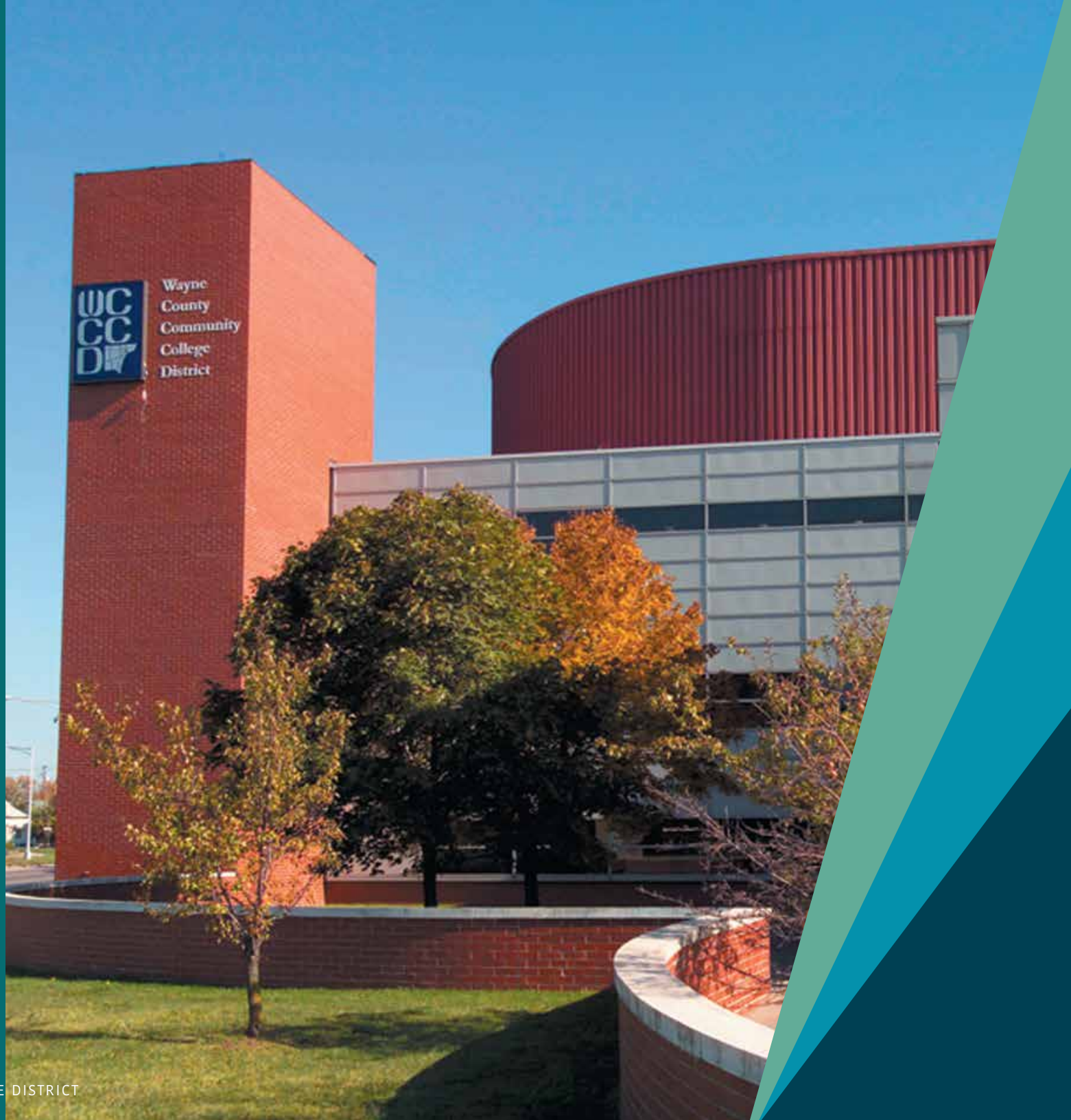
D. Each fiscal year, the annual District Facilities and Maintenance operating budget is developed based upon historical actual expenditures as well as anticipated scenarios requiring budget adjustments. As a result, routine operational maintenance issues are budgeted for as well as unplanned projects that are non-routine in nature.






Wayne County Community College District

APPENDIX A



APPENDIX A: EASTERN CAMPUS REPURPOSING AND UPGRADING PROJECT

Fiscal Year 2028 Capital Outlay Major Project Request

INSTITUTION NAME:

Wayne County Community College District

PROJECT TITLE:

Eastern Campus Repurposing and Upgrading Project
A Central Dimension of the Initiative to Repurpose WCCCD's Facilities Serving Eastern Wayne County

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PROJECT FOCUS:

[X] Academic [ ] Research [ ] Administrative/Support

TYPE OF PROJECT:

[X] Renovation [X] Addition [ ] New Construction

APPROXIMATE SQUARE FOOTAGE:
20,000 sf New Addition / 50,000 sf Renovations

TOTAL ESTIMATED COST:
(Cost eligible for state match $26,200,000)

ESTIMATED DURATION OF PROJECT:
Start 2027 / Completion December 2030

Institutional Share Amount
$ 20,800,000

State Share Amount
$ 13,100,000

Total Estimated Cost
$ 33,900,000

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

Is the requested project included in Five-Year Capital Outlay Plan? [X] Yes [ ] No

Is the requested project the top priority in the Five- Year Capital Outlay Plan (major project only) [X] 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 45 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 repurpose 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 CLI Downtown, Eastern, and Northwest Campuses in Detroit, the Downriver Campus in Taylor, the Ted Scott Campus in Belleville, and the MES 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 2028 Capital Outlay Major Project Request centers on the repurposing and upgrading of the Eastern Campus facility and site.

SCOPE OF THE PROJECT

The Eastern Campus is located on Conner Avenue adjacent to and directly southeast of Interstate 94 in the eastern part of the City of Detroit. Although interchange ramps provide access to Conner Avenue from both northbound and southbound lanes of Interstate 94, 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 consists of a one-stop location for entrance lobby, corporate training reception, student support services, food service, bookstore, gallery and exhibit space, student clubs and activities, and faculty/staff offices.

G. A new campus service library to replace the current limited library spaces and major upgrades of campus learning technologies (expansion and upgrading of library spaces for campus-wide Internet and wireless connectivity, computer commons, reference desk, circulation, search stations, quiet study areas, technical services, AV and video stations, student security lockers, faculty media production services, Internet 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: $12.500,000.
,b. Building addition (20,000 gross square feet for new welcome center, library, classrooms and laboratories, and small auditorium/lecture hall).	Estimated cost: $10,000,000.
c. Landscaping.	Estimated cost: $300,000.
d. Design and reconfigure walkways, drop-off area, and building entrance.	Estimated cost: $1,000,000.
e. Contingency: $2,400,000	
Total project cost eligible for State matching funds: $26,200,000.	
f. Land acquisition.	Estimated cost: $3,000,000.
g. Relocation of St. Jean Street.	Estimated Cost: $2,500,000.
h. Redesign and reconfiguration of parking lots.	Estimated cost: $2,200,000.
i. Additional project cost covered by WCCCD not eligible for state match:	$7,700,000.
Grand total project cost: $33,900,000.	

Preliminary Project Schedule

State Planning Authorization:	2027
Initial Plans and Program Statement:	2027
State review and approval:	2028
Preliminary Design and Final Design:	May 2028-March 2029
State review and approval:	April 2029
Start of construction:	June 2029
Completion of project:	December 2030

PROGRAM FOCUS OF OCCUPANTS



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 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 45 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 the efforts, policies, or goals to grow and expand opportunities for enrollment 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 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 2026 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 2026 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 mils 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 $20,800,000 of the $33,900,000 total.

Wayne County Community College District is requesting $13,100,000 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.



FINANCING, PLANNING, AND CONSTRUCTION OF WCCCD'S CVL&DC

The financing, planning, and construction of WCCCD's Center for Virtual Learning and Digital Careers (CVL&DC) was authorized by the Michigan Legislature in Public Act 21 of 2026.

This nearly 19,000 square foot construction project will include the repurposing of the spaces in the existing Center for Learning Technology as well as the addition of new spaces. This combination of renovated and new spaces will create a revitalized hub or epicenter for the development of district-wide virtual learning technologies (such as distance learning, online learning, and instructional design) and the upgrading and expanding of career education, workforce development, and continuing education programs in high-demand digitally-based occupations. In this way, WCCCD will respond to the growing demand of employers in the Wayne County region for skilled employees in occupational fields such as digital/media communications, digital technology, multimedia production, media design, digital equipment technology, web design, graphic arts, and visual arts.

The linking of the above CVL&DC, WCCCD's University Center, and WCCCD's Eastern Campus (the repurposing of the Eastern Campus is WCCCD's 2028 capital outlay request) will be linked as complementary entities as the Eastern Wayne County Higher Education Complex. This regional complex will project WCCCD as the primary higher education institution serving Eastern Wayne County.

Project costs are $11,564,129 and will be shared funding (at 50%) through the State of Michigan Department of Management and Budget as approved by the Joint Capital Outlay Subcommittee.



Appendix B

Renovation and Maintenance Projects

INTRODUCTION

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




Prioritization of Projects
Wayne
County
Community
College
District
Fall 2026 Edition

Completed Projects

Fall 2026 Edition



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

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

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

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

	Description	Comp. Date
	New Carpet Tiles, New 2'x 4' Acoustical Ceiling System, New LED Lighting and Painting of this Open Plan work area.	Fall 2015
Admissions & Records Dept. Improvements: CLI Central Educational Complex		
	Interior & Exterior repairs and upgrades to distribution Center at the District Office.	Fall 2015
Distribution Center Renovation: CLI Central Educational Complex		
	Install New Blue Light Towers throughout the Downtown Campus.	Fall 2015
Emergency Blue Light Towers Installation: CLI Central Educational Complex		

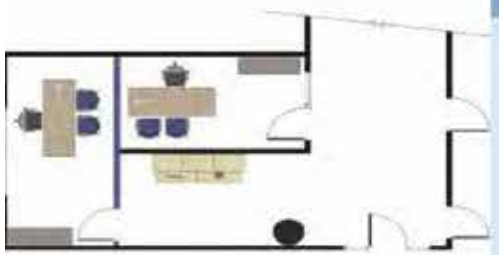
	Description	Comp. Date
	Approximately 2,500 SF renovation including New Glass Wall Entrance, New Carpet, Acoustical Ceiling System, LED Lighting, Painting, Furniture and Fixtures.	Fall 2015
Student Services Center: CLI Central Educational Complex		
	Repaired all deficiencies in Ted Scott Campus Emergency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

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

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

	Description	Comp. Date
 **Landscaping Improvements Phase I: Ted Scott Campus**	Improve the Entryway to the Ted Scott Campus, with new shrubbery & ancillary landscaping elements.	Summer 2016
 **Cyber Security Suite: CLI Central Educational Complex**	Renovation of room 144A, B, C & E. Trade Scope includes Carpentry, Open Ceiling Grids, Carpet, Painting, Furniture and Signage.	Summer 2016
 **Welcome Center Restrooms Renovation: Northwest Campus**	Upgrade Main Level Restrooms in the Northwest Campus Welcome Center with New Flooring, Ceilings, LED Lighting, Painting and new Faucets & Toilet Fixtures.	Summer 2016

	Description	Comp. Date
 **Mechanical Upgrades Phase I: Ted Scott Campus**	Install new Mechanical Controls for the Ted Scott Campus.	Summer 2016
 **ACM Remediation Services: Northwest Campus**	Identify and remedy all known Asbestos Containing Materials in the Welcome Center on the campus related to Reheat coils.	Summer 2016
 **Denise Wellons – Glover Welcome Center Concept: Northwest Campus**	Renovation Concept Design for a the Denise Wellons – Glover Welcome Center, including building additions of two new glass lobby atriums, Interiors Architectural & Engineering Trade Work and Complimentary Site Improvements.	Summer 2016

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

	Description	Comp. Date
	Renovate existing first floor office space in order to accommodate the Student Enrollment Center & Police Authority.	Fall 2016
Student Enrollment/Police Authority: CLI Central Educational Complex		
	Repaired all damaged roofing areas to eliminate water leaks throughout the Eastern Campus.	Fall 2016
Roofing Repairs: Eastern Campus		
	Upgrade all Controls, Mechanical Functions and Modernize the interior Finishes of the elevator.	Fall 2016
Elevator Modernization: CLI Central Educational Complex		

	Description	Comp. Date
 • Courtyard Lighting Improvements: CLI Central Educational Complex	New Suite to accommodate the Student Enrollment Center & Police Authority.	Fall 2016
 Courtyard Concrete Replacement Project: CLI Central Educational Complex	Replace existing Concrete Flatwork in the District Office Courtyard.	Fall 2016
 Emergency Glazing Repairs: Eastern Campus	Repair and Replace Glazing & Exterior Masonry structure that was damaged by vehicular collision.	Fall 2016

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

	Description	Comp. Date
 President's Office Flooring Improvements: CLI Central Educational Complex	Replaced existing flooring throughout the President's Office and Administrative offices with new carpet & vinyl plank flooring at the Downtown Campus.	Winter 2017
 Lot 6 Fencing: CLI Central Educational Complex	Installed New 7 foot Link Fencing & Control Gate in order to secure the Lot 6 Parking Lot.	Winter 2017
 Comprehensive Flooring Replacement: CLI Central Educational Complex	Replacement of existing Quarry Tile Flooring and Substrate throughout the Corridors & Hallways of the facility with a new Commercial Grade Rubberized Flooring System.	Winter 2017

	Description	Comp. Date
	Upgrade all Controls, Mechanical Functions and Modernize the Finishes in the District Office Elevator Cars.	Spring 2017
Elevator Modernization: Ted Scott Campus		
	Renovate & Upgrade approximately 2500 SF area for Police Authority Offices & Detentions Rooms.	Spring 2017
Police Authority Renovation: Northwest Campus		
	Renovate & Expand the FAOC Suite to include 150 SF additional Space.	Spring 2017
Fiscal Accountability Operations Center Renovation: CLI Central Educational Complex		

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

	Description	Comp. Date
	A 2500 SF conversion of existing classroom space for Davenport University Offices & Classroom use.	Summer 2017
Davenport University Renovation Project: CLI Central Educational Complex		
	Upgrade all Controls, Mechanical Functions and Modernize the Finishes in each Car.	Summer 2017
Regional Training Center Renovation Phase II: Eastern Campus		
	Renovation of six existing Restrooms.	Summer 2017
Restrooms Renovation: CLI Central Educational Complex		

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

	Description	Comp. Date
	Repair Leaking in Downtown Campus Stairwell.	Fall 2017
Stairwell Waterproofing Repairs: CLI Central Educational Complex		
	Replace Existing Vestibule with New Insulated Glass & Frames, ADA Compliant Controls, New Lighting, Vinyl Wall Covers & Painting Both Entrances.	Fall 2017
District Office Vestibule Improvements: CLI Central Educational Complex		
	Completed Design Documents for the Landscaping, Lighting, Drainage & Paving.	Fall 2017
Site Engineering: Ted Scott Campus		

	Description	Comp. Date
	Repair Water leaks in the Laboratory Science Building on the Northwest Campus	Fall 2017
LSB Waterproofing Repairs: Northwest Campus		
	Mechanical Renovation & Modernization of the two passenger elevators within the District Office	Fall 2017
Elevator Modernization CLI Central Educational Complex		
	Collect samples for analysis of suspected hazardous materials within the Powerhouse Structure.	Fall 2017
Powerhouse Hazardous Material Survey: Northwest Campus		

	Description	Comp. Date
	District Wide Engineering Assessments to determine the required mechanical improvements at each facility.	Fall 2017
HVAC Engineering Assessment: District Wide		
	Renovation of approximately 3500 SF space to be utilized as a Business Development & Training Center including new access Flooring, Ceiling, Lights & Painting.	Winter 2018
Entrepreneurship Resource Center: CLI Central Educational Complex		
	Replacement of approximately 7,500 SF of defective Curbs & Walkway in area surrounding the Welcome Center & Laboratory Science Building.	Spring 2018
Concrete Replacement: Northwest Campus		

	Description	Comp. Date
 **Instructional Support Unit Renovation: CLI Central Educational Complex**	Conversion of the Downtown Campus Child Care Services to become Executive Level Office Space containing 6 Offices, 6 Cubicles, Conference & Break Room.	Fall 2017
 **Painting Upgrades: Downriver Campus**	Paint Unfinished Concrete Bock in Hallways & Repaint Corridors, Lobbies and all previously painted surfaces.	Summer 2018
 **Exterior Door & Concrete Replacement: University Center**	Replace Exterior Doors & six concrete flags, regrade to slope away from the Mary Ellen Stempfle Building.	Summer 2018

	Description	Comp. Date
	Replace Flooring on the Northwest, Downtown & University Center Campuses with Carpet & Vinyl Planks.	Summer 2018
Comprehensive Flooring: MESUC, Northwest, & CLI Central Educational Complex		
	Complete Renovation of Ten Restrooms on the Downriver Campus.	Fall 2018
Restrooms Renovation: Downriver Campus		
	Relocate the existing Health Science Equipment Dispensary in order to meet accreditation standards.	Fall 2018
Health Science Dispensary: Northwest Campus		

	Description	Comp. Date
	Enhance the Southern Entry of the Northwest Campus with annual plant materials.	Fall 2018
Landscape Improvements: Northwest Campus		
	Replace & Repair the damages caused to the District Office Façade.	Fall 2018
Emergency Façade Repairs CLI Central Educational Complex		
	Grade & Repave Lot No. 6 to provide Parking displace by the construction of the Wellness Center	Fall 2018
Lot 6 Paving: CLI Central Educational Complex		

	Description	Comp. Date
	Assess all Structural Concerns on the Northwest Campus & Eastern Campus.	Fall 2018
Structural Engineering Phase I: Northwest Campus & Eastern Campus		
	Convert an existing window opening into a Door giving access to the General Arts Building's Roof.	Fall 2018
GAB Roof Access Door: Northwest Campus		
	Renovation of the Electronics Classrooms on the Downtown Campus, addressing Life Safety issues while enhancing the functionality of the classrooms.	Fall 2018
Electronic Classrooms Renovation: CLI Central Educational Complex		

	Description	Comp. Date
	A collection of projects to correct the branding & imaging of the Northwest Campus. The Scope includes Architectural, Concrete, Glazing & Electrical Work.	Fall 2018
Campus Branding & Imaging: Northwest Campus		
	Replace All the drinking fountains District Wide, Including new Water Bottle Fill Stations & Water Conservation Metrics.	Fall 2018
Drinking Fountain Upgrades: District Wide		
	Replace the Downtown Campus & District Office's Cooling Towers.	Fall 2018
Cooling Tower Replacement: CLI Central Educational Complex		

	Description	Comp. Date
	Replace the Carpet in the Health Science Center Lobby and adjacent Offices.	Fall 2018
Lobby & Office Carpet Replacement: Northwest Campus		
	Clean and Restore the interior badly soiled Concrete in the Downtown Campus Main Corridor.	Winter 2018
Interior Concrete Cleaning: CLI Central Educational Complex		
	Replace damaged wrought iron fence on the perimeter of the Northwest Campus.	Winter 2018
Fencing Replacement: Northwest Campus		

	Description	Comp. Date
	Paint the exposed in concrete from lower Corridor to the Atrium on the Downtown Campus.	Winter 2018
Wildcat Corridor & Atrium Painting: CLI Central Educational Complex		
	Replace the water damaged VCT Flooring Tile with new matching VCT Tile in the Health Science Center.	Winter 2019
Corridor Flooring Replacement: Northwest Campus		
	Repair and Replace Damaged Exterior Retaining Wall on the Eastern Campus.	Winter 2018
Damaged Retaining Wall Repairs: Eastern Campus		

	Description	Comp. Date
	Address Water Breach with clean-up & new finishes in the Lower level of the District Office, in the areas of the Corridors and Freight Elevator Shaft.	Winter 2018
Water Breach Repairs: CLI Central Educational Complex		
	Gather Water samples of the entire district's water to test the water quality.	Winter 2018
Water Quality Testing: District Wide		
	Repair & secure damaged existing Handrail.	Winter 2018
Damaged Handrail: CLI Central Educational Complex		

	Description	Comp. Date
	Replace the existing MESUC Marque sign with a new Campus Sign which includes all affiliated/participating institutions.	Spring 2019
Marque Sign Replacement: University Center		
	Conduct an Environmental Survey for the Downtown Campus Ceiling for the Downtown Campus Comprehensive Ceiling Replacement.	Spring 2018
Ceiling Environmental Survey: CLI Central Educational Complex		
	Repair and Replace all damages from the Water Breach on the Eastern Campus.	Spring 2019
Water Damage Remediation: Eastern Campus		

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

	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 2nd and 3rd floor of the District Office.	Spring 2019
2nd & 3rd Floor Water Damage Remediation: CLI Central Educational Complex		

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

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

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

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

	Description	Comp. Date
	The restoration of the Exterior Curtis L Ivery Educational Complex District Office.	Winter 2019
Exterior Restoration: CLI Central Educational Complex		
	The Painting of all common areas on the Eastern Campus, including all unpainted concrete blocks in the lobby.	Winter 2019
Comprehensive Painting: Eastern Campus		
	The replacement of all second-floor exterior windows of the Denise Wellons-Glover Welcome Center.	Summer 2019
Welcome Center Exterior Window Replacement: Northwest Campus		

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

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

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

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

	Description	Comp. Date
	Removal eight planters from the landscaping of the Welcome Center, to enhance the openness of the building's entryway.	Summer 2021
Welcome Center Planter Removal: Northwest Campus		
	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.	Summer 2021
Welcome Center Renovation Phase I: Northwest Campus		
	Complete the City of Detroit's study and application for stormwater runoff in effort to receive City Stormwater credits.	Summer 2021
City Stormwater Credits: Northwest Campus		

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

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

	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
 **LSB Site Drainage: Northwest Campus**	Address the exterior standing water outside of the Laboratory Science Building, to prevent further water damage to the LSB.	Summer 2021
 **Campus Stormwater Design: Eastern Campus**	Develop 3 designs to maximize the Eastern Campus impact on the environment and stormwater credits with the City of Detroit.	Spring 2022

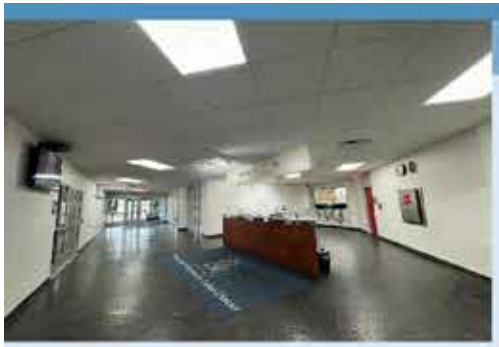
	Description	Comp. Date
	Replace the entire roofing system in the Academic Administration Building.	Summer 2022
AAB Roof Replacement: Northwest Campus		
	Coat the Denise Wellons-Glover Roof with a Silicone Roof Coating to give further protection from water leakage.	Summer 2022
Welcome Center Roof Coating: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

	Description	Comp. Date
	Prepare the GAB Lower Level to receive the Detroit Police Department Academy activity.	Spring 2022
GAB Lower Level Alterations: Northwest Campus		
	Convert the existing Men's and Women's restrooms to Showering rooms in the AAB for the use of the Detroit Police Department Academy.	Spring 2022
GAB Restroom to Shower Conversion: Northwest Campus		
	Close opening in the exterior soffit of the Powerhouse Building.	Summer 2022
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
 **Classroom Improvements: Downriver Campus**	Upgrade the existing computer lab with a new ceiling system, carpet, painting and accessories.	Summer 2022
 **Interior/Exterior Door Replacement: CLI Downtown Campus**	Replace the exterior doors to the CLI Downtown campus and the interior doors in poor condition.	Summer 2022

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

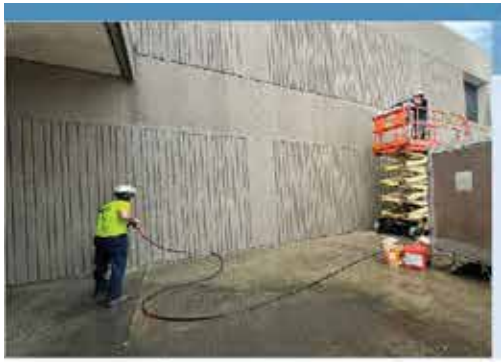
	Description	Comp. Date
 **Fire Panel Replacement: Eastern Campus**	Complete replacement of the existing Fire alarm system for the Eastern Campus. Including new Fire Panel, Wiring, Horns & Strobes.	Spring 2023
 **AAB/DPD Academy Renovation: Northwest Campus**	Renovate the academic administration building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

	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 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
	Immediate action to mitigate water leaks in the Downriver Campus.	Winter 2024
Downriver Campus Water Breach Repairs: Downriver Campus		
	Immediate action to mitigate water leaks in the Academic Administration Building.	Winter 2024
Academic Administration Building Water Breach: Northwest Campus		
	Immediate action to mitigate water leaks in the Academic Larry Lewis Educational Center.	Winter 2024
Larry Lewis Educational Center Water Breach: Northwest Campus		

	Description	Comp. Date
	Repair the existing plumbing system in the Art Lab and remove all blockage in drains.	Winter 2024
Downriver Campus Art Room Plumbing Repairs: Downriver Campus		
	Replace the Secondary Distribution Panels in the Academic Administration Building	Winter 2024
Secondary Distribution Equipment : Northwest Campus		
	Convert existing laundry room into a separate Men's and Women's steam room and relocate laundry room.	Spring 2024
Steam & Laundry Room: CLI Health & Wellness Center		

	Description	Comp. Date
 **Welcome Center Plumbing Breach: Northwest Campus**	Preform mitigation and restoration services related to the water breach within the Welcome Center Learning Resource Center	Spring 2024
 **HVAC Planning: District Wide**	Strategize and prioritize the District's HVAC replacement needs.	Spring 2024
 **Guard House Improvements: Northwest Campus**	Upgrade the Northwest Campus Guard House with new doors, cabinetry, flooring and painting.	Spring 2024

	Description	Comp. Date
	Restore the facade of the CLI Downtown Campus using a hot water solution to remove years of dirt and erosion	Summer 2024
Façade Restoration: CLI Downtown Campus		
	Replace the Boiler system in the Curtis L Ivery Administration Building	Spring 2024
AAB/DPD Academy Renovation: Northwest Campus		
	Investigate a sever water breach in the underground water supply and properly excavate and repair damaged line	Fall 2024
Grounds Restoration: Northwest Campus		

	Description	Comp. Date
	Coat the District's Parking lots and Drives with multicoat sealcoat application and stripe the parking lots.	Summer 2024
Pavement Maintenance: District Wide		
	Install handwashing sink and replace the drainage to the Concessions Stand in the HWEC	Fall 2024
Health and Sanitary Improvements: Health & Wellness Center		
	Repair the damaged brick enclosure for the CLT's dumpster.	Fall 2024
Dumpster Enclosure Repairs: Center for Learning Technologies		

	Description	Comp. Date
	Restore the Southeast end of the Health Science Center after a water breach.	Fall 2024
HSC Water Leaks Repairs: Northwest Campus		
	Renovate the current Nursing Labs on the Ted Scott Campus and adjacent Locker Rooms.	Winter 2025
Nursing Labs Upgrades: Ted Scott Campus		
	Renovate the 12 restrooms on the Ted Scott Campus.	Winter 2025
Restroom Renovation: Ted Scott Campus		

	Description	Comp. Date
	Convert auxiliary space into two complete locker rooms.	Spring 2025
Locker Room Alteration: CLI Health and Wellness Center		
	Correct the site damages in the Northwest Campus Courtyard from the water lead leak.	Summer 2025
Site Restoration: Northwest Campus		
	Replace and repair the overhead concrete at the executive lot entrance.	Fall 2025
5th Floor Executive Improvement: CLI Administration Building		

	Description	Comp. Date
	Connect IT Department offices, work included new flooring, lighting, and ceiling.	Fall 2025
District IT Department Alterations: CLI Administration Building		
	Complete renovation of the Board of Trustees Conference, Executive Corridor and Security Improvements.	Spring 2026
Board & Executive Suite Security Improvements: CLI Admin. Building		
	Complete tear out and replacement of asphalt and concrete pavement surfaces at selection locations district wide.	Spring 2026
Pavement Maintenance: District Wide		

	Description	Comp. Date
	Complete tear out and replacement of the West roof of the Downtown Campus.	Spring 2026
Roof Replacement: Downriver Campus		
	Repair the underground water supply in the Northwest Campus Courtyard	Spring 2026
Courtyard Water Breach: Northwest Campus		
	Convert the Ted Scott Campus classroom into the Center for Early/Middle College and Dual Enrollment program.	Spring 2026
Center for Early Middle College & Dual Enrollment: Ted Scott Campus		



Description	Comp. Date
Repair the compromised spalling concrete on the retaining wall of the CLU Downtown Complex courtyard	Spring 2026

Retaining Wall Repairs: CLI Downtown Complex

Active Projects

Fall 2026 Edition



	Description	Comp. Date
	Complete replacement of the existing Fire alarm system for the Eastern Campus. Including new Fire Panel, Wiring, Horns & Strobes.	Fall 2026
Fire Panel Replacement: Eastern Campus		
	Complete renovation to create the brand new Inkster Resource Center.	Fall 2026
Inkster Resource Center: Inkster Campus		
	Tear out and renovate the existing restroom in the Mary Ellen Stempfle University Center.	Fall 2026
University Center Restroom Renovation: University Center		



Wayne County Community College District

801 W. Fort St.
Detroit, MI 48226

BOARD OF TRUSTEES

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Dr. Curtis L. Ivery, Chancellor

CAMPUS LOCATIONS

CURTIS L. IVERY DOWNTOWN CAMPUS
1001 W. Fort
Detroit, MI 48226
313-496-2758

DOWNRIVER CAMPUS
21000 Northline
Taylor, MI 48180
734-946-3500

EASTERN CAMPUS
5901 Conner
Detroit, MI 48213
313-922-3311

MARY ELLEN STEMPFLE UNIVERSITY CENTER/ CENTER FOR LEARNING TECHNOLOGY
19305 Vernier Road
Harper Woods, MI 48225
313-962-7150

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

TED SCOTT CAMPUS
9555 Haggerty
Belleville, MI 48111
734-699-7008